

RICHARD CROOKES
CONSTRUCTIONS

**ALEXANDRIA PARK COMMUNITY SCHOOL
1161**

PRE-CONSTRUCTION COMPLIANCE REPORT PHASE 1, STAGE 2 (CC2)

10/07/2019



Document Control

Project Name	Alexandria Park Community School
Consent Number	SSD 8373
Description of Project	Demolition of Existing Facility, and Construction of a new K-12 School in Alexandria Park
Project Address	13 Belmont Street Alexandria
Proponent	Schools Infrastructure NSW
Title of Compliance Report	Pre-Construction Compliance Report
Date	25 June, 2019

Plan Reviewed By:	Plan Reviewed By:	Plan Endorsed By:
Name: Trent Scrivener	Name: Andrew Buchanan	Name: Andrew Buchanan
Revision no: 1	Revision no: 1	Revision no: 1
Date: 25/06/19	Date: 25/06/19	Date: 25/06/19

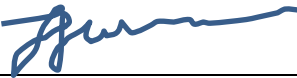
Revision Register

REVISION	DATE	REVISION DESCRIPTION	APPROVAL
1	25/06/2019	Civil & Contamination Works (CC2)	TS

Distribution Register

REVISION	DATE	DISTRIBUTION DESCRIPTION	APPROVAL
1	25/06/2019	Civil & Contamination Works (CC2)	TS

Reviewed By

Name of Authorised Reporting Officer	Trent Scrivener
Title	Senior Project Engineer
Signature	
Qualification	Bachelor of Engineering (Civil)
Company	Richard Crookes Constructions
Company Address	Level 3, 4 Broadcast Way Artarmon

The completed Compliance Report Declaration is attached to this document in Appendix A.

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Glossary / Abbreviations

CCR	Construction Compliance Report
CEMP	Construction Environmental Management Plan
CoC	The Planning Ministers Conditions of Consent
CMRP	Compliance Monitoring and Reporting Program
DoE	Department of Education
DP&E	Department of Planning and Environment
EIS	Environmental Impact Statement
ER	Independent Environmental Representative
EMS	Environmental Management System
EP&A Act	Environmental Planning Assessment Act 1979
LGA	Local Government Area
Minister, the	Minister for Planning
OCR	Operational Compliance Report
PCCR	Pre-Construction Compliance Report
PEMP	Project Environmental Management Plan
POCR	Pre-Operational Compliance Report
Project, the	Alexandria Park Community School
Secretary	Secretary of DP&E
SSD	State Significant Development

1. Introduction

1.1 Project Name and Application Number

Project Name: Alexandria Park Community School

Application Number: SSD 8373

1.2 Site Address

The site is located across a number of registered lots at **7 - 11 Park Road, Alexandria**, which are listed below:

- Lot 11DP615964
- Lot 1 DP 74696
- Lots 2 and 3 DP 69494
- Lots A and B DP 109038

During construction, the address that will be used for functionality reasons is **13 Belmont Street Alexandria**.

1.3 Name of Compliance Report

This compliance report is a "Pre-Construction" Compliance Report for Phase 1, Stage 2 (CC2) Remediation and Civil Works.

1.4 Applicable Dates

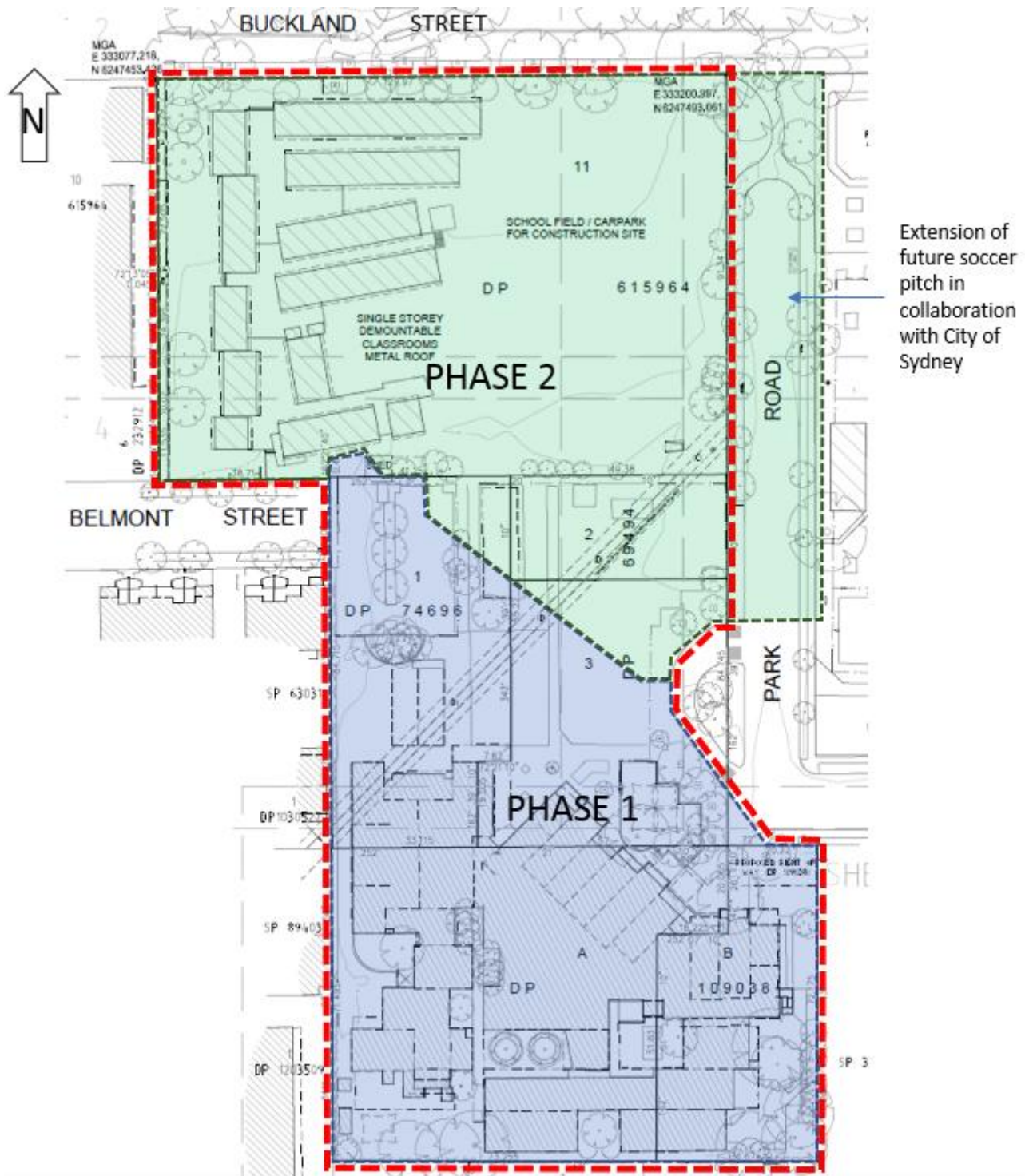
This compliance report covers the pre-construction period until 01/07/2019.

1.5 Summary of Activities during Reporting Period

Richard Crookes Constructions have commenced pre-construction works, including:

Building and dilapidation surveys;
Investigation of hazardous materials;
Installation of environmental impact measures;
Installation of hoardings;
Enabling works including tree clearing for hoarding installation; and
Demolition of main structures, ground slabs, piles and in-ground services.

1.6 Current GIS Figures and Shapefiles



1.7 Key Project Personnel for Environmental Management of the Development

The following personnel are responsible for the environmental management of the development:

- **Head Contractor: Richard Crookes Constructions**

Contact: Trent Scrivener / Mob: 0481 465 597 / Email: scrivenert@richardcrookes.com.au

- **Environmental Consultant/Engineer: Coffey Pty Ltd**

Contact: Alex Ructtinger / Mob: 0427 235 873 / Email: alex.ructtinger@coffey.com

- **Environmental Compliance Auditor: Zoic Environmental Pty Ltd**

Contact: Rebeka Hall / Mob: 0402 265 537 / Email: rebeka.hall@zoic.com.au

2. Compliance Status Descriptors

The Compliance Table, complete with status of compliance items is attached to this document in Appendix B.

3. Total Number of Non-Compliances

The total number of non-compliances identified during the reporting period must be set out.

Four non-compliances were identified within the Independent Audit Report by Wolf Peak, dated 22 June 2019, V1.

For a list of the non-compliances please refer to Appendix C – Non-Compliance Register.

4. Non-Compliances

Exceptions reporting of all non-compliances that occurred during the reporting period must be set out including:

- 1. The relevant compliance requirement and its ID*
- 2. Details of the non-compliance, the date it occurred and the date it was identified*
- 3. The agency, or agencies to whom the non-compliance was reported*
- 4. The proponent's response that have been, or are proposed to be, taken to address the non-compliance, including details of timing for undertaking such actions.*

Refer to Appendix C – Non-Compliance Register.

5. Previous Report Actions

Nil to report.

6. Incidents

Nil to report.

7. Complaints

Refer to Appendix D – Complaints Register.

