

Department of Education

Armidale Secondary College Pre-Construction Compliance Report

May 2019

Document Control


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-Construction Compliance Report
Date	29 May, 2019

Plan Prepared By:	Plan Reviewed By:	Plan Endorsed By:
Name: S Collett	Name: J Davie	Name: S Karkkainen
Revision no:1	Revision no: No.1	Revision no: No.1
Date: 29/05/19	Date: 31/05/19	Date: 31/05/19

Revision Register

Revision	Date	Revision description	Approval
1	29/05/19	Final	JD

Authorised Reporting Officer

Name of Authorised Reporting Officer	James Buist
Title	Senior Project Engineer
Signature	
Qualification	Bachelor of Building, Construction Management. UNSW 2001
Company	Richard Crookes Construction
Company Address	Level 3, Broadcast Way, Artarmon NSW 2064

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

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Glossary / Abbreviations

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

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-Construction” Compliance Report.

1.4 Applicable Dates

This compliance report covers the pre-construction period until 31/05/2019.

1.5 Summary of Activities during Reporting Period

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

- Installation of environmental impact measures
- Installation of hoardings and temporary fencing
- Provide temporary and pedestrian access ways preparing the site for construction.
- Remediation of unexpected find areas (in ground) – works covered in REF

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:

Description	Organisation	Contact	Mobile	Email
Head Contractor	RCC	Joel Davie	0401 296 073	daviej@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

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. Total Number of Non-Compliances

Nil non –compliances identified to during the reporting period.

Status	Total Identified
Compliant	44
Non-compliant	0
Not triggered	136

4. Non-Compliances

Nil non –compliances identified to during the reporting period.

Unique (ID)	Compliance Requirement	Details of non-compliances	Date Occurred	Date Identified	Proponents Response
-	-	-	-		-

5. Previous Report Actions

Nil previous actions to report on as part of this report.

Unique (ID)	Action	Progress	Outcome
-	-	-	-

6. Incidents

Nil incidents identified to 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
-	-	-	-	-	-	-	-

7. Complaints

There has been 1 complaint during the reporting period.

Date	Time	Who Received The Complaint	Complainants Contact details	Work Zone	Incident/Concern/Complaint	Time of Verbal Response	Comments
21/05/2019	5.15am	Mitch McManus	Clair Mullins 0406 117 866	Butler Street	Truck and trailer approaching site via butler street at 5.15am	Immediate	No further action required

Appendices

Appendix A - Compliance Report Declaration

Compliance Report Declaration Form


Project Name	Armidale Secondary College
Project 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
Project Address	158 – 182 Butler Street, Armidale NSW 2350
Proponent	Richard Crookes Constructions
Title of Compliance Report	Pre-Construction Compliance Report
Date	31/05/19

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

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

Notes:

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

Name of Authorised Reporting Officer	James Buist
Title	Senior Project Engineer
Signature	
Qualification	Bachelor of Building, Construction Management. UNSW 2001

Company

Richard Crookes Constructions

Appendix B - Compliance Table

ARMIDALE SECONDARY COLLEGE - Compliance Table

Schedule Preparation Date: 31/05/2019

Schedule Revision: 1

Schedule Prepared By: Richard Crookes Construction,, GHD Pty Ltd & SINSW

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	- Implement environmental controls in accordance with CEMP and sub-plans. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. - Incorporation of environmental awareness into site induction procedures and toolbox talks. - Review of incident and near miss reports for preventative action and opportunities for improvement.	- RCC to implement general site environmental controls in accordance with CEMP and sub-plans. - RCC to complete weekly environmental inspection checklist - RCC to record environmental topics within record of toolbox talks - RCC to complete appropriate WHS forms related to near miss. Actions for mitigation to be implemented on site and updated within CEMP.																																																								
Terms of Consent																																																													
A2	<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 <i>NBRS Architecture</i></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 <i>NBRS Architecture</i>				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			- Internal and independent audit. - Review of any directions issued by the Secretary. Review of project changes and their consideration against the consent.	- All ongoing monitoring, reporting, design and construction are to be carried in accordance with the consent conditions and corresponding documents.
Architectural Plans prepared by <i>NBRS Architecture</i>																																																													
Dwg No.	Rev	Name of Plan	Date																																																										
17352-NBRS-DA-082	3	Site Circulation, Vehicle and Pedestrian Plan	12/04/2019																																																										
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17352-NBRS-DA-400	2	Elevations and Site Sections	20/02/2019																																																										

