

DOC21/49574



Department of Education
Armidale Secondary College
Pre-Operational Compliance Report


January 2021

Project Name	Armidale Secondary School
Consent Number	SSD 9095
Description of Project	Amalgamation of Duval High School and Armidale High School into a single enlarged school campus to be known as Armidale Secondary College
Project Address	158 – 182 Butler Street, Armidale NSW 2350
Proponent	Schools Infrastructure NSW
Title of Compliance Report	Pre-Operational Compliance Report
Date	22/01/2021

Plan Prepared By:	Plan Reviewed By:	Plan Endorsed By:
Name: Sam Lyons	Name: Guy Madden	Name: Guy Madden
Revision No: 1	Revision no: No. 1	Revision no: No. 1
Date: 7/01/2020	Date: 12/01/2020	Date: 12/01/2020

Revision Register

Revision	Date	Revision Description	Approval
1	22/01/21	Pre-Occupation Compliance Report	SL
2	25/01/21	Pre-Occupation Compliance Report	SC

Name of Authorised Reporting Officer	Sam Lyons
Title	Site Engineer
Signature	
Qualification	Bachelor of Construction Management
Company	Richard Crookes
Company Address	Level 3, Broadcast Way, Artarmon NSW

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

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1. Introduction

1.1 Project Name and Application Number

Project Name: Armidale Secondary College Application Number: SSD 9095

1.2 Project Address

158 – 182 Butler Street, Armidale NSW 2350

1.3 Name of Compliance Report

This compliance report is a “Pre-Operational” Compliance Report (Stage 2 - Commencement of school Operations).

1.4 Applicable Dates

This compliance report covers the construction period from 27/05/2020 to 22/01/2021 (occupation date).

1.5 Summary of Activities during Reporting Period

Richard Crookes Constructions have commenced construction works, including:

- DEN Carpark Works
- Agricultural Teaching Facility
- Covered walkways
- Fencing and gates
- Audio-visual works
- Soft and hard Landscaping
- FF&E installation

A separate REF has previously been obtained and covers the following scope (please note that at the time of engagement, these works are anticipated to have been completed):

- Site preparation works including Demolition of all buildings except Building B (heritage building)
- Removal of 81 trees
- Renovation of Building B to create a Visual Art and Performance Building

1.6 Key Project Personnel

The following personnel are:

Status	Organisation	Contact	Mobile	Email
Head Contractor	RCC	Guy Madden	0419 428 652	maddeng@richardcrookes.com.au
Environmental Consultant/Engineer	SERS	Carl Pump	1300 320 696	reception@sers.com.au

Principal Certifying Authority	MBC Consultancy	Sean Moore	0406 920 277	sean@meobc.com.au
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2. Compliance Status Descriptors

The Compliance Monitoring and Reporting Schedule, complete with status of compliance items is attached to this document in Appendix B.

Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

3. Compliance Summary

There were 6 non-compliance identified during the reporting period.

The table below details the Compliance Summary for the entire project.

Part	Total No. Conditions	No. Conditions		
		Compliant	Non-Compliant	Not Triggered
PART A – Administrative Conditions	24	15	2	7
PART B – Prior to Construction	42	35	1	6
PART C – Construction	51	34	3	14
PART D – Prior to Occupation or Commencement of Use	34	22	1	11
Part E – Post Occupation	21	0	0	21

4. Non-Compliances

Unique (ID)	Compliance Requirement	Details of non-compliances	Date Occurred	Date Identified	Proponents Response
A2	Non-compliant due to non-compliances with other conditions of consent	Non-compliant due to non-compliances with other conditions of consent	10/06/20	22/01/21	Notice of non-conformance to be issued on or before 29/01/21 as per CoC 42
A11	The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction.	<p>The staging report was submitted on 23/09/20, however date of occupation of stage 1 was 14/10/20. This was not within 1 month.</p> <p>It is noted that the staging report was approved by DPIE on 01/10/20.</p>	23/09/20	23/09/20	Any future staging reports to be submitted within required timeframes.
B40	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	CCR3 not submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	26/11/20	18/01/21	<p>Due to extended construction program and staging. A further CCR was not prepared at 26 Week interval from the previous CCR as required by the post approval requirements.</p> <p>Reporting period of this Pre Operational Report has been extended to cover the CCR3 period.</p> <p>Any future Compliance reports to be submitted within required timeframes.</p>

C5	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p>	<p>Complaint received 20/08/20 regarding noise earlier than 7am. DPIE was notified of the non compliance on 27/08/20.</p>	20/08/20	20/08/20	<p>Non-conformance notice issued to the subcontractor for noise. Subcontractor fined.</p> <p>Subcontractors reminded vehicles not to be driven on Butler street prior to 7am. Revised work hours for DEN area (Butler Street / north west section of site): all trades advised no works to commence around DEN prior to 7.30am.</p>
C16	<p>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 C5.</p>	<p>Compliant received 20/08/2002 regarding truck (subcontractor) in Butler Street before 7am.</p> <p>DPIE was notified of the non compliance on 27/08/20.</p>	20/08/20	20/08/20	<p>Non-conformance notice issued to the subcontractor for noise & subcontractor fined.</p> <p>Subcontractors reminded vehicles not to be driven on Butler street prior to 7am. Revised work hours for DEN area (Butler Street / north west section of site): all trades advised no works to commence around DEN prior to 7.30am.</p>
C46	<p>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</p>	<p>The Department was not notified of non compliances regarding A11 & D1 within the required timeframe.</p>	23/09/20 & 7/10/20	25/01/21	<p>This was due to an administrative oversight.</p> <p>The Department has been notified of these non compliances via this notification.</p>

	identify any non-compliance.				
D1	If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	The Department was not notified of the commencement of stage 1 within the required timeframe.	8/10/20	4/11/20	<p>All future commencement dates to be submitted within the required timeframe.</p> <p>Notice received from DPIE on 4/11/20 of their determination to record this noncompliance as a breach noting no further action required.</p>

5. Previous Report Actions

9 previous actions to report as part of this report as there were non-compliances identified in the Construction Compliance Report 2.

Unique (ID)	Action	Progress	Outcome
A2	Non-compliant due to non-compliances with other conditions of consent	Closed Out. Remains a non-compliance	The Department notified of non-conformance on 30/07/20.
B40	Construction Compliance Report 1 is yet to be submitted to the Department	Closed out	Construction Compliance Report 1 has now been submitted to the Department.

6. Incidents

There were 0 incidents identified during the reporting period.

#	Cause / nature of incident	Location of incident	How was incident identified	Agency / Agencies incident reported to	Action required	Timing for action	Response to incident
	N/A						


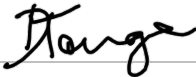
7. Complaints

There was 3 complaints identified during the reporting period.

Date	Who Received The Complaint	Work Zone	Incident / Concern / Complaint	Time of Verbal Response	Actions Taken
27/07/20	SINSW	General site	Trucks in Butler Street before 7am	29/7/2020	All external trades informed vehicles not to be driven on Butler street prior to 7am. Subcontractors briefed on noise controls.
20/08/20	SINSW	General site	Noise before 7am on and after 1pm Saturday Trucks in Butler Street before 7am	24/08/2020	Non-conformance notice issued to the subcontractor for noise. Subcontractor fined. Subcontractors reminded vehicles not to be driven on Butler street prior to 7am. Revised work hours for DEN area (Butler Street / north west section of site): all trades advised no works to commence around DEN prior to 7.30am.
30/11/20	SINSW	General site	Trucks parked in Butler Street	1/12/2020	Vehicles moved day of complaint. Reminder to all onsite of the requirement not to park on the residential side of Butler Street. Parking included in daily site meetings and pre-site briefing for new workers.