Appendices

Appendix A – Compliance Report Declaration

Compliance Report Declaration Form

Project Name	Alexandria Park community School
Project Application Number	SSD 8373
Description of Project	Demolition of existing facility, and construction of a new K-12 Public School
Project Address	The site is located across a number of registered lots at 7 - 11 Park Road, Alexandria, which are listed below: Lot 11DP615964, Lot 1 DP 74696, Lots 2 and 3 DP 69494, Lots A and B DP 109038. During construction, the address that will be used for functionality reasons is 13 Belmont Street Alexandria.
Proponent	Richard Crookes Constructions
Title of Compliance Report	Pre-Construction Compliance Report – Phase 1 – Civil & Contamination Works
Date	25/06/2019

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	Andrew Buchanan
Title	Project Director
Signature	
Qualification	Bachelor Building Construction Management
Company	Richard Crookes Constructions

Compliance Report Declaration Form

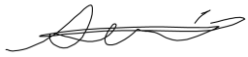
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- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	Shane Lee
Title	Assistant Project Director
Signature	
Qualification	Master of Engineering (M.ENG.), Engineering Science (Civil)
Company	School Infrastructure NSW

Appendix B – Compliance Table

Appendix C – Non-Compliance Register

Alexandria Park Community School - June 2019 Independent Audit Non-Conformances					
Item	Cond No.	Details of item	Proponent Response	Action	Status
1	CoC B22 (and A12)	CoC B22 requires that a Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) be prepared in consultation with Council and RMS. CoC A12 requires that, where a condition requires consultation with an identified party, consultation be undertaken prior to submission of the document to which it relates and that details of the consultation be included in the submission of the document to which it relates. Whilst the CTPMSP states that the document was prepared in consultation with the relevant stakeholders, there is no evidence to demonstrate that the CTPMSP was consulted on with RMS. The Auditor notes that APCS has consulted with the RMS on routes for trucks transporting waste in accordance with CoC B29. These routes are the same as the routes nominated for construction in the CTPMSP.	Noted. RCC will consult with RMS on the CTPMSP.	RCC to update current CTPMSP to include any comments. RCC note comments yet to be received by RMS.	Open
2	CoC B23 (and A12)	CoC B23 requires that a Construction Noise and Vibration Management Sub-Plan (CNVMSP) describe the community consultation undertaken to develop the strategies to manage high noise generating works. CoC A12 requires that, where a condition requires consultation with an identified party, consultation be undertaken prior to submission of the document to which it relates and that details of the consultation be included in the submission of the document to which it relates). The document states that consultation has occurred with affected receivers, but there is no detail provided as to how this consultation has assisted in the development of the management strategies for high noise impacts, or evidence of the consultation having occurred. The Auditor notes that, despite the observation in Section 3.6.1, consultation with potentially affected receivers is regular and ongoing and the consultation includes management of high noise.	RCC notes that the consultation with affected receivers, in some instances, occurred after the CNVMSP was developed. As the auditor has noted, consultation forums are currently in place and consultation is regular and ongoing.	No further actions are proposed.	Closed
3	CoC B25 (and A12)	CoC B25 requires that a Construction Soil and Water Management Plan (CSWMSP) be prepared in consultation with Council. It requires that the plan detail the management of stormwater during the specified weather events including 1:100 year ARI. CoC A12 requires that, where a condition requires consultation with an identified party, consultation be undertaken prior to submission of the document to which it relates and that details of the consultation be included in the submission of the document to which it relates. At the time of the audit, there was no evidence that the document was prepared in consultation with Council. The consultation has since commenced, with a response from Council pending. Whilst the CSWMSP was developed to address the 1:1 year ARI and 1:5 year ARI events, there is no information in the plan that details the measures to be implemented under the 1:100 year ARI event as required by the condition. In response to this finding feedback was provided from the author of the CSWMSP. The author identified that assessment of storm events was undertaken in accordance with the Managing Urban Stormwater series (i.e.: the Blue Books). These documents do not call up the need to assess 1:100 year ARI events and effective control measures are difficult to achieve due to the velocity and volume of floodwaters in such events. The Auditor agrees with this position.	RCC notes that the consultation with CoS occurred after the CNVMSP was developed. As the auditor has noted, this consultation has commenced and is ongoing.	No further actions are proposed.	Closed
4	A12	There is no evidence that demonstrates the consultation was carried out in the preparation of the Construction Traffic and Pedestrian Management Sub Plan (CoC B22) with RMS, the Construction Noise and Vibration Management Sub Plan (CoC B23) with affected receivers, or the Construction Soil and Water Management Sub Plan (CoC B25) with Council.	Noted. RCC has responded to the non-compliance to A12 against each individual non-compliance above.	N/A	Closed

Appendix D - Complaints Register



SYDNEY

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ARTARMON NSW 2064

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PHONE: +61 2 6143 2900
FAX: +61 2 6280 8774

ALEXANDRIA PARK COMMUNITY SCHOOL - Compliance Report - Pre-Construction Phase 1, Stage 2 (CC2)

Schedule Preparation Date: 01/07/2019

Schedule Revision: 10 (CC2)

Schedule Prepared By: Richard Crookes Constructions (TS)

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
PART A ADMINISTRATIVE CONDITIONS						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.		At all times	Compliant	- Implement environmental controls in accordance with CEMP and sub-plans. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. - Incorporation of environmental awareness into site induction procedures and toolbox talks. - Review of incident and near miss reports for preventative action and opportunities for improvement.	- RCC to implement general site environmental controls in accordance with CEMP and sub-plans. - RCC to complete weekly environmental inspection checklist - RCC to record environmental topics within record of toolbox talks - RCC to complete appropriate WHS forms related to near miss. Actions for mitigation to be implemented on site and updated within CEMP.
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: Architectural Drawings prepared by Tanner Kibble Denton Architects AR.DA. 1001 P1 Existing Site Plan 08.12.17 AR.DA. 1101 P2 Proposed Site Plan 20.04.18 AR.DA. 1201 P2 Existing and Proposed Site Plans 20.04.18 AR.DA. 1202 P2 Phase 1 - Construction Extent 20.04.18 AR.DA. 1203 P2 Phase 2 - Construction Extent 20.04.18 AR.DA. 2001 PS Campus Plans - Ground and First Floors 28.11.18 AR.DA. 2002 P4 Campus Plans - Second and Third Floors 24.04.18 AR.DA. 2003 P4 Campus Plans - Fourth Floor and Roof 29.11.18 AR.DA. 2010 P2 Key Plan 20.04.18 AR.DA. 2011 P2 Key Plan - Building References 20.04.18 AR.DA. 2101 P3 Ground Floor Plan - Northern Hubs 20.04.18 AR.DA. 2102 P3 Ground Floor Plan - Southern Hubs 20.04.18 AR.DA. 2201 P3 First Floor Plan - Northern Hubs 20.04.18 AR.DA. 2202 P4 First Floor Plan - Southern Hubs 24.04.18 AR.DA. 2301 P3 Second Floor Plan - Northern Hubs 20.04.18 AR.DA. 2302 P4 Second Floor Plan - Southern Hubs 24.04.18 AR.DA. 2401 P3 Third Floor Plan - Northern Hubs 20.04.18 AR.DA. 2402 P3 Third Floor Plan - Southern Hubs 20.04.18 AR.DA. 2501 P3 Fourth Floor Plan - Northern Hubs 20.04.18 AR.DA. 2601 P2 Roof Plan - Northern Hubs 20.04.18 AR.DA. 2602 P2 Roof Plan - Southern Hubs 20.04.18 AR.DA. 3001 P2 Elevations 1 20.04.18		At all times	Compliant	- Internal and independent audit. - Review of any directions issued by the Secretary. - Review of project changes and their consideration against the consent.	- All ongoing monitoring, reporting, design and construction are to be carried in accordance with the consent conditions and corresponding documents, as evidenced by this compliance report.

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
	AR.DA_3002 P1 Detailed Elevations 1 08.12.17 AR.DA_3003 P2 Detailed Elevations 2 20.04.18 AR.DA_3004 P2 Detailed Elevations 3 20.04.18 AR.DA_3005 P2 Detailed Elevations 3 - Screen 20.04.18 AR.DA_3101 P2 Sections 1 20.04.18 AR.DA_3111 P2 Detailed Section Sheet 1 20.04.18 AR.DA_4001 P1 External Material Finishes 08.12.17 Landscape Drawings prepared by Context Landscape Design Pty Ltd L-SD-101-00 P8 Overall Landscape Plan Ground Floor 03.12.18 L-SD-200-00 P6 Landscape Detail Plan - Entry Plaza 03.12.18 L-SD-201-00 P4 Landscape Section - Entry Plaza 30.11.17 L-SD-210-00 PS Landscape Detail Plan - Learning Lawn 23.04.18 L-SD-211-00 P4 Landscape Section - Learning Lawn 30.11.17 L-SD-220-00 PS Landscape Detail Plan - Canopy Classroom East 19.04.18 L-SD-221-00 P4 Landscape Section - Canopy Classroom East 30.11.17 L-SD-230-00 PS Landscape Detail Plan - Canopy Classroom West 19.04.18 L-SD-231-00 P4 Landscape Section - Canopy Classroom West 30.11.17 L-SD-250-00 P4 Landscape Detail Plan - Northern Roof 30.11.17 L-SD-251-00 P4 Landscape Detail Plan - Southern Roof 30.11.17 L-SD-260-00 P7 Fencing Strategy Plan 23.04.18 L-SD-261-00 P7 Fencing Strategy Plan School Hours 23.04.18 L-SD-262-00 P7 Fencing Strategy Plan After Hours + Weekends 23.04.18 L-SD-263 PS Fencing Strategy Sports Fence (Park Rd Interface) Elevation 09.03.18 L-SD-301-00 P6 Existing Tree Plan and Schedule Sheet 1 of 2 03.12.18 L-SD-302-00 P6 Existing Tree Plan and Schedule Sheet 2 of 2 03.12.18 L-SD-303-00 P6 Proposed Trees 03.12.18 L-SD-304-00 P3 Indicative Planting Palette 30.11.17 Stormwater/Drainage Drawings prepared by Woolacotts Consulting Engineers SW1 A Stormwater Management Plan - Sheet 1 14.09.17 SW2 A Stormwater Management Plan - Sheet 1 14.09.17 ES1 A Erosion and Sediment Control Plan 14.09.17 ES2 A Erosion and Sediment Control Plan 14.09.17					
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.		At all times	Compliant	Review of any directions issued by the Secretary.	All written directions received from the Planning Secretary are being progressively reviewed and addressed as evidenced by this compliance report.
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in 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.		At all times	Compliant	Internal and independent audit review of project changes to identify application of the priority hierarchy in respect of any project changes.	There have been no material inconsistencies and/or ambiguities recorded on the development to date.
	Design Amendments					
A5	To ensure that adverse privacy impacts are not generated, the southern and western elevations of the upper levels of the development, being levels three, four and five, are to be fitted with privacy screens and/or louvers to restrict direct overlooking into adjoining residential flat building developments. Details must be provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	Prior to Construction	Prior to Stage 3 (Main Works)	Compliant	- Details of privacy screens must be provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	- Relevant drawings showing new privacy screens by TKD. - Design approval process / correspondence through the PCA.
A6	All approved Architectural Drawings must be updated to reflect the amended location of the rooftop shade structure from the western edge to the inner eastern edge of the Southern Hub rooftop play area as shown on the approved Drawing No. AR.DA_2003, Revision P4 Campus Plans – Fourth Floor and Roof, dated 29 November 2018. Details must be provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	Prior to Construction	Prior to Stage 3 (Main Works)	Compliant	- Details of rooftop shade structure must be provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	- Relevant drawings showing new location of rooftop shade structure by TKD. - Certifier's written notification that information related to this condition received and satisfactory
	Limits of Consent					
A7	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.		N/A	Compliant		- The works to commence April 2019 and will be completed within 5 years of the date of the consent.
	Prescribed Conditions					
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		At all times	Compliant	- Internal and independent audit. - Review of site environmental checklists.	- The Applicant is complying with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation as evidenced by this compliance report.
	Planning Secretary as Moderator					
A9	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to 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.		At all times	Compliant	- Review of any resolutions from the Secretary.	- There have been no recorded disputes between the Applicant and public authorities in relation to this development.
	Long Service Levy					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
A10	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.		N/A	Compliant	- Copy of Receipt from LSL Corporation for funds received to be forwarded to Certifier.	The applicable Long Service Levy for the development has been paid in stages as per approval from the LSL Corporation
	Legal Notices					
A11	Any advice or notice to the consent authority must be served on the Planning Secretary.		N/A	Compliant	- Review of any notices from the Secretary.	All notices have been served on the Planning Secretary as evidenced by this report
	Evidence of Consultation					
A12	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.		At all times	Non-compliant	- Approved Community Consultation Strategy (CCS) - Review of consultation record within CCS.	- All consultation with identified parties, as required by this development, has been initiated, logged and the agreed outcomes where a response has been provided as evidenced in the applicable condition B1 to B38 demonstrating fulfilment of this obligation. Refer to Appendix C for details of non-compliance
	Staging, Combining and Updating Strategies, Plans or Programs					
A13	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).		At all times	Compliant	- The methodology of the demolition / construction for Phases 1 & 2 has been communicated to all relevant stakeholders.	- The Planning Secretary has approved 2 staging requests.
A14	If the Planning Secretary agrees, a strategy, 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.		At all times	Compliant	- The methodology of the demolition / construction for Phases 1 & 2 has been communicated to all relevant stakeholders.	- Staging approved by Secretary, refer to A13.
A15	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.		At all times	Compliant	- The methodology of the demolition / construction for Phases 1 & 2 has been communicated to all relevant stakeholders.	- No changes to the approved plans and strategies to date.
	Demolition					
A16	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.		Prior to Stage 1 (Demolition Works)	Compliant	- RCC to ensure Works Plan complying with 2601-2001 received and forwarded to Certifier for approval.	- Certifier's written notification that Works Plan complying with 2601-2001 received and acceptable.
	Structural Adequacy					
A17	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. Notes: - Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. - Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.		Stage 2 (Civil & Contamination Works)	Compliant	- Demonstrated alignment with BCA during design phase.	- Design certificate to PCA satisfaction.
	External Walls and Cladding					
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.		Stage 2 (Civil & Contamination Works)	Compliant	- Demonstrated alignment with BCA during design phase.	- Design certificate to PCA satisfaction.
	Applicability of Guidelines					
A19	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. However, 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.		At all times	Compliant	- All design development, monitoring, reporting, etc to meet guidelines, protocols, Standards and policies in the form they are in as at the date of this consent. - Review any issued directions from the Secretary.	- There have been no directions received by Planning Secretary to comply with updated or revised guidelines, protocols, Standards or policies.
	Monitoring and Environmental Audits					
A20	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.		At all times	Compliant	- Onsite investigation, testing and validation of in situ an imported material by Occupational Hygienist (OH) - Independent Site Auditor engaged to provide a Site Audit Statement (SAS)	- Coffey has been appointed as OH and will undertake all site soil and water investigation works, providing remedial actions plans where applicable and monitoring where required as evidenced by this compliance report. - ZOIC have been appointed as the independent environmental auditor and will provide the site audit statement for compliance - Compliant as evidenced by this compliant report.
	Access to Information					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
A21	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental 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.		Prior to Stage 1 (Demolition Works)	Compliant	- Review of public website for currency of approvals, documentation, strategies and plans, reports, monitoring results, staging summary, contact details, complaints register, audit reports, response to audit recommendations, other matters required by the Secretary. - Review of directions provided by the Secretary in respect of "other matters". - Consultation with the DP&E in respect of agency satisfaction regarding currency of the information published.	- The information pertaining to (a) (i), (ii), (vii) are available on the project web-site: https://www.schoolinfrastructure.nsw.gov.au/projects/a/ale-xandria-park-community-school.html - The information pertaining to (a) (iii), (iv), (v), (vi), (viii), (ix), (x) are progressively being made available on the web site as they become available through the execution of the works. - All documents are being updated as required by the Planning Secretary as evidenced by this compliance report.
	Compliance					
A22	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.		At all times	Compliant	- Items within the SSDA relevant to the work activities are to be included within the contract scopes of works for consultants & subcontractors. - The site induction highlights relative conditions to be adhered to while undertaking works on site - Toolbox talks to address any compliance issues as required.	- Scope of works within consultant and subcontractor contract documents to include relevant SSDA conditions. - Aconex transmittals forward to consultants and subcontractors include consent conditions and related documents - Site specific induction content viewed by all site personal. - Toolbox talk content records.
	ADVISORY NOTES					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.		At all times	Compliant	- Review of general council requirements for permits / licenses	- To be obtained as and when they are required.
	PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
	Notification of Commencement					
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department 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.		Prior to Stage 1 (Demolition Works)	Compliant	- Documented written notification of commencement provided to DPE 48 hours prior to the commencement of construction and operation.	- Notification issued
	Certified Drawings					
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.		Prior to Stage 3 (Main Works)	Compliant	- Document submission of structural drawings. - Verification of Certifier approval.	In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 2: - The structural engineers SCP are provided certification confirming structural drawings comply with this requirement. - A copy of the certificate to be issued to the Certifier to confirm compliance of this requirement. - In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 2
	External Walls and Cladding					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
B3	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.		Prior to Stage 3 (Main Works)	Compliant	- Document submission of BCA compliance evidence. - Confirmation of compliance from Certifier. - Submission of BCA compliance evidence to DPE following Certifier acceptance within seven days.	- In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 2 - The architects TKD to provided certification confirming that the design of the external wall systems complies with this requirement. - A copy of the certificate to be issued to the Certifier to confirm compliance of this requirement. - Certifier's written notification that information related to this condition received and satisfactory
Protection of Public Infrastructure						
B4	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council.		Prior to Stage 1 (Demolition Works)	Compliant	- Document and record consultation with relevant service providers/owners. - Undertake a Dial-B4-Dig search - Confirm preparation of any required dilapidation report of relevant public infrastructure. - Document submission of dilapidation report to Certifier and Council.	- (a) Evidence of consultation with the relevant owner and provider of services has been issued to the Certifier. - (b) A dilapidation report has been prepared - (c) A dilapidation report has been issued to the Council and the Certifier.
Aboriginal Cultural Heritage						
B5	Prior to the commencement of any works involving ground disturbance, the Applicant must engage a suitably qualified heritage consultant to prepare a Heritage Management Plan addressing the HMP requirements demonstrate to the satisfaction of the Certifying Authority that the recommendations in the report titled Aboriginal Cultural Heritage Assessment: Alexandria Park Community School, prepared by Extent Heritage Pty Ltd and dated 7 November 2018 have been complied with in full. A copy of the HMP must be submitted to the satisfaction of the Certifying Authority.		Stage 2 (Civil & Contamination Works)	Compliant	- Scope for engagement of heritage consultant to include requirements noted in report by Extent Heritage Pty Ltd and dated 7 November 2018 - HMP to be submitted to Certifier for approval	- In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 2 - Heritage 21 have been engaged to ensure requirements noted in report by Extent Heritage Pty Ltd and dated 7 November 2018 are complied with, prior to issuing to Certifier - Certifier's written notification that information related to this condition received and satisfactory - HMP prepared and available on website
Flooding						
B6	Prior to the commencement of any works (excluding demolition and remediation works), details must be submitted to the satisfaction of the Certifying Authority that demonstrated the finished floor levels of the approved development are above the Probable Maximum Flood level.		Prior to Stage 3 (Main Works)	Compliant	- Flood levels have been nominated in 'Flood Risk Assessment Report Alexandria Park Community School 9 March 2018' by Woollacotts (500mm above 1% AEP = 13.83m AHD)	- In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 2 - Architect has certified ground slab levels exceed the nominated freeboard above the 1% AEP = RL 13.83m - Certifier's written notification that information related to this condition received and satisfactory
Site Contamination						
B7	Following the completion of demolition works but prior to the commencement of external building works or vegetation clearing, additional site investigation for contaminants across previously untested areas of the site must be undertaken in accordance with: (a) NSW EPA Sampling Design Guidelines; (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; (c) https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-thensw-site-auditor-scheme-third-edition ; (d) Guidelines for Consultants Reporting on Contaminated Sites, 2011 www.epa.nsw.gov.au/resources/clm/20110650consultantsglines.pdf ; (e) The National Environment Protection (assessment of contamination) Measures 2013 as amended Testing must include assessment of both the soil and groundwater profile.		Stage 2 (Civil & Contamination Works)	Compliant	- Scope for engagement of hygienist/environmental consultant to include requirements from conditions of consent. - Investigation to produce report which is to be reviewed and approved by independent site auditor.	- Tests undertaken in accordance with the relevant standards identified in this condition - Site investigation Report complete
B8	The Remediation Action Plan, titled Alexandria Park Community School Remediation Action Plan, prepared by Coffey, dated 8 December 2017, must be updated to reflect the findings of the additional site investigations required by condition B7. The updated Remediation Action Plan must be approved by a NSW EPA Accredited Site Auditor and submitted to the Planning Secretary prior to commencement of remediation works.		Stage 2 (Civil & Contamination Works)	Compliant	- Scope for engagement of hygienist/environmental consultant to include requirements from conditions of consent. - Updated RAP to be reviewed and approved by independent site auditor.	- Updated RAP prepared by Coffey following data gap analysis - Approval of updated RAP by Site Auditor