Appendices

Appendix A - Declaration Form

Project Name	Armidale Secondary College Upgrade
Application Number	SSD 9095
Description of Project	Amalgamation of Duval High School and Armidale High School into a single enlarged school campus to be known as Armidale Secondary College
Project Address	158 – 182 Butler St, Armidale 2350
Proponent	NSW Department of Education
Title of Compliance Report	Armidale Secondary College Pre-Operational Compliance Report.
Date	22 January 2021
<p>I declare that I have reviewed 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.</p> <p>Notes: Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> 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).</p>	
Name of Authorised Reporting Officer	Robert Crestani
Title:	Senior Project Director, SINSW
Signature	
Qualification	NSW Registered Architect No 8507, NSW Builder – Sup Cert 82531S
Company	Department of Education – School Infrastructure NSW
Company Address	Level 8, 259 George Street Sydney NSW 2000
Endorsed: Executive Director, Delivery. NSW Department of Education	David Tonge
Signature	

Appendix B - Compliance Table

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	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.	Compliant	At all times	<ul style="list-style-type: none">- 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.	No incidents or complaints received regarding environmental harm recorded during this reporting period.																																																								
Terms of Consent																																																													
A2	<div>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:</div> <table><tr><th colspan="4">Architectural Plans prepared by NBRS Architecture</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>17352-NBRS-DA-082</td><td>3</td><td>Site Circulation, Vehicle and Pedestrian Plan</td><td>12/04/2019</td></tr><tr><td>17352-NBRS-DA-005</td><td>2</td><td>Building Envelope 3D</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-012</td><td>4</td><td>Proposed Site Plan</td><td>12/04/2019</td></tr><tr><td>17352-NBRS-DA-100</td><td>3</td><td>Site General Arrangement Plan – Lower Ground</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-101</td><td>4</td><td>Site General Arrangement Plan – Ground floor</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-102</td><td>3</td><td>Site General Arrangement Plan – Upper Ground</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-103</td><td>3</td><td>Site General Arrangement Plan – First Floor</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-104</td><td>3</td><td>Site General Arrangement Plan – Second Floor</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-105</td><td>2</td><td>Site Roof Plan</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-300</td><td>2</td><td>Elevations - Orthographic</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-301</td><td>2</td><td>Elevations and sections Zone 1 and O Block</td><td>20/02/2019</td></tr><tr><td>17352-NBRS-DA-400</td><td>2</td><td>Elevations and Site Sections</td><td>20/02/2019</td></tr></table>	Architectural Plans prepared by NBRS Architecture				Dwg No.	Rev	Name of Plan	Date	17352-NBRS-DA-082	3	Site Circulation, Vehicle and Pedestrian Plan	12/04/2019	17352-NBRS-DA-005	2	Building Envelope 3D	20/02/2019	17352-NBRS-DA-012	4	Proposed Site Plan	12/04/2019	17352-NBRS-DA-100	3	Site General Arrangement Plan – Lower Ground	20/02/2019	17352-NBRS-DA-101	4	Site General Arrangement Plan – Ground floor	20/02/2019	17352-NBRS-DA-102	3	Site General Arrangement Plan – Upper Ground	20/02/2019	17352-NBRS-DA-103	3	Site General Arrangement Plan – First Floor	20/02/2019	17352-NBRS-DA-104	3	Site General Arrangement Plan – Second Floor	20/02/2019	17352-NBRS-DA-105	2	Site Roof Plan	20/02/2019	17352-NBRS-DA-300	2	Elevations - Orthographic	20/02/2019	17352-NBRS-DA-301	2	Elevations and sections Zone 1 and O Block	20/02/2019	17352-NBRS-DA-400	2	Elevations and Site Sections	20/02/2019			<ul style="list-style-type: none">- Internal and independent audit.- Review of any directions issued by the Secretary. Review of project changes and their consideration against the consent.	Non-compliant due to non-compliances with other conditions of consent.
Architectural Plans prepared by NBRS Architecture																																																													
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Unique (ID)	Compliance Requirement				Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
	17352-NBRS-DA-401	2	New Build Sections	20/02/2019	Non-Compliant	At all times		
	NBRS-AR-DWG-DA-1051	1	Site Signage Plan	12/04/2019				
	Landscape Plans prepared by <i>NBRS Architecture</i>							
	Dwg No.	Rev	Name of Plan	Date				
	17352-NBRS-L-002	Q	Landscape Demolition Plan	15/04/2019				
	17352-NBRS-L-003	O	Proposed Landscape Site Plan	15/04/2019				
	17352-NBRS-L-004	N	Proposed Landscape Detail Plan	15/04/2019				
	17352-NBRS-L-005	L	Landscaping Fencing Plan	15/04/2019				
	17352-NBRS-L-100	I	Hardscape and Materials Palette	15/10/2018				
	17352-NBRS-L-101	O	Hardscape and Materials Plan – Sheet One	12/04/2019				
	17352-NBRS-L-102	I	Hardscape and Materials Plan – Sheet Two	15/10/2018				
	17352-NBRS-L-103	O	Hardscape and Materials Plan – Sheet Three	12/04/2019				
	17352-NBRS-L-104	L	Hardscape and Materials Plan – Sheet Four	15/02/2019				
	17352-NBRS-L-105	I	Hardscape and Materials Plan – Sheet Five	15/10/2018				
	17352-NBRS-L-106	L	Hardscape and Materials Plan – Sheet Six	11/04/2019				
	17352-NBRS-L-107	L	Hardscape and Materials Plan – Sheet Seven	15/02/2019				
	17352-NBRS-L-108	N	Hardscape and Materials Plan – Sheet Eight	11/04/2019				
	17352-NBRS-L-200	I	Planting Palette	15/10/2018				
	17352-NBRS-L-300	I	Landscape Sections/Elevations 01	15/10/2018				
	17352-NBRS-L-301	I	Landscape Sections/Elevations 02	15/10/2018				
	17352-NBRS-L-302	I	Landscape Sections/Elevations 03	15/10/2018				
	17352-NBRS-L-400	I	Landscape Details 01	15/10/2018				
	17352-NBRS-L-401	I	Landscape Details 02	15/10/2018				
	17352-NBRS-L-402	I	Landscape Details 03	15/10/2018				
	Civil Drawings prepared by <i>Birzulis</i>							
	Dwg No.	Rev	Name of Plan	Date				
	707-BRIZ-C-100	8	Overall Site Plan	15/04/2019				
	707-BRIZ-C-102	9	Part Site Plan	15/04/2019				
	707-BRIZ-C-104	7	Part Site Plan	25/02/2019				
	707-BRIZ-C-106	8	Part Site Plan	25/02/2019				
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.				Not triggered	At all times	Review of any directions issued by the Secretary.	No directions received from Secretary during this reporting period.
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.				Not triggered	At all times	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.
Limits of Consent								
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.				Compliant	N/A		The works to commence June 2019 and will be completed within 5 years of the date of the consent.
Prescribed Conditions								
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.				Compliant	At all times	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								
A7	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.				Not triggered	At all times	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	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
<u>A8</u>	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.	<u>Compliant</u>	N/A	Copy of Receipt from LSL Corporation for funds received to be forwarded to Certifier.	- NSW Long Service Corporation receipt no 00371804 dated 5 March 2019 - NSW Long Service Corporation determination of levy dated 25 February 2019
Legal Notices					
<u>A9</u>	Any advice or notice to the consent authority must be served on the Planning Secretary.	<u>Compliant</u>	N/A	Review of any notices from the Secretary.	N/A
Evidence of Consultation					
<u>A10</u>	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; 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.	<u>Compliant</u>	At all times	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 conditions.
Staging					
<u>A11</u>	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise agreed to by the Planning Secretary.	<u>Non-Compliant</u>	NA	Staging report submitted to the Department on 23/09/20.	The staging report was submitted on 23/09/20, however date of occupation of stage 1 was 14/10/20. This was not within 1 month. It is noted that the staging report was approved by DPIE on 01/10/20.
<u>A12</u>	The Staging Report must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	<u>Compliant</u>	NA	Staging report to be developed addressing the requirements of this condition.	Staging report was submitted to the Department on 23/09/20 noting how each criteria had been addressed. Updated staging report submitted to DPIE 11 January 2020. DPIE provided acceptance on 21/01/21.
<u>A13</u>	The project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	<u>Compliant</u>	NA	Project to be staged in accordance with the approved staging report.	The staging report has been adhered to date.
<u>A14</u>	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	<u>Compliant</u>	NA	Noted.	Noted.
Staging, Combining and Updating Strategies, Plans or Programs					
<u>A15</u>	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).	<u>Compliant</u>	NA		An updated staging report was submitted to the Department for approval on 11/01/2021.
<u>A16</u>	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.	<u>Not triggered</u>	NA	Staging not required	No legal advice or notices served during this reporting period.
<u>A17</u>	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.	<u>Not triggered</u>	NA	Staging not required	No legal advice or notices served during this reporting period.
Structural Adequacy					
<u>A18</u>	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.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Demonstrated alignment with BCA during design phase.	The Certifier / BCA consultant to confirm compliance of submitted documentation in accordance with this requirement. MBC provided certification for structural works on the 28/6/2019 – Certificate Number 17194S109R04
	Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.				
External Walls and Cladding					
<u>A19</u>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<u>Compliant</u>	NA	Demonstrated alignment with BCA during design phase.	BCA consultant to confirm compliance of submitted documentation in accordance with this requirement. BCA Compliance report prepared by NBRS Architecture dated 24/5/2019. MBC Certified the conditions under B5 - MBC Crown Certificate

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
					Approval Provided 28/6/2019 – Main Works
Applicability of Guidelines					
<u>A20</u>	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.	<u>Not triggered</u>	At all Times	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.	All applicable guidelines, protocol, Standards are correct to the date of this consent
<u>A21</u>	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.	<u>Not triggered</u>	At all Times	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					
<u>A22</u>	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	<u>Compliant</u>	At all Times	Onsite investigation, testing and validation of insitu and imported material by Occupational Hygienist (OH)	SERS Pty Ltd 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.
	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.				
Access to Information					
<u>A23</u>	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: i) the documents referred to in condition A2 of this consent; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	<u>Compliant</u>	Prior to CC1 (Earthworks)	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 The information pertaining to (a) (iii), (iv), (v), (vi), (viii), (ix), (x) were not triggered at time of commencement and 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					
<u>A24</u>	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.	<u>Compliant</u>	At all Times	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					
<u>AN1</u>	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	Review of general council requirements for permits / licenses	Meeting held on site with ARC to discuss hoarding permits which determined a permit was not required, shadecloth not considered hoarding.
	PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement					

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
<u>B1</u>	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<u>Compliant</u>	Prior to CC1 (Earthworks)	Documented written notification of commencement provided to DPE 48 hours prior to the commencement of construction and operation.	Notification of commencement of works issued to DPE on 31 May 2019.
<u>B2</u>	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.	<u>Compliant</u>	Prior to CC1 (Earthworks)	Documented written notification of commencement provided to DPE 48 hours prior to the commencement of construction and operation.	N/A
Demolition					
<u>B3</u>	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority.	<u>Compliant</u>	At all Times	Provide demolition completion certificate confirming compliance with AS2601-2001, any future demolition work to comply with AS2601-2001	Letter from Demex (subcontractor) dated 24 May 2019 confirming structures demolished in accordance with AS2601-2001 MBC Crown Certificate Approval Provided 3/6/2019 – Certificate Number 17194S109R03
Certified Drawings					
<u>B4</u>	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.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Document submission of structural drawings. Verification of Certifier approval.	The structural engineers Birzulis have provided certification confirming structural drawings comply with this requirement. MBC Crown Certificate Approval Provided 28/6/2019 – 17194 Main Works
External Walls and Cladding					
<u>B5</u>	Prior to the commencement of construction (excluding earthworks), the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Document submission of BCA compliance evidence. Confirmation of compliance from Certifier. Submission of BCA compliance evidence to DPE following Certifier acceptance within seven days.	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. The architects NBRS to provide 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 MBC Crown Certificate Approval Provided 28/6/2019 – Main Works
Protection of Public Infrastructure					
<u>B6</u>	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 Planning Secretary, Certifying Authority and Council.	<u>Compliant</u>	Prior to earthworks	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) 27/05/2019 letter from Marline Newcastle Pty Ltd to proponent contractor NBRS Architecture stating “we confirm we have liaised with the relevant service providers and that there are no Public Infrastructure services on the site that are likely to be impacted by the development” (b) The following dilapidation reports have been produced for the project: ASC External area dated 17/08/19, and Council assets dated 18/01/19 (c) A dilapidation report was issued to the Council on 21/03/19, the Certifier on 31/05/19 and Planning on 30/05/19. MBC Crown Certificate Approval Provided 3/6/2019 – Certificate Number 17194S109R03
Unexpected Contamination Procedure					

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
<u>B7</u>	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 B19 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.	<u>Compliant</u>	Prior to CC1 (Earthworks)	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 & SERS have produced unexpected finds procedure as per the CEMP Appendix J.
Utilities and Services					
<u>B8</u>	Prior to commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Confirm preparation and submission of requests for relevant approvals from service providers.	Evidence of consultation with the following relevant services providers is as follows: - Essential Energy (Electrical Authority) on 21/05/19 - Armidale Regional Council (water & sewer) on 21/05/19
<u>B9</u>	Prior to the commencement of construction of any utility works associated with the development, 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.	<u>Compliant</u>	Prior to CC2 (Construction Works)		Marline submitted an application to Essential Energy for power supply, resulting in Essential Energy provided a design package. There is no natural gas at ASC, a gas authority is not relevant.
Community Communication Strategy					
<u>B10</u>	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	<u>Compliant</u>	Prior to CC1 (Earthworks)	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 B12 and issued to the Planning Secretary.
<u>B11</u>	The Community Communication Strategy must be submitted to the Planning Secretary for information no later than 48 hours before the commencement of any work.	<u>Compliant</u>	Prior to CC1 (Earthworks)	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 the commencement date of works.	Letter dated 29 May 2019 from School Infrastructure NSW to Planning Secretary submitting the Community Communication Strategy for the Armidale Secondary College
Ecologically Sustainable Development					
<u>B12</u>	Prior to the commencement of construction (excluding earthworks), the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless otherwise agreed by the Planning Secretary.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Confirm registration of Green star application. Confirm all documentation is submitted to ensure best outcome of green star rating. Submit evidence of registration to the certifying authority unless otherwise agreed.	Registration for a minimum 4 star green rating has been completed. MBC Crown Certificate Approval Provided 28/6/2019 – Main Works
Outdoor Lighting					

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
<u>B13</u>	Prior to commencement of construction (excluding earthworks), 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.	<u>Compliant</u>	Prior to CC2 (Construction Works)	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.	MBC have reviewed all outdoor lighting to ensure it complies. As per the SSD Report For Main Works, completed by MBC on the 28/6/19.
Access for People with Disabilities					
<u>B14</u>	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 (excluding earthworks), 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.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Confirm plans have been certified prior to commencement of construction.	MBC have reviewed to ensure this condition complies. As per the SSD Report For Main Works, completed by MBC on the 28/6/19.
Environmental Management Plan Requirements					
<u>B15</u>	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii) any relevant limits or performance measures and criteria; and iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; NSW Government 12 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095) (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: i) impacts and environmental performance of the development; ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii) complaint; iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan.	<u>Compliant</u>	Prior to CC1 (Earthworks)	Ensure EMP review process includes a checklist against these requirements prior to submission to the Certifier for approval.	EMP and CEMP dated 30/05/2019 - Demolition and Construction Risk Assessment/Management Plan (CoC B16) - Construction Traffic and Pedestrian Management Sub-Plan (CoC B22) - Construction Noise and Vibration Management Sub-Plan (CoC B23) - Construction Waste Management Sub-Plan (CoC B24) Construction Soil and Water Management Sub-Plan (CoC B25); All plans approved by the PCA as per Aconex Certifier's written notification that information related to this condition received and satisfactory
	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans				
Rail Corridor					
<u>B16</u>	Prior to the commencement of works within and adjacent to the rail corridor, a Demolition and Construction Risk Assessment/Management Plan and Safe Work Method Statement be submitted to John Holland Rail for review and to the Planning Secretary for information.	<u>Compliant</u>			Safety documents were submitted to John Holland Rail on 4/01/21 and the Department on 22/01/20.
<u>B17</u>	If excavation in, above, below, or adjacent to rail corridors is to be undertaken, a Geotechnical Assessment is required to be undertaken and confirming no adverse impact would be had on the stability of the rail corridor during construction.	<u>Not triggered</u>			Not triggered at this point as not works have required any action to this condition.
<u>B18</u>	Prior to the commencement of works within and adjacent to the rail corridor, a safety assessment of any potential intrusion works necessary for the proposal on the Danger Zone be undertaken and submitted to John Holland Rail for review and to the Planning Secretary for information.	<u>Not triggered</u>			Not triggered at this point as not works have required any action to this condition.