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
B9	Prior to the commencement of remediation works, an asbestos works management plan must be prepared and submitted for review by a NSW EPA accredited Site Auditor. The asbestos works management plan must be implemented following the receipt of confirmation from the NSW EPA accredited Site Auditor that the asbestos works management plan is considered appropriate.		Stage 2 (Civil & Contamination Works)	Compliant	- Scope for engagement of subcontractors relating to asbestos works to ensure compliance with RAP and asbestos works management plan - Asbestos works management plan to be reviewed and approved by independent site auditor.	- Asbestos Works Management Plan prepared by Coffey - Apprval of AWMP by Site Auditor
B10	Remediation works approved as part of this development consent must be carried out in accordance with the report titled, as required to be updated by condition B8, Alexandria Park Community School Remediation Action Plan , prepared by Coffey, dated 8 December 2017 (as amended as required by Condition B8).		Stage 2 (Civil & Contamination Works)	Compliant	- Scope for engagement of subcontractors relating to asbestos works to ensure compliance with RAP and asbestos works management plan.	- Scope of works for Civil Works contract to include updated RAP.
B11	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital educational land use and be provided to the satisfaction of the Certifying Authority.		Stage 2 (Civil & Contamination Works)	Not triggered	- SAS prepared by independent site auditor covering relevant part of site, verifying remediated land suitable for educational use. - Submission of SAS to the Certifier for approval.	NOTE: At the date of preparation of this schedule information pertaining to this item was not available. The relevant information will be progressively submitted as it becomes available through the execution of the works.
B12	Upon completion of remedial works and prior to the commencement of below and/or above ground works construction (excluding demolition), a Long Term Environmental Management Plan (LTEMP) must be prepared and submitted to a NSW EPA accredited Site Auditor for review. The LTEMP must: (a) identify the location and requirements for ongoing management of asbestos impacted soil and other contaminated soil contained on the site; (b) detail the expected limitations on the site land use; (c) identify relevant environmental, and health and safety processes and procedures; (d) identify management processes, procedures and responsibilities to be adopted by future site users within the site; (e) detail the location and extent of placed or residual asbestos impacted soil and other contaminated fill materials, capping layers and marker barriers within the site.		Stage 2 (Civil & Contamination Works)	Not triggered	- Preparation of LTEMP by occupational hygienist addressing each of the items within this condition - LTEMP submitted to independent site auditor for review.	- Occupation Hygienist's submission of LTEMP to Site Auditor
	Unexpected Contamination Procedure					
B13	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.		Stage 2 (Civil & Contamination Works)	Compliant	- Confirm preparation of Unexpected Contamination Procedure and inclusion in the CEMP (as per cB20). - Confirmation of disposal location of such contaminated materials. - Confirmation of submission of disposal location and test results to the Secretary prior to removal from site.	- RCC & Coffey have produced Remediation Works Plan which contains procedure for dealing with unexpected contaminated material.
	Utilities and Services					
B14	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		Prior to Stage 3 (Main Works)	Not triggered	- Confirm preparation and submission of requests for relevant approvals from service providers.	- Approvals from the relevant services providers have been obtained
B15	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.		Prior to Stage 3 (Main Works)	Not triggered	- Confirmation of written advice from relevant authorities/providers.	- Umow Lai Engineering has reviewed the utility documents and certified that the existing services provision is adequate for the development. - Approval have been provided from the relevant service providers as per cB14
	Community Communication Strategy					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
B16	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.		Prior to Stage 1 (Demolition Works)	Compliant	- Confirm the preparation and submission of the CCS to the Secretary. - Confirm submission date is at least two weeks prior to the proposed commencement of work. - Confirm CCS approval date from the Secretary. - Confirm any adjustment agreed to commencement of works prior to approval of the CCS by the Secretary. - Confirm the commencement date of works.	- A Community Communication Strategy has been prepared by SINSW to address B16 and issued to the Planning Secretary.
	Ecologically Sustainable Development					
B17	Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia, unless otherwise agreed by the Planning Secretary and submit evidence of the registration to the Certifying Authority.		Prior to Stage 3 (Main Works)	Compliant	- Confirm design measures demonstrate compliance with the initiatives outlined in the ESD Report by Umow Lai dated 1 December 2017. - Confirm submission of details to Certifier prior to commencement of construction.	- Evidence of registration from Green Building Council Australia - Certifier's written notification that information related to this condition received and satisfactory
	Outdoor Lighting					
B18	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282:1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.		Prior to Stage 3 (Main Works)	Not triggered	- Confirm outdoor lighting design for site complies with nominated Australian Standards. - Confirm submission of lighting design to Certifier for approval prior to commencement of construction.	- In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 3: - The Electrical Lighting Plan to be provided by Electrical Consultants with certificate confirming compliance with the relevant codes as listed in this condition. - Certifier's written notification that information related to this condition received and satisfactory
	Access for People with Disabilities					
B19	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.		Prior to Stage 3 (Main Works)	Not triggered	- Confirm plans have been certified prior to commencement of construction.	- In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 3: - The Disability Access Consultant to provide an access assessment report and confirm compliance with the BCA. - Certifier's written notification that information related to this condition received and satisfactory
	Construction Environmental Management Plan					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
B20	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it 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) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22); (c) Construction Noise and Vibration Management Sub-Plan (see condition B23); (d) Construction Waste Management Sub-Plan (see condition B24); (e) Construction Soil and Water Management Sub-Plan (see condition B25); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.		Prior to Stage 2 (Main Works)	Compliant	- Ensure CEMP review process includes a checklist against these requirements prior to submission to the Certifier for approval.	RCC has completed a Construction Environmental Management Plan as necessary that conforms to B20 as follows: (a) (i) - included in CEMP (Section a) i) (a) (ii) - included in CEMP (Section a) ii) (a) (iii) - included in CEMP (Section a) iii) (a) (iv) - included in CEMP (Section a) iv) (a) (vi) - included in CEMP (Section a) v) (a) (vii) - included in CEMP (Section a) vi) (a) (viii) - A Community Communication Strategy has been prepared by SINSW and issued to the Planning Secretary - (Section a) vii & related to B16) (b) - included in CEMP (c) - included in CEMP (d) - included in CEMP (e) - included in CEMP (f) - RCC & Coffey have produced Remediation Works Plan which contains procedure for dealing with unexpected contaminated material. - (related to B13) (g) - RCC & Heritage 21 has prepared an unexpected finds protocol as part of HMP - (related to B5) (h) - RCC & Coffey has produced a Remediation Works Plan which contains procedure for waste classification and validation
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.		Prior to Stage 1 (Demolition Works)	Compliant	- Confirm submission of CEMP to Certifier for approval prior to commencement of construction. - Confirm submission of CEMP to Secretary prior to commencement of construction.	- Copies of the CEMP have been submitted to both the Planning Secretary and Certifier. - Certifier's written notification that information related to this condition received and satisfactory
B22	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must 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 RMS; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.		Prior to Stage 1 (Demolition Works)	Non-compliant	- Ensure CTPMSP review process includes a checklist against these requirements prior to submission to the Certifier for approval. - Confirm submission of CEMP to Certifier for approval prior to commencement of construction.	- Refer to CEMP evidence in B20 RCC in consultation with Sydney Traffic has completed a Construction and Pedestrian Management Sub-Plan as necessary that conforms to B22 as follows: (a) - prepared by Sydney Traffic (b) - included in CTMSP (c) - included in CTPMSP (d) - included in CTPMSP (e) - included in CTPMSP (f) - included in CTPMSP (g) - included in CTPMSP Refer to appendix C for details of non-compliance
B23	The Construction Noise and Vibration Management Sub-Plan 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); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B23 (d); and (f) include a complaints management system that would be implemented for the duration of the construction.		Prior to Stage 1 (Demolition Works)	Non-compliant	- Ensure CNVM management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval. - Confirm submission of CNVM plan to Certifier for approval prior to commencement of construction.	- Refer to CEMP evidence in B20 RCC in consultation with Acoustic Logic has completed a CNVMP as necessary that conforms to B23 as follows: (a) - prepared by Acoustic Logic (b) - included in CNVMP (Section 10/11) (c) - included in CNVMP (Section 10/11) (d) - included in CNVMP (Section 13) (e) - included in CNVMP (Section 13) (e) - included in CNVMP (Section 13) Refer to appendix C for details of non-compliance

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
B24	B24. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.		Prior to Stage 1 (Demolition Works)	Compliant	- Ensure CWMSP management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval. - Confirm submission of CWMSP to Certifier for approval prior to commencement of construction.	- Refer to CEMP evidence in B20 RCC has completed a Construction CWMSP as necessary that conforms to B23 as follows: (a) - Waste to be tracked by demolition subcontractor with all records will be submitted to and logged by RCC for monthly reporting requirements. (b) - included in CWMSP (Section a) iii) and section d) and section h)
B25	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; (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 (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).		Prior to Stage 1 (Demolition Works)	Non-compliant	- Ensure CSWMSP management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval. - Confirm submission of CSWMP to Certifier for approval prior to commencement of construction.	- Refer to CEMP evidence in B20 RCC in consultation with SCP Civil Engineering has completed a CNVMP as necessary that conforms to B25 as follows: (a) - prepared by SCP Civil Engineering (b) - included in CSWMSP (Section 2 & Appendix A) (c) - included in CSWMSP (Section 2 & Appendix A) (d) - included in CSWMSP (Section 2 & Appendix A) (e) - included in CSWMSP (Section 2 & Appendix A) Refer to appendix C for details of non-compliance
	Construction Parking					
B26	The Applicant must provide sufficient parking facilities on-site for heavy vehicles (unless alternative parking is agreed to in writing from the relevant road authority), to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.		At all times	Compliant	- Confirm provision of adequate parking space for heavy vehicles on site. - Confirm parking restrictions associated with on-street parking and public parking facilities are included within the CTPMSP. - Periodic monitoring of local roads daily for development-related vehicles. - Review complaints register for any parking related complaints. - Confirm parking restrictions are included within induction and awareness training for staff and contractors.	- Condition for parking restrictions and location of nearest public transport hubs Included in site induction
	Stormwater Management System					
B27	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;		Prior to Stage 3 (Main Works)	Compliant	- Design scope of hydraulic consultant to include conceptual design as outlined in the EIS - Hydraulic consultant to certify design to be in accordance with relevant Australian Standards	In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 2. - Certifier's written notification that information related to this condition received and satisfactory
	Operational Noise – Design of Mechanical Plant and Equipment					
B28	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the report titled Alexandria Park Community School Development Application Acoustic Assessment , prepared by Wilkinson Murray and dated 19 April 2019, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels identified in the report titled Alexandria Park Community School Development Application Acoustic Assessment , prepared by Wilkinson Murray and dated 19 April 2019.		Prior to Stage 3 (Main Works)	Not triggered	- Design scope of consultants to include noise mitigation measures as per Acoustic Assessment report by Wilkinson Murray - Consultants to certify design to be in accordance with relevant Australian Standards	In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 3: - Certifier's written notification that information related to this condition received and satisfactory
	Construction and Demolition Waste Management					
B29	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.		Prior to Stage 1 (Demolition Works)	Compliant	Confirm notification provided to RMS in advance of removal of waste material from site.	- Copy of notification provided to Certifier
	Operational Waste Storage and Processing					
B30	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.		Prior to Stage 3 (Main Works)	Compliant	- Agreement provided by Council approving design / location of operational waste storage area	In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 2: - Council approval of waste storage and processing
	Mechanical Ventilation					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
B31	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.		Prior to Stage 3 (Main Works)	Not triggered	- Mechanical consultant to certify design to be in accordance with relevant Australian Standards	In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 3: - Certifier's written notification that information related to this condition received and satisfactory
	Rainwater Harvesting					
B32	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.		Prior to Stage 3 (Main Works)	Not triggered	- Design scope of hydraulic consultant to include rainwater harvesting system - Hydraulic consultant to prepare rainwater harvesting plan	In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 3: - A rainwater re-use plan prepared and certified by an experienced hydraulic engineer.
	Car Parking and Service Vehicle Layout					
B33	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 28 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.		Stage 2 (Civil & Contamination Works)	Compliant	- Design scope of civil consultant to include the items related to this condition	In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 2: -The Architect's design certificate and plans demonstrate conformance with B33. - Certifier's written notification that information related to this condition received and satisfactory
	Bicycle Parking and End-of-Trip Facilities					
B34	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: a) the provision of a minimum 144 bicycle parking spaces, comprising a minimum 20 staff, 100 secondary student and 24 primary school student bicycle parking spaces; b) the provision of details identifying the suitable relocation of the 15 student bicycle parking spaces clear of the Belmont Street staff car park/indoor sports hall, to minimise the risk of conflict between motor vehicles and student cyclists; c) the provision details of the proposed lightweight canopy to ensure a minimum 50 per cent of student bicycle parking spaces (i.e. 75 spaces) are suitably weather protected; d) details of any proposed staged delivery of bicycle parking spaces to ensure the demand generated during staged redevelopment is met; e) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; f) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool, including a minimum 2 staff shower facilities; g) appropriate pedestrian and cyclist advisory signs are to be provided; and h) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.		Prior to Stage 3 (Main Works)	Compliant	- Design scope of architect to include the items related to this condition	In accordance with the Staging plan approved by Secretary, this condition and the following evidence will be available prior to Stage 3: -The plans demonstrate conformance with B34 as per Architect's design certificate. - Certifier's written notification that information related to this condition received and satisfactory
	Public Domain Works					
B35	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.		Prior to Stage 3 (Main Works)	Not triggered	- Design scope of architect to include the items related to this condition	The following plans demonstrate conformance with B34 as follows: (TBC) - Certifier's written notification that information related to this condition received and - Council approval of public domain design
	Compliance Reporting					
B36	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.		Prior to Stage 1 (Demolition Works)	Compliant	- Confirm submission of a CMRP prepared in accordance with the CRPAR to the Department and the Certifier. - Confirm timing of submission is no later than 2 weeks before the notified date for the commencement of construction. - Confirm CMRP makes provision for the preparation of compliance reports in accordance with the CRPAR. - Confirm Compliance Reports are made publicly available 60 days after submission to the Department. - Confirm notification to the Department and the Certifier has been provided in writing at least 7 days prior to making the respective Compliance Report publicly available.	- CMRP submitted to the Department - CMRP submitted to the Certifier