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
<u>B19</u>	No works shall commence within the Danger Zone until the safety assessment has been submitted to John Holland Rail and the Planning Secretary. Any works be undertaken in the Danger Zone are to be done by a qualified Protection Officer.	<u>Not triggered</u>			Not triggered at this point as not works have required any action to this condition.
Construction Environmental Management Plan					
<u>B20</u>	<p>Prior to the commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>i) 24-hour contact details of site manager;</p> <p>ii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>iii) stormwater control and discharge;</p> <p>iv) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>v) groundwater management plan including measures to prevent groundwater contamination;</p> <p>vi) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>vii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B21); NSW Government 13 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095)</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B22);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B23);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B24);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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.</p>	<u>Compliant</u>	Prior to CC1 (Earthworks)	Ensure CEMP review process includes a checklist against these requirements prior to submission to the Certifier for approval.	<p>EMP and CEMP dated 30/05/2019 that conforms to B19 as follows:</p> <p>(a) (i) - included in CEMP (Section a) i)</p> <p>(a) (ii) - included in CEMP (Section a) ii)</p> <p>(a) (iii) - included in CEMP (Section a) iii)</p> <p>(a) (iv) - included in CEMP (Section a) iv)</p> <p>(a) (vi) - included in CEMP (Section a) v)</p> <p>(a) (vii) - included in CEMP (Section a) vi)</p> <p>(a) (viii) - A Community Communication Strategy has been prepared by SINSW and issued to the Planning Secretary - (Section a) vii & related to B16)</p> <p>(b) - included in CEMP</p> <p>(c) - included in CEMP</p> <p>(d) - included in CEMP</p> <p>(e) - included in CEMP</p> <p>(f) - RCC & SER's to produce Remediation Works Plan which</p> <p>(g) contains procedure for dealing with unexpected contaminated material. - (related to B13)</p> <p>(h) - RCC will prepare an unexpected finds protocol as part of HMP - (related to B5)</p> <p>- RCC & SER's to produce Remediation Works Plan which contains procedure for waste classification and validation</p>
<u>B21</u>	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.	<u>Compliant</u>	Prior to CC1 (Earthworks)	<p>Confirm submission of CEMP to Certifier for approval prior to commencement of construction.</p> <p>Confirm submission of CEMP to Secretary prior to commencement of construction.</p>	<p>- 31/05/2019 email Metro Building Consultancy to RCC (proponent contractor) stating “MBC confirm that all parts of the CEMP (except for those parts highlighted in the Aconex below) have been satisfactorily addressed and is approved” (excludes B22(b); B22(c); B22(e)(ii) and(iii); B22(f); B23(d)and(e); and A10).</p> <p>31/05/2019 letter from proponent (School Infrastructure NSW) to the Planning Secretary submitting CEMP as “generally in accordance with the requirements of B20 and associated B22, B23, B24 and B25”.</p> <p>MBC Crown Certificate Approval Provided 3/6/2019 – Certificate Number 17194S109R03</p>
<u>B22</u>	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>i) minimise the impacts of construction on the local and regional road network;</p> <p>ii) minimise conflicts with other road users;</p> <p>iii) minimise road traffic noise; and</p> <p>iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	<u>Compliant</u>	Prior to CC1 (Earthworks)	<p>Ensure CTPMSP review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p> <p>Confirm submission of CEMP to Certifier for approval prior to commencement of construction.</p>	<p>RCC in consultation with TTM has completed a Construction and Pedestrian Management Sub-Plan as necessary that conforms to B21 as follows:</p> <p>(a) - prepared by Sydney Traffic</p> <p>(b) - included in CTPMSP</p> <p>(c) - included in CTPMSP</p> <p>(d) - included in CTPMSP</p> <p>(e) - included in CTPMSP</p> <p>(f) - included in CTPMSP</p> <p>(g) included in CTPMSP</p>

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
<u>B23</u>	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 B22(b); and (f) include a complaints management system that would be implemented for the duration of the construction.	<u>Compliant</u>	Prior to CC1 (Earthworks)	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.	RCC in consultation Day Design with has completed a CNVMP as necessary that conforms to B22 as follows: (a) - prepared by Day Design (b) - included in CNVMP (c) - included in CNVMP (d) - included in CNVMP (e) - included in CNVMP (e) - included in CNVMP
<u>B24</u>	The Construction Waste Management Sub-Plan (CWMSMP) 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.	<u>Compliant</u>	Prior to CC1 (Earthworks)	Ensure CWMSMP management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval. Confirm submission of CWMSMP to Certifier for approval prior to commencement of construction.	RCC has completed a Construction CWMSMP 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. - included in CWMSMP (Section a) iii) and section d) and section h)
<u>B25</u>	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).	<u>Compliant</u>	Prior to CC1 (Earthworks)	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.	RCC in consultation with Birzulis Engineering has completed a CNVMP as necessary that conforms to B25 as follows: (a) - prepared by Birzulis Engineering (b) - included in CSWMSP (c) - included in CSWMSP (d) - included in CSWMSP (e) included in CSWMSP
Construction Parking					
<u>B26</u>	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	<u>Compliant</u>	At all times	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.	30/05/2019 letter from TTM Consulting Pty Ltd to proponent. Conditions noted in the letter are consistent with the Final Conditions, and therefore the TTM letter is consistent with the requirements of the consent.
Road Design and Traffic Facilities					
<u>B27</u>	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Confirm submission of detailed design drawings relating to infrastructure upgrade works for Mann’s Avenue and Butler Street.	Approval received from ARC on 4/12/19.
Infrastructure Works					
<u>B28</u>	Within six months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that approval pursuant to Section 138 of the Roads Act 1993 has been obtained from Armidale Regional Council for the detailed design and construction of the following infrastructure works: (a) replacement footpath along the entire length of the western side of Butler Street and partially along Mann Street with a minimum width of 1500mm; (b) align the pedestrian crossing kerb ramps on the northern and southern sides of Kentucky Street west of Butler Street; (c) enhance the pedestrian refuge in Kentucky Street for visibility; (d) crown the lower area of the tree on the north western corner of Butler and Kentucky Street to improve vehicle/pedestrian visibility; (e) removal of concrete blisters on Butler Street between Manns Street and Hargrave Street; (f) redesign of pedestrian facilities on Butler Street to best suit pedestrian access to the school; (g) redesign of pedestrian crossing at Butler/Mann Street intersection; and (h) assessment and installation of appropriate Street lighting for pedestrian crossing facilities in Butler Street and at the Butler/Mann Street intersection.	<u>Not triggered</u>	Within 6 months of construction	Confirm submission of detailed design drawings relating to infrastructure upgrade works for Mann’s Avenue and Butler Street.	Identified as non compliant during the previous reporting period 1/06/19-2/12/2019. <i>Non-compliance received as per the December Wolf Peak Audit as written evidence was not provided in the required time frame.</i> <i>Evidence of approval was submitted to the Department on 12/06/19.</i> <i>While evidence of the approval of Council to the works was provided, this has not been provided to the Secretary within 6 months of the commencement of construction.</i>

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
Stormwater Management System					
<u>B29</u>	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; (e) divert existing clean surface water around operational areas of the site; and (f) prevent cross-contamination of clean and sediment or leachate laden water.	<u>Compliant</u>	Prior to CC2 (Construction Works)	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	31/05/2019 letter submitting stormwater drainage drawings to principal certifying authority (and accompanying drawings) Stormwater management report (Rev E dated 28/05/2019) prepared by Birzulis MBC Crown Certificate Approval Provided 3/6/2019 – Certificate Number 17194S109R03
Operational Noise – Design of Mechanical Plant and Equipment					
<u>B30</u>	Prior to commencement of construction (excluding earthworks), the Applicant must incorporate the noise mitigation recommendations in the Environmental Noise Assessment prepared by Day Design Pty Ltd dated 16 October 2018, 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 recommended operational noise levels identified in the Environmental Noise Assessment Noise Assessment prepared by Day Design Pty Ltd dated 16 October 2018.	<u>Compliant</u>	At all times	Design scope of consultants to include noise mitigation measures as per Acoustic Assessment report by Day Design Pty Ltd Consultants to certify design to be in accordance with relevant Australian Standards	Certifier's written notification that information related to this condition received and satisfactory MBC Crown Certificate Approval Provided 28/6/2019
Construction and Demolition Waste Management					
<u>B31</u>	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.	<u>Compliant</u>	Prior to removing waste from site	Confirm notification provided to RMS in advance of removal of waste material from site.	RMS notified via email on 30/5/19
Operational Waste Storage and Processing					
<u>B32</u>	Prior to the commencement of construction (excluding earthworks), the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	<u>Not triggered</u>	Prior to CC2 (Construction Works)		Armidale Council do not remove the waste from ASC, waste removal is engaged directly by ASC.
Mechanical Ventilation					
<u>B33</u>	All mechanical ventilation systems must be designed in accordance with Part F 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 (excluding earthworks).	<u>Compliant</u>	Prior to CC2 (Construction Works)	Mechanical consultant to certify design to be in accordance with relevant Australian Standards	MBC have reviewed to ensure this condition complies. As per the SSD Report For Main Works, completed by MBC on the 28/6/19.
Rainwater Harvesting					
<u>B34</u>	Prior to the commencement of construction (excluding earthworks), the Applicant must ensure that a rainwater reuse/harvesting system for the development is designed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Design scope of hydraulic consultant to include rainwater harvesting system Hydraulic consultant to prepare rainwater harvesting plan	Marline designed and certified a rainwater harvesting system for the development. Certification confirmation provided from Marline, ref MN10030 on the 21/5/19.
Roadworks and Access					
<u>B35</u>	Prior to the commencement of construction (excluding earthworks), the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of an 8.8m medium rigid vehicle.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Confirm submission of Design plans to Armidale Council	Armidale Council have reviewed and approved the design. Approved 22/5
Car Parking and Service Vehicle Layout					
<u>B36</u>	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction (excluding earthworks): (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 185 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.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Design scope of civil consultant to include the items related to this condition	MBC have reviewed to ensure this condition complies. As per the SSD Report For Main Works, completed by MBC on the 28/6/19.