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
B37	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.		At all times	Not triggered	- Review of directions provided by the Secretary in respect of "compliance reporting matters".	N/A
	Landscaping					
B38	Prior to commencement of construction of the building, the Applicant must prepare a Landscape Management Plan to manage the approved landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) be generally in accordance with the approved landscape plan outlined in condition A2 prepared by Context Landscape Design Pty Ltd; (b) ensure that no more than 69 trees are removed from the site and identifies all existing trees to be retained (i.e. a minimum 47 trees); (c) detail the species to be planted on-site, including the 69 advanced compensatory trees 75 L to 100 L in size; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (e) be consistent with the Applicant's Management and Mitigation Measures in the EIS; (f) provide for the planting of trees and vegetation to soften the visual impact of the approved built form from the public domain and provide shade.		Prior to Stage 2 (Main Works)	Compliant	- Confirm Landscape Management Plan for site complies with nominated Australian Standards and arborist report prepared by Redgum dated 14 August. - Confirm submission of LMP to Certifier for approval prior to commencement of construction.	- The LMP to be provided by landscape architect with certificate confirming compliance with the relevant codes as listed in this condition. - Certifier's written notification that information related to this condition received and satisfactory
	Unencumbered Outdoor Play Space					
B39	Prior to the commencement of construction, plans are to be submitted to the Certifying Authority demonstrating that a minimum of 273 square metres of unencumbered outdoor play space is provided for the use of the pre-school/Out of School Hours service in accordance with regulation 108 of the Education and Care Services National Regulations.		Prior to Stage 3 (Main Works)	Compliant	- Architectural drawing nominate minimum 273 square metres of unencumbered outdoor play space provided	- RCC & TKD to provide written confirmation and related drawing addressing this condition.
	PART C DURING CONSTRUCTION					
	Interpretation Strategy					
C1	Within 6 months of commencement of construction, a Heritage Interpretation Strategy (HIS) must be prepared by a suitably qualified heritage consultant identifying the interpretive values of the site, and specifically Aboriginal heritage values across the site, and to provide direction for potential interpretive installations. A copy of the HIS must be submitted to the Certifying Authority.		Stage 2	Not triggered	- Scope for heritage consultant to include preparation of HIS.	NOTE: At the date of preparation of this schedule information pertaining to this item was not available. The relevant information will be progressively submitted as it becomes available through the execution of the works. - Certifier's written notification that information related to this condition received and satisfactory
	Approved Plans to be On-site					
C2	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.		At all times	Compliant	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval (as per documents listed in cA2) to be kept on site at all times	- Access to soft copies of plans and documents available on site computers through Aconex (hard copies available on request)
	Site Notice					
C3	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the 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 (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.		At all times	Compliant	- Site Notice core-flute signs to be displayed with information related to this condition on site fence	- Site Notice sign to be displayed for the entire duration of project. - Weekly environmental inspection to ensure information on Site Notice board is kept up-to-date
	Operation of Plant and Equipment					
C4	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.		At all times	Compliant	- Company SWMS for plant operation checked by RCC for high risk plant prior to works commencing - Operator's VOC license sighted by supervisors and kept on personnel record as part of site induction process - Plant log book checklist completed daily and kept in plastic envelope on plant - Spotters to be used for moving plant - Exclusions zones are to be set up around large plant	- SMWS reviews for high risk activities by RCC - Weekly safety inspections include plant checks by RCC
	Demolition					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
C5	Demolition work must comply with Australian Standard AS 2601- 2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.		Prior to Stage 1 (Demolition Works)	Compliant	- Confirm Works Plan for demolition complies with nominated Australian Standards AS2601 - 2001 - Confirm submission of Works Plan to Certifier for approval prior to commencement of construction.	- The Certifier to confirm compliance of submitted documentation in accordance with this requirement
	Construction Hours					
C6	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 7:30am and 3:30 pm, Saturdays. No work may be carried out on Sundays or public holidays.		At all times	Compliant	- DA Hours communicated to site personal in site induction - RCC site supervisor to sweep site at end of day to ensure works have stopped by hours nominated in this condition	- included in site Induction
C7	Activities may be undertaken outside of the hours in condition C6 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 her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		At all times	Not triggered	N/A	N/A
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9 am to 12 pm, Monday to Friday; (b) 2 pm to 5 pm Monday to Friday; and (c) 9 am to 12 pm, Saturday.		At all times	Compliant	- DA Hours communicated to site personal in site induction - RCC to carry out daily noise level readings during noisy works periods (e.g. demolition) - RCC site supervisor to sweep site at end of day to ensure works have stopped by hours nominated in this condition	- DA Hours included in site Induction - DA Hours included in all RCC sub-contracts
	Implementation of Management Plans					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).		At all times	Compliant	- Items within the SSDA relevant to the work activities are to be included within the contract scopes of works for consultants & subcontractors. - The site induction highlights relative conditions to be adhered to while undertaking works on site - Toolbox talks to address any compliance issues as required.	- Scope of works within consultant and subcontractor contract documents to include relevant SSDA conditions. - Aconex transmittals forward to consultants and subcontractors include consent conditions and related documents - Site specific induction content viewed by all site personal. - Toolbox talk content records.
	Construction Traffic					
C10	All construction vehicles (excluding worker 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 before stopping.		At all times	Compliant	- Fulltime traffic control to ensure all construction traffic enters and leaves site in forward direction - Construction methodology highlights all construction traffic enters and leaves site in forward direction	- Site induction to include instruction to highlight to personal that all construction traffic enters and leaves site in forward direction
	Road Occupancy Licence					
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.		At all times	Not triggered	- No works / loading / unloading/etc anticipated to be undertaken outside of site. All construction traffic will enter and leave site in forward direction.	- Site induction to include instruction to highlight to personal that all construction traffic enters and leaves site in forward direction
	SafeWork Requirements					
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.		At all times	Compliant	- The site will be hoarding off and secured with A-class hoardings and utilising the existing perimeter core-10 fencing. - Full-time traffic control to police construction traffic entering and leaving vehicle access gate on Belmont St. - Inducted site personal will enter site through controlled access gate on Belmont St.	- Weekly environmental checks to ensure perimeter adequately secured. - All site personnel to be site inducted prior to receiving site access cards. - CCTV cameras placed at strategic points around the site to record unauthorised access after hours.
	Hoarding Requirements					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (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; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		At all times	Compliant	- The site will be hoarding off and secured with A-class hoardings and utilising the existing perimeter core-10 fencing. - All graffiti to be removed within 48 hours - Hoarding within site boundaries therefore permit from Coos not required.	- Weekly environmental checks to ensure perimeter adequately secured and graffiti removed - No hoarding application to council is required
	No Obstruction of Public Way					
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Noncompliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.		At all times	Compliant	- Full-time traffic control to be situated at Site gates to ensure public access maintained at all times - Construction methodology demonstrates all Construction vehicles enter Site, turn around and leave Site in forward direction	- Site personnel to be inducted on Construction vehicle movements
	Construction Noise Limits					
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.		At all times	Compliant	- Ensure CNVM management plan review process includes a checklist against these requirements	- RCC to undertake noise monitoring in accordance with CNVMP. - Noise monitoring to commence once demolition starts (Monday 29 April)
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C6.		At all times	Compliant	- DA Approved hours communicated to site personal and delivery drivers in site induction - RCC traffic controllers to police deliveries at construction gate during DA hours only	- Included in site Induction
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers		At all times	Compliant	- All plant with audible movement alarms to operate during DA Approved hours	- RCC to request quakers on mobile plant if deemed necessary
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.		At all times	Compliant	- Noise generated works shall comply with CNVMP as per cB23	- RCC to undertake noise monitoring in accordance with CNVMP
	Vibration Criteria					
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).		At all times	Compliant	- Vibration monitoring to be undertaken in accordance with CNVMP as per cB23	- Acoustic Logic to carry out vibration monitoring during construction - Vibration monitoring to commence once demolition starts (Monday 29 April)
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19		At all times	Not triggered	- Vibration monitoring to be undertaken in accordance with CNVMP as per cB23 to ensure	- Acoustic Logic to carry out vibration monitoring during construction - No compactors on site during reporting period
C21	The limits in conditions C21and C210apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.		At all times	Not triggered	- Vibration monitoring to be undertaken in accordance with CNVMP as per cB23 to ensure	- Acoustic Logic to carry out vibration monitoring during construction
	Tree Protection					
C22	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site must be suitably protected during construction as per recommendations of the report titled Report: A) Arboricultural Impact Assessment and B) Tree Management Plan , prepared by Redgum Horticultural and dated 2 December 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.		At all times	Compliant	- RCC to set up tree protection zones in accordance with requirements of this condition - Tree protection zones to be inspected and approved by arborist prior to commencement of construction - TPZ to be checked as part of RCC's weekly environmental inspection	- Written confirmation provided by arborist confirming TPZ set up correctly - RCC weekly environmental inspection checklist
	Flora and Fauna Protection					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
C23	During construction works, the Applicant must comply with the recommendations in the report titled Technical Studies: Flora & Fauna Survey for the Proposed Redevelopment of Alexandria Park Community School, Alexandria prepared by UBM Ecological and dated 24 April 2018.		At all times	Compliant	NOTE: Support for waiver of BDAR has been adopted as Alexandria Park Community School contains no significant biodiversity values, it is considered that the preparation of a Biodiversity Development Assessment Report should not be required to accompany the State Significant Development Proposal for the School (letter from UBM dated 29 March 2018)	- RCC weekly environmental inspection checklist
	Dust Minimisation					
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		At all times	Compliant	- Implement environmental controls in accordance with CEMP and sub-plans. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. - Incorporation of environmental awareness into site induction procedures and toolbox talks. - Review of incident and near miss reports for preventative action and opportunities for improvement.	- Dust mitigation will commence upon commencement of demolition works. - RCC to implement general site environmental controls in accordance with CEMP and sub-plans. - RCC to complete weekly environmental inspection checklist - RCC to record environmental topics within record of toolbox talks - RCC to complete appropriate WHS forms related to near miss. Actions for mitigation to be implemented on site and updated within CEMP.
C25	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (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.		At all times	Compliant	- Implement environmental controls in accordance with CEMP and sub-plans. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. - Incorporation of environmental awareness into site induction procedures and toolbox talks. - Review of incident and near miss reports for preventative action and opportunities for improvement.	- Mitigation measures will be in place upon commencement of demolition. - RCC to implement general site environmental controls in accordance with CEMP and sub-plans. - RCC to complete weekly environmental inspection checklist - RCC to record environmental topics within record of toolbox talks - RCC to complete appropriate WHS forms related to near miss. Actions for mitigation to be implemented on site and updated within CEMP.
	Air Quality Discharges					
C26	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.		At all times	Not triggered	- Scope for engagement of hygienist/environmental consultant to include requirements from conditions of consent.	- Coffey to take air quality samples from commencement of asbestos removal and provide report in accordance with best practices - Note: the project does not hold an EPL
	Erosion and Sediment Control					
C27	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.		At all times	Compliant	- Ensure CSWMSMP management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	- RCC to implement general site environmental controls in accordance with CEMP and sub-plans prior to commencement of demolition. - RCC to complete weekly environmental inspection checklist - RCC to record environmental topics within record of toolbox talks
	Imported Soil					
C28	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 Certifying Authority upon request.		At all times	Compliant	- Ensure Remediation Management Plan prepared by Coffey includes validation for imported fill - Visual inspection of material imported to site	- Certificates provided from source confirming VENM / ENM validation - Certificates provided from source confirming VENM / ENM validation - Site Audit Statement - Survey of capping VENM / ENM included in Ongoing Environmental Management Plan for site
	Disposal of Seepage and Stormwater					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
C29	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997 .		At all times	Not triggered	- Ensure CSWMSP management plan prepared by SCP Civil Engineers being adhered to - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	- RCC to implement general site environmental controls in accordance with CEMP and sub-plans. - RCC to complete weekly environmental inspection checklist - RCC to record environmental topics within record of toolbox talks
Unexpected Finds Protocol – Aboriginal Heritage						
C30	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 OEH 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 OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.		At all times	Not triggered	- Any discovery of aboriginal heritage will trigger the Unexpected Finds Protocol (UFP) prepared by Heritage 21 as part of Heritage Management Plan - UFP to be included in site induction	- Heritage Management Plan prepared by Heritage 21 - Site induction presentation
Unexpected Finds Protocol – Historic Heritage						
C31	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division 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 Heritage Division of the OEH.		At all times	Not triggered	- Any discovery of historical heritage will trigger the Unexpected Finds Protocol (UFP) prepared by Heritage 21 as part of Heritage Management Plan - UFP to be included in site induction	- Heritage Management Plan prepared by Heritage 21 - Site induction presentation
Waste Storage and Processing						
C32	Waste 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.		At all times	Compliant	- Ensure CWMSMP management plan review process includes a checklist against these requirements. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	- RCC to complete Weekly environmental inspection checklist -RCC has completed a Construction CWMSMP as necessary that conforms to B23. - Waste to be tracked by waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements.
C33	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		At all times	Compliant	- Ensure CWMSMP management plan review process includes a checklist against this requirement. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	- RCC to complete Weekly environmental inspection checklist -RCC has completed a Construction CWMSMP as necessary that conforms to B23. - Waste to be tracked by waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements.
C34	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.		At all times	Compliant	- Wheel wash and cattle stop to be installed on site as part of environmental controls. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. - Drivers and Traffic control to ensure tarps fully closed on trucks prior to leaving site	- RCC to complete Weekly environmental inspection checklist
C35	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.		At all times	Not triggered	- Ensure CSWMSP management plan prepared by SCP Civil Engineers being adhered to - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	- RCC to implement general site environmental controls in accordance with CEMP and sub-plans. - RCC to complete weekly environmental inspection checklist - RCC to record environmental topics within record of toolbox talks
Handling of Asbestos						
C36	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.		At all times	Compliant	- Licensed asbestos contractors to be used for asbestos removal - SafeWork NSW to be notified 5 days prior to asbestos removal - SI / Savills to be notified 7 days prior to asbestos removal	- Waste to be tracked by Waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements. - Record of notification to WorkSafe
Community Engagement						