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
Bicycle Parking and End-of-Trip Facilities					
<u>B37</u>	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 (excluding earthworks): (a) the provision of a minimum 100 bicycle parking spaces; (b) 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; NSW Government 16 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095) (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	<u>Compliant</u>	Prior to CC2 (Construction Works)	Design scope of architect to include the items related to this condition	MBC have reviewed to ensure this condition complies. As per the SSD Report For Main Works, completed by MBC on the 28/6/19.
Public Domain Works					
<u>B38</u>	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.	<u>Complaint</u>	Prior to CC2 (Construction Works)	Design scope of architect to include the items related to this condition	Approval received from ARC on 4/12/19. Issued to MBC 29/1 RCC- GCOR-005887
Compliance Reporting					
<u>B39</u>	No later than 48 hours 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.	<u>Compliant</u>	Prior to CC1 (Earthworks)	Confirm submission of a CMRP prepared in accordance with the CRPAR to the Department and the Certifier. 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 on 29/05/19 CMRP submitted to the Certifier on 30/05/19 MBC Crown Certificate Approval Provided 3/6/2019 – Certificate Number 17194S109R03
<u>B40</u>	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<u>Non-Compliant</u>	At all times	Confirm PCCR makes provision for the preparation of compliance reports in accordance with the CRPAR.	CCR3 not submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).
<u>B41</u>	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.	<u>Compliant</u>	At all times	Confirm Compliance Reports are made publicly available 60 days after submission to the Department.	Construction Compliance Report was submitted to DPIE on the 8 th May 2020.
<u>B42</u>	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.	<u>Not triggered</u>	At all times	Review of directions provided by the Secretary in respect of "compliance reporting matters".	The development is not operational
PART C - DURING CONSTRUCTION					
Approved Plans to be On-site					
<u>C1</u>	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.	<u>Compliant</u>	At all times	RCC to have a copy of approved and certified plans/ Specifications and documents incorporating conditions of approval and certification available on site at all times.	Drawings had been stored in the RCC site shed. RCC site shed has now been decanted. Photos are saved on file for reference
Site Notice					
<u>C2</u>	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 workperiod; 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.	<u>Compliant</u>	At all times	Confirm all Site Notice's include a checklist against these requirements.	Notice board in place and updated monthly for currency. Photos are saved on file for reference

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
Operation of Plant and Equipment					
<u>C3</u>	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.	<u>Compliant</u>	At all times	All plant and equipment is registered in accordance with RCC safety requirements, log books checked daily	Copy of logbooks and checks had been stored in the RCC site shed. RCC site shed has now been decanted. Photos are saved on file for reference
Demolition					
<u>C4</u>	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001).	<u>Compliant</u>	Prior to CC1 (Earthworks)	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.	Demolition compliance certificate received 24/5.
Construction Hours					
<u>C5</u>	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	<u>Non-Compliant</u>	At all times	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.	Complaint received 20/08/20 regarding noise earlier than 7am. DPIE was notified of the noncompliance on 27/08/20.
<u>C6</u>	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	<u>Not triggered</u>	At all times	NA	No out of hours work undertaken.
<u>C7</u>	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<u>Not triggered</u>	At all times	Ensure adequate notice is given to affected residents.	No out of hours work undertaken.
<u>C8</u>	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and NSW Government 18 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095) (c) 9am to 12pm, Saturday.	<u>Not triggered</u>	At all times	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 RCC to carry out daily noise level readings during noisy works periods (e.g. demolition)	Not triggered or likely to be in future due to softness of rock and works now out of the ground.
Implementation of Management Plans					
<u>C9</u>	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<u>Compliant</u>	At all times	Items within the SSDA relevant to the work activities are to be included within the contract scopes of works for consultants & subcontractors. Toolbox talks to address any compliance issues as required. The site induction highlights relative conditions to be adhered to while undertaking works on site	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					
<u>C10</u>	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.	<u>Compliant</u>	At all times	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	Complaint received 30/11/20 regarding Trucks parked in Butler Street. Contractor has approval from Council to park along Butler St if onsite parking is not possible however vehicles were subsequently moved to other side of road.
Road Occupancy Licence					
<u>C11</u>	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	<u>Not triggered</u>	At all times	No works / loading / unloading/etc anticipated to be undertaken outside of site. All construction traffic will enter and leave site in forward direction	No road works were undertaken during the reporting period.
SafeWork Requirements					

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence & Comments
<u>C12</u>	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.	<u>Compliant</u>	At all times	<p>The site will be hoarding off and secured with A-class hoardings and utilising the existing perimeter core-10 fencing.</p> <p>Full-time traffic control to police construction traffic entering and leaving vehicle access gate on Belmont St.</p> <p>Inducted site personal will enter site through controlled access gate on Belmont St.</p>	<p>Weekly environmental checks to ensure perimeter adequately secured.</p> <p>Gates are locked at the end of each day.</p> <p>The site has full perimeter fencing to prevent access by unauthorised personnel.</p>
Hoarding Requirements					
<u>C13</u>	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;</p> <p>(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</p> <p>(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</p>	<u>Compliant</u>	At all times	<p>The site will be hoarding off and secured with A-class hoardings and utilising the existing perimeter core-10 fencing.</p> <p>All graffiti to be removed within 48 hours</p> <p>Hoarding within site boundaries therefore permit from CoS not required.</p>	<p>RCC had been conducting weekly environmental checks to ensure perimeter adequately secured and graffiti removed</p> <p>RCC had been completing weekly environmental inspections, which are saved on file. Photos on file</p>
No Obstruction of Public Way					
<u>C14</u>	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	<u>Not triggered</u>	At all times	<p>Full-time traffic control to be situated at Site gates to ensure public access maintained at all times</p> <p>Construction methodology demonstrates all Construction vehicles enter Site, turn around and leave Site in forward direction</p>	No public way works were undertaken during the reporting period.
Construction Noise Limits					
<u>C15</u>	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.	<u>Compliant</u>	At all times	Ensure CNVM management plan review process includes a checklist against these requirements	<p>All noise management levels achieved.</p> <p>Only one compliant received regarding noise occurring before 7am on and after 1pm Saturday.</p>
<u>C16</u>	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 C5.	<u>Non-Compliant</u>	At all times	<p>DA Approved hours communicated to site personal and delivery drivers in site induction</p> <p>RCC traffic controllers to police deliveries at construction gate during DA hours only</p>	<p>1 compliant received regarding truck (sub-contractor) arriving at site before 7am.</p> <p>DPIE was notified of the non compliance on 27/08/20.</p> <p>Non-conformance notice issued to the subcontractor for noise. Subcontractor fined.</p> <p>Subcontractors reminded vehicles not to be driven on Butler street prior to 7am. Revised work hours for DEN area (Butler Street / north west section of site): all trades advised no works to commence around DEN prior to 7.30am.</p> <p>No further complaints received.</p>
<u>C17</u>	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.	<u>Compliant</u>	At all times	All plant with audible movement alarms to operate during DA Approved hours	Non tonal reversing alarms were heard on mobile plant and equipment during the site inspection. As per Rev D of the CNVMP consideration has been given to the selection of acoustically treated mobile plant to minimise noise impacts.
<u>C18</u>	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.	<u>Compliant</u>	At all times	Noise generated works shall comply with CNVMP as per cB23	<p>Only one compliant received regarding noise occurring before 7am on and after 1pm Saturday.</p> <p>No complaints received during the reporting period regarding 'offensive noise' construction noise</p>
<u>C19</u>	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers. These activities are to be carried out after 8 am only and over continuous periods no exceeding three hours (with at least a one hour respite every three hours).	<u>Not triggered</u>	At all times	Richard Crookes to identify construction activities requiring respite periods within the Interim Construction Noise Guidelines and toolbox talk with subcontractors. The toolbox and the ICNG activities will be housed on the RCC site noticeboard.	No such activities were undertaken during this compliance period
Vibration Criteria					