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
C37	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified in the EIS, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.		At all times	Compliant	- RCC to comply with the Community Consultation Strategy prepared by SI, all direct community engagement to be through SI. - RCC to prepare any information / documentation to assist SI with community engagement	- Project updates - Aboriginal Cultural Heritage Management Plan - Website - Info booth
Independent Environmental Audit						
C38	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.		Stage 2 (Civil & Contamination Works)	Compliant	- RCC to comply with all independent environmental audit requirements as per this condition.	- Independent auditor agreed in writing by Planning Secretary
C39	No later than four weeks after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.		Stage 1 (Demolition)	Compliant	- RCC to comply with all independent environmental audit requirements as per this condition.	- Independent audit program submitted
C40	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within 8 weeks of the notified commencement date of construction; and (b) a subsequent Independent Audit of construction must be undertaken no later than 26 weeks from the date of the initial construction Independent Audit.		(a) Prior to 8 weeks after Stage 1 (Demolition Works) & (b) Prior to 26 weeks after Stage 1 (Demolition Works)	Compliant	- RCC to comply with all independent environmental audit requirements as per this condition.	- Audit schedule reflects this requirement
C41	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).		At all times	Compliant	- RCC to comply with all independent environmental audit requirements as per this condition.	- Independent audit
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C42 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.		Prior to 60 days following receipt of Audit Report & 7 days prior	Compliant	- RCC to comply with all independent environmental audit requirements as per this condition.	- Independent audit response and website
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.		N/A	Not triggered	- RCC to comply with all independent environmental audit requirements as per this condition.	- Nil to report at the date of this schedule
C44	The Department must be notified in writing to compliance@planning.nsw.gov.au 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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.		Immediately following incident	Not triggered	- RCC to comply with all independent environmental audit requirements as per this condition.	- Nil to report at the date of this schedule
Non-Compliance Notification						
C45	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Within 7 days of non-compliance	Compliant	- RCC to comply with all non-compliance notifications and requirements as per this condition.	- Non-compliances identified as part of the audit process were notified to the Department of Planning as part of that process
Revision of Strategies, Plans and Programs						
C46	Within three months of: (a) the submission of a compliance report under condition B36; (b) the submission of an incident report under condition C44; (c) the submission of an Independent Audit under condition C42; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.		Within 3 months of items, a, b, c, d occurring, if applicable	Not triggered	- RCC to comply with submissions as per this condition.	- Nil to report at the date of this schedule

[illegible]

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
D8	An OTAMP is to be prepared for the school (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following: (a) Detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements; (d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program. The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development. The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.		Prior to Occupation	Not triggered	- By Principal	- Nil to report at the date of this schedule
	Green Travel Plan					
D9	Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.		Prior to Occupation	Not triggered	- By Principal	- Nil to report at the date of this schedule
	Parking Restrictions					
D10	Prior to the commencement of operations of Phase 1, the Applicant must submit to Council, for approval from Council's Pedestrian Cycling and Traffic Calming Committee, documentation for the installation of '15P Parking' and associated 'No Parking' restrictions on the southern side of Buckland Street in accordance with the Transport Assessment titled Alexandria Park Community School, prepared by ARUP and dated 29 November 2018. The restrictions are to apply on a part-time basis on School Days only between 8 am to 9.30 am and 2.30 pm – 4 pm. Any fees associated with reporting to the Pedestrian Cycling and Traffic Calming Committee must be paid by the Applicant prior to processing the application. The installation of the signs must be at no cost to Council. Evidence of approval and installation of relevant signage must be submitted to the Planning Secretary prior to the commencement of operations of Phase 1.		Prior to Occupation	Not triggered	- By Principal	- Nil to report at the date of this schedule
	Evacuation and Emergency Management Plan					
D11	No later than six weeks prior to the commencement of operations, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person in consultation with the NSW State Emergency Services (SES) and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007). The plan should detail specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including the PMF and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of: (a) predicted flood levels; (b) flood warning time and flood notification; (c) assembly points and evacuation routes; (d) shelter in place, evacuation and refuge protocols; and (e) awareness training for employees and contractors. A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.		Prior to Occupation	Not triggered	- By Principal	- Nil to report at the date of this schedule
	Mechanical Ventilation					
D12	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.		Prior to Occupation	Not triggered	- Mechanical consultant to certify design to be in accordance with relevant Australian Standards	- Certifier's written notification that information related to this condition received and satisfactory
	Road Damage					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
D13	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.		As soon as practical	Not triggered	- Document and record consultation with relevant service providers/owners. - Undertake a Dial-B4-Dig search - Confirm preparation of any required dilapidation report of relevant public infrastructure. - Document submission of dilapidation report to Certifier and Council.	- Nil to report at the date of this schedule
	Fire Safety Certification					
D14	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.		Prior to Occupation	Not triggered	- RCC and subcontractors to keep fire penetration register with photos and labels next to penetrations - Any alternate solutions to be approved through fire Engineering report - Inspection by brigade	- Certificate to be mounted in building - Certificate submitted to relevant authorities and Council.
	Structural Inspection Certificate					
D15	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development.		Prior to Occupation	Not triggered	- Document submission of structural drawings. - Verification of Certifier approval.	- The structural engineers SCP are provided certification confirming structural drawings comply with this requirement. - A copy of the certificate to be issued to the Certifier to confirm compliance of this requirement.
	Compliance with Food Code					
D16	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.		Prior to Occupation	Not triggered	- RCC to engage a suitably qualified tradesperson, to provide certification of kitchen design is in accordance with the standard.	- Certifier's written notification that information related to this condition received and satisfactory
	Stormwater Quality Management Plan					
D17	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.		Prior to Occupation	Not triggered	- Stormwater Quality Management Plan to be developed by SCP civil engineering, addressing the requirements of this condition - Stormwater Quality Management Plan to be submitted to Certifier for approval	- O&M Manual and Functional Description prepared by SCP containing SQMP
D18	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.		Prior to Occupation	Not triggered	- Stormwater Quality Management Plan to be submitted to Certifier for approval	- Certifier's written notification that information related to this condition received and satisfactory
	Rainwater Harvesting					
D19	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.		Prior to Occupation	Not triggered	- Rainwater harvesting design to be developed in conjunction with CoS and civil consultant - Rainwater harvesting design to be submitted to Certifier for approval	- Certifier's written notification that information related to this condition received and satisfactory
	Outdoor Lighting					
D20	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.		Prior to Occupation	Not triggered	- Confirm outdoor lighting design for site complies with nominated Australian Standards. - Confirm submission of lighting design to Certifier for approval prior to commencement of construction.	- The Electrical Lighting Plan to be provided by Electrical Consultants with certificate confirming compliance with the relevant codes as listed in this condition. - Electrical design and installation peer reviewed, inspected and approved by DSC - Functional briefs and O&M manuals provided
	Warm Water Systems and Cooling Systems					
D21	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010 , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		Prior to Occupation	Not triggered	- Cooling systems to be designed in accordance with the standards defined in this condition - Service peer review by DSC Consultants to ensure standards defined under this condition are met.	- Mechanical design and installation peer reviewed, inspected and approved by DSC - Functional briefs and O&M manuals provided
	Signage					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
D22	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.		Prior to Occupation	Not triggered	- All signage requirements related to this condition to be included in architect's signage package to sign manufacturer. - All signs to be installed at locations in accordance with this condition	- Sign survey to be completed by RCC to ensure compliance with this condition
D23	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.		Prior to Occupation	Not triggered	- All signage requirements related to this condition to be included in architect's signage package to sign manufacturer. - All signs to be installed at locations in accordance with this condition	- Sign survey to be completed by RCC to ensure compliance with this condition
D24	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.		Prior to Occupation	Not triggered	- All signage requirements related to this condition to be included in architect's signage package to sign manufacturer. - All signs to be installed at locations in accordance with this condition	- Sign survey to be completed by RCC to ensure compliance with this condition
	Operational Waste Management Plan					
D25	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in RtS.		Prior to Occupation	Not triggered	- By Principal	- Nil to report at the date of this schedule
	Validation Report					
D26	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP, as required to be updated in accordance with condition B9, and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (d) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the report titled Detailed Site Investigation, Alexandria Park Community School, Park Road, Alexandria NSW, prepared by Coffey and dated 26 Oct ober 2017 or as agreed by the site auditor; (v) details of the volume of treated material emplaced within the containment cell and its location; (vi) results of any validation sampling, compared to relevant guidelines/criteria; (vii) discussion of the suitability the remediated areas for the intended land use; and (viii) any other requirement relevant to the project.		Prior to Occupation	Not triggered	- Onsite investigation, testing and validation of insitu an imported material by Occupational Hygienist (OH) - Independent Site Auditor engaged to provide a Site Audit Statement (SAS)	- Coffey has been appointed as OH and will undertake all site soil and water investigation works, providing remedial actions plans where applicable, monitoring where required and prepare the validation report to meet the requirements of this condition - ZOIC have been appointed as the independent environmental auditor and will provide the site audit statement for compliance
	Site Audit Report and Site Audit Statement					
D27	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).		Prior to Occupation	Not triggered	- Onsite investigation, testing and validation of insitu an imported material prepared by Occupational Hygienist (OH) - Independent Site Auditor engaged to provide a Site Audit Statement (SAS)	- ZOIC have been appointed as the independent environmental auditor and will provide the site audit statement for compliance
D28	Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).		Within 3 months of Validation Report Submission	Not triggered	- Onsite investigation, testing and validation of insitu an imported material prepared by Occupational Hygienist (OH) - Independent Site Auditor engaged to provide a Site Audit Statement (SAS)	- ZOIC have been appointed as the independent environmental auditor and will provide the site audit statement for compliance - Certifier's written notification that information related to this condition received and satisfactory
	Landscaping					