<u>C20</u>	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).	<u>Compliant</u>	At all times	Vibration monitoring to be undertaken in accordance with CNVMP as per cB23	No complaints were received during this reporting period regarding vibration.
<u>C21</u>	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 C20.	<u>Compliant</u>	At all times	Vibration monitoring to be undertaken in accordance with CNVMP as per cB23 to ensure	Smooth drum roller used when required, vibration setting was not used.
<u>C22</u>	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B20 of this consent.	<u>Compliant</u>	At all times	Vibration monitoring to be undertaken in accordance with CNVMP as per cB23 to ensure	CNVMP does not outline limits on vibration other than those at C20 and C21 Compliant
Tree Protection					
<u>C23</u>	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 that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared by McArdle and Sons Pro Tree Services dated 16 October 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.	<u>Compliant</u>	At all times	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. Report completed 5/2/19. Additional arborist report completed on the 13/2/2020 & 24/4/2020 RCC had been conducting weekly environmental inspections. Photos and weekly environmental checklists on file.
Dust Minimisation					
<u>C24</u>	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<u>Compliant</u>	At all times	Implement environmental controls in accordance with CEMP and sub- plans. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. Review of incident and near miss reports for preventative action and opportunities for improvement. Incorporation of environmental awareness into site induction procedures and toolbox talks.	No complaints received during the reporting period regarding dust.
<u>C25</u>	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.	<u>Compliant</u>	At all times	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.	No evidence of mud tracking, rumble grate well maintained. Public roads and footpaths kept clean, no complaints received during this reporting period regarding dust and dirt. Photos on file.
Air Quality Discharges					
<u>C26</u>	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.	<u>Compliant</u>	At all times	Scope for engagement of hygienist/environmental consultant to include requirements from conditions of consent.	No air quality (dust) monitoring required for main construction stage, other than visual observations which are recorded in RCC Routine Environmental Inspection form. No air quality (dust) monitoring required for main construction stage, other than visual observations which are recorded in RCC Routine Environmental Inspection form.
Erosion and Sediment Control					

<u>C27</u>	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 NSW Government 20 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095) ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	<u>Compliant</u>	At all times	Ensure CSWMSP 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.	Controls installed in accordance with Sediment and erosion control plan and photos are on file.
Imported Soil					
<u>C28</u>	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 Department and Certifying Authority upon request.	<u>Not triggered</u>	At all times	Ensure Remediation Management Plan prepared by WSP includes validation for imported fill Visual inspection of material imported to site	Not triggered as no such materials brought onto site
Disposal of Seepage and Stormwater					
<u>C29</u>	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's storm street gutter.	<u>Compliant</u>	At all times	Ensure CSWMSP management plan prepared by SCP Civil Engineers being adhered to Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	MBC reviewed and certified this condition as per Report For Main Works 28/6/19. Photos on file of stormwater collection on site.
Unexpected Finds Protocol – Aboriginal Heritage					
<u>C30</u>	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.	<u>Not triggered</u>	At all times	Any discovery of aboriginal heritage will trigger the Unexpected Finds Protocol (UFP) prepared by Apex as part of Heritage Management Plan UFP to be included in site induction	No aboriginal objects discovered during this compliance reporting period.
Unexpected Finds Protocol – Historic Heritage					
<u>C31</u>	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.	<u>Not triggered</u>	At all times	Any discovery of historical heritage will trigger the Unexpected Finds Protocol (UFP) as part of Heritage Management Plan UFP to be included in site induction	No archaeological relics discovered during this reporting period.
Waste Storage and Processing					
<u>C32</u>	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.	<u>Compliant</u>	At all times	Ensure CWMSP management plan review process includes a checklist against these requirements. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	RCC had been completing weekly environmental inspection checklist RCC has completed a Construction CWMSP as necessary that conforms to B23. Waste tracked by waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements. No complaints received during this reporting period regarding waste on public or neighbouring properties.

<u>C33</u>	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<u>Compliant</u>	At all times	Ensure CWMSP management plan review process includes a checklist against this requirement. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	RCC has completed a Construction CWMSP as necessary that conforms to B23. Waste tracked by waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements. Any special waste (asbestos/contamination) is classified prior to being removed from site, as tests are completed to confirm what kind of contamination the material/soil may contain. This is shown on all SERS results sent to GHD to gain approval to load out the materials. All waste dockets and waste classification are on file
<u>C34</u>	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.	<u>Compliant</u>	At all times	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	No complaints have been received during reporting period regarding dust and soil from vehicles. Photos are on file of preventative measures implemented on site.
<u>C35</u>	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.	<u>Compliant</u>	At all times	Ensure CSWMSP management plan prepared by Civil Engineer being adhered to Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	RCC implemented general site environmental controls in accordance with CEMP and sub-plans. RCC completed weekly environmental inspection checklist. RCC recorded environmental topics within record of toolbox talks. Sediment controls in place as per the Birzulis Design, All concrete is removed from site, large volumes are returned to Boral and small quantities are put into the bin. Photos are on file.
Handling of Asbestos					
<u>C36</u>	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.	<u>Compliant</u>	At all times	Licensed asbestos contractors to be used for asbestos removal SafeWork NSW to be notified 5 days prior to asbestos removal SI to be notified 7 days prior to asbestos removal.	Waste tracked by waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements. Record of notifications to WorkSafe on file. Record of notification to SINSW kept on file.
Community Engagement					
<u>C37</u>	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on Figure 1 in the Environmental Noise Assessment prepared by Day Design Pty Ltd dated 16 October 2018, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	<u>Compliant</u>	At all times	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	SINSW manages consultation with community and stakeholders. Monthly PCG meetings include School, DoE Asset Management & ICT Representatives. Letterbox drop with residents regarding 2020 Term 1 holiday work 9/04/20. Letterbox drop with residents confirming that the Contractor is adhering to COVID-19 regulations on 1/04/2020. Notification of Butler St road closures circulated 10/02/20 in accordance with the CCS. Contact with Council and RMS was undertaken by RCC during the reporting period for the purposes of satisfying other conditions under this approval related to the design of traffic and pedestrian access works.
Independent Environmental Audit					

<u>C38</u>	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.	<u>Compliant</u>	N/A		Letter of approval of audit team by DPE dated 7 June 2019
<u>C39</u>	Within four weeks of 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.	<u>Compliant</u>	Within 4 weeks of Commencement	- RCC to comply with all independent environmental audit requirements as per this condition.	Audit Program submitted to DPE & PCA by SINSW on 25 June 2019 This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619
<u>C40</u>	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 eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	<u>Compliant</u>	As required	- RCC to comply with all independent environmental audit requirements as per this condition.	Audit Program includes this requirement and this audit satisfies (b). Initial construction audit was submitted to the Department on 31 July 2019. 3 rd Independent Environmental Audit undertaken 24.07.2020.
<u>C41</u>	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 C38 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).	<u>Compliant</u>	At all times	RCC to comply with all independent environmental audit requirements as per this condition.	Initial construction audit was submitted to the Department on 31 July 2019. 2nd Independent Environmental Audit undertaken 29/11/19 in accordance with the submitted Independent Audit Program 3 rd Independent Environmental Audit undertaken 24.07.2020.
<u>C42</u>	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C38 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.	<u>Compliant</u>	At all times	RCC to comply with all independent environmental audit requirements as per this condition.	Responses were submitted with the IEA report. Response submitted to DPIE & CA 28.07.2020 The 3rd IEA report and responses was made publicly available on the SINSW website 7/08/20.
<u>C43</u>	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 be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	<u>Not triggered</u>	After Occupation	- RCC to comply with all independent environmental audit requirements as per this condition.	Nil to report at the date of this schedule
Incident Notification, Reporting and Response					
<u>C44</u>	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.	<u>Not triggered</u>	Immediately following incident	RCC to immediately notify SINSW of any incidents for SINSW to notify the Department. RCC to comply with all independent environmental audit requirements as per this condition.	No incidents were reported during the reporting period.
<u>C45</u>	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	<u>Not triggered</u>	Immediately following incident	RCC to comply with all independent environmental audit requirements as per this condition.	No incidents were reported during the reporting.
Non-Compliance Notification					
<u>C46</u>	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.	<u>Non-Compliant</u>	Within 7 days of non-compliance	RCC to immediately notify SINSW of any incidents for SINSW to notify the Department. RCC to comply with all independent environmental audit requirements as per this condition.	The Department was not notified of non compliances regarding A11 & D1 within the required timeframe of 7 days of becoming aware of the non-compliance.
<u>C47</u>	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.	<u>Not triggered</u>	Within 7 days of non-compliance	RCC to comply with all non-compliance notifications and requirements as per this condition.	Nil to report at the date of this schedule
<u>C48</u>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<u>Compliant</u>	Within 7 days of non-compliance	Noted	
Revision of Strategies, Plans and Programs					
<u>C49</u>	Within three months of: (a) the submission of a compliance report under condition B39; (b) the submission of an incident report under condition C44; (c) 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.	<u>Not triggered</u>	Within 3 months of items, a, b, c, d occurring, if applicable	the strategies, plans and programs required under this consent to be reviewed by 28 August 2019	A review of the Construction Compliance report has not been required to be reviewed during the reporting period as the previous Compliance report was submitted on 8/05/20.

<u>C50</u>	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information within six weeks of the review.	<u>Compliant</u>	Within 6 weeks, if applicable	RCC to comply with the requirements for environmental performance improvements as per this condition.	A revised PCCR was submitted to the Department on 23/09/19, this was within 6 weeks of the review noted in CoC49.
	Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.				
Landscaping					
<u>C51</u>	Within 3 months of the commencement of construction, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (c) be consistent with the Applicant's Management and Mitigation Measures in the Tree Impact Assessment Appendix 13 of the EIS; (d) provide for the planting of 242 trees indigenous to the local area including 40 trees of intermediate mature size up to 12m and 50 larger native trees with a minimum mature size of 15m and a potential mature size of 25m; (e) native trees to be planted on site must consist of advanced and established local native tree species with a minimum tree height of 2-2.5m and/or plant container pot size of 100 litres; and (f) provide for the planting of street trees along the western side of Butler Street between Manns Road and Kentucky Street. Species and spacing of trees are to be determined in consultation with Council.	<u>Compliant</u>	Within 3 months of construction	Confirm Preparation of the landscape management plan within the requirements of these conditions and to the satisfaction of the certifying authority.	The plan was prepared and submitted within 3 months of commencement. Plan submitted on the 5/7/2019.
PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
Notification of Occupation					
<u>D1</u>	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<u>Non-Compliant</u>	NA		The Department was not notified of the commencement of stage 1 within the required timeframe. Notification of commencement of operation of Stage 1 was submitted on 01/10/20 for the operation date of 14/10/20. This was due to the uncertainty surrounding the staging report which was approved on 01/10/20. When approval of the staging report was considered imminent, a notification of commencement of operation was submitted immediately.
External Walls and Cladding					
<u>D2</u>	Development lighting and external finishes of buildings should not temporarily blind or cause distraction to train drivers in the railway corridor.	<u>Not triggered</u>	Prior to Occupation	- Document submission of BCA compliance evidence. - Confirmation of compliance from Certifier	No lighting or external finishes near the train tracks which could temporarily blind or cause distraction
<u>D3</u>	Use of red and green lights is to be avoided in all signs, lighting or building colour schemes which face the rail corridor.	<u>Compliant</u>	Prior to Occupation	- Document submission of BCA compliance evidence. - Submission of BCA compliance evidence to DPE following Certifier acceptance within seven days.	No green or red used in signs nears rail corridor.
<u>D4</u>	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<u>Compliant</u>	Prior to Occupation	- RCC to provide information to meet this requirement	Documentation issued to PCA who confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020.
<u>D5</u>	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.	<u>Compliant</u>	Prior to Occupation	- RCC to provide information to meet this requirement	PCA sign off received 3/09/20 with a copy of the documents was submitted to the Department on 10/09/20.
Post-construction Dilapidation Report					
<u>D6</u>	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.	<u>Compliant</u>	Prior to Occupation	RCC to provide information to meet this requirement	a) Post construction dilapidation report completed for both adjoining buildings to ASC and council infrastructure to ascertain if construction created any structural damage to adjoining buildings or infrastructure. (b) The PCA was served the post construction dilapidation reports on 02 SEP 20 comparing both pre and post construction dilapidation reports. Certificate dated 3/9/2020, Armidale Regional Council compared the reports and confirmed there is not adverse structural damage to their infrastructure and roads. (c) Post construction dilapidation report served to Armidale Regional Council on 11 August 20.
Protection of Public Infrastructure					

D7	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	<u>Not triggered</u>	As soon as practical	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.	No action required.
Utilities and Services					
D8	Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	<u>Compliant</u>	Prior to Occupation	RCC to provide information to meet this requirement	RCC obtained the compliance certificate from Armidale Regional Council dated 01 SEP 20 which was also served to the PCA on 01 SEP 20. Compliance Certificate confirmed received by Certifying Authority SSD Certificate received from MBC dated the 3/9/2020.
Roadworks and Access					
D9	The Applicant must complete the infrastructure upgrade works agreed to under Condition B28 prior to operation and to the satisfaction of Council.	<u>Not triggered</u>	Prior to Occupation	Works being staged.	Stage not yet triggered. Expected to be triggered by 8 February 2020
Works as Executed Plans					
D10	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	<u>Compliant</u>	Prior to Occupation	RCC to provide information to meet this requirement	Stormwater Works as Executed drawings signed by registered surveyor confirmed received by Certifying Authority 1/09/20. Certifier's acceptance received on 2/09/20.
Green Travel Plan					
D11	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 Armidale Regional 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 the school at appropriate times throughout the academic year.	<u>Compliant</u>	Prior to Occupation	GTP to be prepared and submitted to meet this condition.	The GTP was submitted to the Department on 2/11/20.
Operational Transport and Access Management Plan (OTAMP)					

<u>D12</u>	<p>An OTAMP is to be prepared for the 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:</p> <p>(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;</p> <p>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements;</p> <p>(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, including staff management/traffic controller arrangements;</p> <p>(e) delivery and services vehicle and bus access and management arrangements;</p> <p>(f) management of approved access arrangements;</p> <p>(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;</p> <p>(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(i) a monitoring and review program.</p> <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p> <p>The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.</p>	<u>Compliant</u>	Prior to Occupation	OTAMP to be prepared and submitted to meet this condition.	<p>The OTAMP was submitted to the Department on 1/10/20.</p> <p>The Department confirmed acceptance that the OTAMP has been prepared in accordance with condition D12 on 16/10/20.</p>
School Zones					
<u>D13</u>	<p>Installation of all required School Zone signage, speed management signage and associated pavement markings along Kentucky Street, Butler Street, Lambs Avenue/Mann Street, Mossman Street and Hargrave Street is to be completed prior to commencement of occupation of the development.</p> <p>NSW Government 25 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095)</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>	<u>Not triggered</u>	Prior to Occupation		No additional school zones or signage is being provided as part of the project however RMS had reinstated the signage and line marking as of 21/01/21.
<u>D14</u>	Following installation of School Zone signage, speed management signage and associated pavement markings along Kentucky Street, Butler Street, Lambs Avenue/Mann Street, Mossman Street and Hargrave Street, as required by condition D13, the Applicant must arrange an inspection with RMS for formal handover of assets. The handover of assets must occur prior to commencement of use of the development.	<u>Not triggered</u>	Prior to Occupation		No additional school zones or signage is being provided as part of the project however RMS had reinstated the signage and line marking as of 21/01/21.
<u>D15</u>	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	<u>Not triggered</u>	Prior to Occupation		No additional school zones or signage is being provided as part of the project.
Mechanical Ventilation					
<u>D16</u>	<p>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:</p> <p>(a) the BCA;</p> <p>(b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;</p> <p>(c) the development consent and any relevant modifications; and</p> <p>(d) any dispensation granted by the Fire and Rescue NSW.</p>	<u>Compliant</u>	Prior to Occupation	Mechanical consultant to certify design to be in accordance with relevant Australian Standards	PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020.
Car Parking Arrangements					
<u>D17</u>	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the school must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating construction works associated with the proposed school, have been completed and that the expanded car parking facility is operational.	<u>Compliant</u>	Prior to Occupation	RCC to provide statement confirming that all works have been completed and that the car parking is operational. Statement to include site photos and design drawings.	All carpark works (including the DEN) was completed 18/01/20. Evidence of completion to be submitted to the Department 22/01/20.
Road Damage					
<u>D18</u>	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.	<u>Not triggered</u>	As soon as practical	<p>Document and record consultation with relevant service providers/owners.</p> <p>Undertake a Dial-B4-Dig search</p> <p>Confirm preparation of any required dilapidation report of relevant public infrastructure.</p> <p>Document submission of dilapidation report to Certifier and Council.</p>	Nil to report at the date of this schedule. No damage caused.
Fire Safety Certification					