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
D29	Following completion of all demolition work, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition B38 to the satisfaction of the Certifying Authority.		Prior to Occupation	Not triggered	- Confirm Landscape Management Plan for site complies with nominated Australian Standards and arborist report prepared by Redgum dated 14 August. - Confirm submission of LMP to Certifier for approval prior to commencement of construction.	- The LMP to be provided by landscape architect with certificate confirming compliance with the relevant codes as listed in this condition. - Written advice from landscape architect confirming landscaping works installed in accordance with LMP and landscape design. - Certifier's written notification that information related to this condition received and satisfactory
Ecological Sustainable Development						
D30	Within 6 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating, unless otherwise agreed by the Planning Secretary. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.		6 months following commencement of operation	Not triggered	- Submission of Green Star design to Green Star consultant for review and approval during design development.	- Submission of design development documentation to Green Star consultant. - Once building complete Green Star certificate / accreditation received from consultant.
Operation of Plant and Equipment						
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.		At all times	Not triggered	- Company SWMS for plant operation checked by RCC for high risk plant prior to works commencing - Operator's VOC license sighted by supervisors and kept on personnel record as part of site induction process - Plant log book checklist completed daily and kept in plastic envelope on plant - Spotters to be used for moving plant - Exclusions zones are to be set up around large plant	- SMWS reviews for high risk activities by RCC - Weekly safety inspections include plant checks by RCC
Community Communication Strategy						
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.		At all times, 12 months following occupation	Not triggered	- By Principal	- Nil to report at the date of this schedule
Out of Hours Event Management Plan						
E3	The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
E4	The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, in consultation with Council, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
Operational Noise Limits						
E5	The Applicant must ensure that noise generated by operation of the development does not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels as detailed in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2018.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule

Unique (ID)	Compliance Requirement	Original Phase if staged	Development Phase	Status	Monitoring Methodology	Evidence & Comments
E6	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Alexandria Park Community School Development Application Acoustic Assessment , prepared by Wilkinson Murray and dated 19 April 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
After Hours Use of Outdoor Sports Courts and Playing Fields						
E7	The use of the outdoor sports courts and playing fields is restricted as follows: (a) between 7:00 am and 10:00 pm, Mondays to Fridays for training and social recreation activities; (b) between 8:00 am to 6:00 pm, Saturdays and Sundays for organised events and competitions; and (c) no organised events on public holidays.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
E8	Notwithstanding E7 above, the outdoor sports courts and playing fields may operate between 6.00 pm to 10.00 pm, Saturdays and 6.00 pm to 8.00 pm on Sundays and public holidays for training and social recreation activities for a trial period of 6 months from the date of commencement of school operations. Notification of the commencement of use is to be submitted in writing to the Planning Secretary.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
E9	Use of the outdoor sports courts and playing fields must be undertaken in accordance with the recommended noise mitigation measures detailed in the report titled Alexandria Park Community School Development Application Acoustic Assessment prepared by Wilkinson Murray and dated 19 April 2018.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
E10	If investigation of complain(s), through appropriate noise testing, establishes that offensive noise has occurred or use of the outdoor sports courts and playing fields is in breach of conditions E7 to E9, and the complaint is justified, the Department may require by notice to the applicant, that the use and operation of the outdoor sports courts and playing fields revert to the hours as detailed in condition E7.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
E11	A further application may be lodged to continue the operating hours in E8 above, before the end of the trial period. The Department's consideration of a proposed continuation of the hours permitted by the trial will be based on, among other things, performance of the school in managing the use of the outdoor courts and playing fields in relation to compliance with development consent conditions and any substantiated complaints.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
Unobstructed Driveways and Parking Areas						
E12	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		During Operation	Not triggered	- RCC will meet requirements for traffic control as per condition B22 - During operation traffic control will be managed by the Principal	- Nil to report at the date of this schedule
Green Travel Plan						
E13	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
Outdoor Lighting						
E14	Notwithstanding Condition D20, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		During Operation	Not triggered	- RCC will meet requirements for outdoor lighting design as per condition D20 - During operation all residual lighting impacts will be managed by the Principal	- Nil to report at the date of this schedule
Fire Safety Certificate						
E15	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule
Landscaping						
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B41 for the duration of occupation of the development.		During Operation	Not triggered	- By Principal	- Nil to report at the date of this schedule

Alexandria Park Community School - Complaints Register

Last updated 14 June 2019

This is a register of complaints received by School Infrastructure NSW about Alexandria Park Community School redevelopment. A complaints register is a requirement for all State Significant Development (SSD) projects.

Date of complaint	Date of response	Method of complainant	Nature of complaint	SINSW response	Complaint status	Is this complaint an emergency
20/05/19 & 21/05/19	21/05/19	Email	Noise/vibration	Contacted site and construction managers to confirm works were within permitted hours. Responded to stakeholder to this effect and provided information on approved work hours. Also confirmed monitoring and no exceedance of vibration limits.	Closed	
20/05/19	20/05/19	Email	Pest control	Responded to stakeholder to advise that no spider pest control will be carried out.	Closed	
21/05/19	21/05/19	Email	Noise	Contacted site and construction managers to confirm works were within permitted hours. Responded to stakeholder to this effect and provided information on approved work hours.	Closed	No
23/05/19	24/05/19	Email	Vibration	Contacted site supervisor and project manager to confirm no exceedance and then advised stakeholder vibration	Closed	

Date of complaint	Date of response	Method of complainant	Nature of complaint	SINSW response	Complaint status	Is this complaint an emergency
				monitoring is carried out and no exceedance has been recorded		
12/06/2019	14/06/2019	Email	Vibration	Stakeholder advised that their concern was investigated and there had been a noted higher level of vibration due to work methodology, which was immediately adjusted to ensure noise and vibration levels were reduced. Also provided a noise logger location map to stakeholder.	Closed	No
19/06/2019	21/06/2019	Email	Vibration Dust	Stakeholder advised that measures to minimise construction impacts are in place, including the existing solid perimeter fence and ongoing hosing and watering down of stockpiles of materials on site to minimise dust.	Closed	No
20/06/2019	21/06/2019	Email	Work hours Vibration Dust	Stakeholder advised of approved work hours and that measures to minimise construction impacts are in place, including Vibration monitoring and the existing solid perimeter fence. Also dust minimisation through ongoing hosing and watering down of stockpiles of materials on site.	Closed	No