<u>D19</u>	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.	<u>Compliant</u>	Prior to Occupation	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	Fire Safety Certificate was submitted to NSWFB on 22/01/21. PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020. Submitted to council 12/1/2021. Certificate displayed near main FIP.
Structural Inspection Certificate					
<u>D20</u>	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.	<u>Compliant</u>	Prior to Occupation	Document submission of structural drawings. Verification of Certifier approval.	PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020. A copy was issued to Council on 19/01/20.
Compliance with Food Code					
<u>D21</u>	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.	<u>Compliant</u>	Prior to Occupation	RCC to engage a suitably qualified tradesperson, to provide certification of kitchen design is in accordance with the standard.	PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020. Certificate from Mack Group 13/8/2020
Stormwater Quality Management Plan					
<u>D22</u>	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.	<u>Compliant</u>	Prior to Occupation	Stormwater Quality Management Plan to be developed addressing the requirements of this condition. Stormwater Quality Management Plan to be submitted to Certifier for approval.	An OMP has been produced by the Projects Services Consultant Birzulis.
<u>D23</u>	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	<u>Compliant</u>	Prior to Occupation	Stormwater Quality Management Plan to be submitted to Certifier for approval	PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020.
Rainwater Harvesting					
<u>D24</u>	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	<u>Compliant</u>	Prior to Occupation	Rainwater harvesting design to be developed in conjunction with ARC and civil consultant. Rainwater harvesting design to be submitted to Certifier for Approval.	PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020.
Warm Water Systems and Cooling Systems					
<u>D25</u>	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.	<u>Compliant</u>	Prior to Occupation	Cooling systems to be designed in accordance with the standards defined in this condition. Service peer review to ensure standards defined under this condition are met.	PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020.
Outdoor Lighting					
<u>D26</u>	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.	<u>Compliant</u>	Prior to Occupation	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.	Consultant certificate received 1/9/2020.PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020. Consultant certificate received 1/9/2020. PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020.
Signage					
<u>D27</u>	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	<u>Compliant</u>	Prior to Occupation	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	Signage installed as per NBRS plan, in order to satisfy this condition. Photographic evidence on file.

<u>D28</u>	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	<u>Compliant</u>	Prior to Occupation	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.	Signage installed as per NBRS mark up on drawing, NBRS-AR-DWG-012 in order to satisfy this condition. Photographic evidence on file.
<u>D29</u>	'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.	<u>Compliant</u>	Prior to Occupation	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.	Signage installed to all non-potable water outlets. Photographic evidence on file.
Operational Waste Management Plan					
<u>D30</u>	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/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 NSW Government 27 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095) (d) include the Management and Mitigation Measures included in Appendix 25 if the EIS.	<u>Compliant</u>	Prior to Occupation	Operational Waste Management Plan to be developed addressing the requirements of this condition. Operational Waste Management Plan to be submitted to Certifier for approval and to the Department for information.	WMP completed by MEtech Consulting PCA confirmed the condition has been satisfied as per SSD Certificate dated 3/9/2020. The WMP was submitted to the Department for information on 12/08/20.
Validation Report					
<u>D31</u>	Prior to the commencement of operation, the Applicant must submit to the EPA, Planning Secretary and Certifying Authority for information a Validation report for the remediation works undertaken under the Review of Environmental Factors issued on 21 December 2018.	Compliant	Prior to CC 2(Civil & Contamination Works)	Richard Crookes to provide evidence of validation report submission to EPA as part of ASC Completion documentation to ASC.	Validation report was issued to the EPA on 29/7/2020 Validation report was issued to the PCA on the 29/7/2020 Validation report was issued to the Department on 28/09/20 with notification of acceptance by the Department obtained on 6/10/20.
Speed Limit Authorisation					
<u>D32</u>	The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: i) accurate Site boundaries; ii) details of all road reserves, adjacent to the Site boundaries; iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and vi) all existing and proposed street furniture and street trees.	Compliant	Prior to Occupation	The relevant documents to be submitted to RMS at least 8 weeks prior to the occupation if the site.	Documentation was submitted to RMS on 24/07/20 with RMS advising that reinstatement of the signage has been scheduled for the end of year holiday period.
Ecologically Sustainable Development					
<u>D33</u>	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	<u>Not triggered</u>			
Landscaping					
<u>D34</u>	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Planning Secretary and Certifying Authority for information.	Compliant	Prior to Occupation	Landscape Management Plan to be submitted to the Certifier and the Department for information.	Landscape Management was issued to the PCA on the 17/6/2020 Landscape Management was issued to the Department on 13/07/2020.
PART E - POST OCCUPATION					
Out of Hours Event Management Plan					

<u>E1</u>	The Applicant is to prepare an Out of Hours Event Management Plan (School Use) 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) details of the use of the school hall, agricultural facilities, sports fields and courts, where applicable, restricting use before 8 am and after 10 pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	<u>Not triggered</u>	Prior to Occupation	By Principal	Nil to report at the date of this schedule
<u>E2</u>	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.	<u>Not triggered</u>	During Operation	By Principal	Nil to report at the date of this schedule
<u>E3</u>	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	<u>Not triggered</u>	During Operation	By Principal	Nil to report at the date of this schedule
<u>E4</u>	The Applicant is to prepare an Out of Hours Event Management Plan (Community Use) 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, 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) details of the use of the school hall, agricultural facilities, sports fields and courts, where applicable, restricting use before 8 am and after 10 pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	<u>Not triggered</u>	During Operation	By Principal	Nil to report at the date of this schedule
<u>E5</u>	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 community event or use.	<u>Not triggered</u>	During Operation	By Principal	Nil to report at the date of this schedule
<u>E6</u>	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	<u>Not triggered</u>	During Operation	By Principal	Nil to report at the date of this schedule
<u>Operation of Plant and Equipment</u>					
<u>E7</u>	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.	<u>Not triggered</u>	At all times	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
<u>Community Communication Strategy</u>					
<u>E8</u>	The Community Communication Strategy, must be implemented for a minimum of 12 months following the completion of construction.	<u>Not triggered</u>	At all times, 12 months following occupation	By Principal	Nil to report at the date of this schedule
<u>Operational Noise Limits</u>					
<u>E9</u>	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Environmental Noise Assessment for the Redevelopment of Armidale Secondary College, Butler Street, Armidale prepared by Day Design Pty Ltd, and dated 16 October 2018.	<u>Not triggered</u>	During Operation	By User	Nil to report at the date of this schedule

<u>E10</u>	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 Environmental Noise Assessment for the Redevelopment of Armidale Secondary College, Butler Street, Armidale prepared by Day Design Pty Ltd, and dated 16 October 2018.	<u>Not triggered</u>	During Operation	By Principal	Nil to report at the date of this schedule
<u>E11</u>	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.	<u>Not triggered</u>	During Operation	By Principal	Nil to report at the date of this schedule
Unobstructed Driveways and Parking Areas					
<u>E12</u>	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.	<u>Not triggered</u>	During Operation	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
<u>Green Travel Plan</u>					
<u>E13</u>	The GTP required by condition D11 of this consent must be updated annually and implemented.	<u>Not triggered</u>	During Operation	By Principal	Nil to report at the date of this schedule
Ecologically Sustainable Development					
<u>E14</u>	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	<u>Not triggered</u>	During Operation		
Signage					
<u>E15</u>	The illumination of the sign and LED screens must be switched off between 6pm and 7am, unless otherwise agreed by Council.	<u>Not triggered</u>	During Operation	By User	Nil to report at the date of this schedule
<u>E16</u>	The lighting to be used in connection with the sign must comply with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting, to protect the amenity of the locality.	<u>Not triggered</u>	During Operation	By User	Nil to report at the date of this schedule
<u>E17</u>	The sign must not: (a) dazzle or distract drivers due to their colouring; (b) be able to be mistaken for a traffic signal because they have, for example, red, amber or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers; (d) display advertising or messages which contain fully animated or video/movie style advertising or images; or (e) be used for any live television, satellite, internet or similar broadcast	<u>Not triggered</u>	During Operation	By User	Nil to report at the date of this schedule
<u>E18</u>	The sign must not emit sound.	<u>Not triggered</u>	During Operation	By User	Nil to report at the date of this schedule
Outdoor Lighting					
<u>E19</u>	Notwithstanding Condition D26, 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.	<u>Not triggered</u>	During Operation	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					
<u>E20</u>	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.	<u>Not triggered</u>	During Operation	By Asset Management	Nil to report at the date of this schedule
Landscaping					
<u>E21</u>	The Applicant must maintain the landscaping and vegetation on the site in accordance with the Landscape Management Plan required by condition C51 for the duration of occupation of the development.	<u>Not triggered</u>	During Operation	By User	Nil to report at the date of this schedule