	17352-NBRS-DA-401	2	New Build Sections	20/02/2019	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.				Compliant	At all times	Review of any directions issued by the Secretary.	All written directions received from the Planning Secretary are being progressively reviewed and addressed as evidenced by this compliance report.
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				Compliant	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					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.				Compliant	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								
A8	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.				Compliant	N/A	Copy of Receipt from LSL Corporation for funds received to be forwarded to Certifier.	The applicable Long Service Levy for the development has been paid.
Legal Notices								
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.				Compliant	N/A	Review of any notices from the Secretary.	N/A

Evidence of Consultation					
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: NSW Government 7 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095) (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.	Compliant	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					
A11	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.	Not triggered	At all times	Staging not required	NA
A12	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.	Not triggered	At all times	Staging not required	NA
A13	The project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	Not triggered	At all times	Staging not required	NA
A14	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.	Not triggered	At all times	Staging not required	NA
Staging, Combining and Updating Strategies, Plans or Programs					
A15	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).	Not triggered	NA	Staging not required	NA
A16	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.	Not triggered	NA	Staging not required	NA
A17	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.	Not triggered	NA	Staging not required	NA
Structural Adequacy					
A18	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.	Not triggered	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.
	Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.				
External Walls and Cladding					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Not triggered	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.
Applicability of Guidelines					
A20	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.	Not triggered	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.
A21	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.	Not triggered	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					

A22	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.	Compliant	At all Times	Onsite investigation, testing and validation of insitu an 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					
A23	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.	Compliant	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					
A24	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.	Compliant	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					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.		At all Times	Review of general council requirements for permits / licenses	Meeting held on site with ARC to discuss hoarding permits
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Compliant	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 .
B2	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.	Not triggered	Prior to CC1 (Earthworks)	Documented written notification of commencement provided to DPE 48 hours prior to the commencement of construction and operation.	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. Notification of commencement of works planned to be issued to DPE on 31 May 2019.
Demolition					
B3	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.	Compliant	At all Times	Provide demolition completion certificate confirming compliance with AS2601-2001, any future demolition work to comply with AS2601-2001	Demolition completion certificate confirming compliance with AS2601-2001 has been provided.
Certified Drawings					

B4	<p>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:</p> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p>	Not triggered	Prior to CC2 (Construction Works)	<p>Document submission of structural drawings.</p> <p>Verification of Certifier approval.</p>	<p>The structural engineers Birzulis have provided certification confirming structural drawings comply with this requirement.</p> <p>A copy of the certificate to be issued to the Certifier to confirm compliance of this requirement.</p>
External Walls and Cladding					
B5	<p>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.</p>	Not triggered	Prior to CC2 (Construction Works)	<p>Document submission of BCA compliance evidence.</p> <p>Confirmation of compliance from Certifier.</p> <p>Submission of BCA compliance evidence to DPE following Certifier acceptance within seven days.</p>	<p>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.</p> <p>The architects NBRS to provide certification confirming that the design of the external wall systems complies with this requirement.</p> <p>A copy of the certificate to be issued to the Certifier to confirm compliance of this requirement.</p> <p>Certifier's written notification that information related to this condition received and satisfactory</p>
Protection of Public Infrastructure					
B6	<p>Before the commencement of construction, the Applicant must:</p> <p>(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;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.</p>	Compliant	Prior to earthworks	<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>	<p>(a) Evidence of consultation with the relevant owner and provider of services has been issued to both the Planning Secretary and the Certifier.</p> <p>(b) A dilapidation report to be prepared.</p> <p>(c) A dilapidation report to be issued to the Council and the Certifier and Planning.</p>
Unexpected Contamination Procedure					
B7	<p>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.</p>	Compliant	Prior to CC1 (Earthworks)	<p>Confirm preparation of Unexpected Contamination Procedure and inclusion in the CEMP (as per cB20).</p> <p>Confirmation of disposal location of such contaminated materials.</p> <p>Confirmation of submission of disposal location and test results to the Secretary prior to removal from site.</p>	RCC & SERS have produced unexpected finds procedure.
Utilities and Services					
B8	<p>Prior to commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	Not triggered	Prior to CC2 (Construction Works)	<p>Confirm preparation and submission of requests for relevant approvals from service providers.</p>	Approvals from the relevant services providers have been obtained
B9	<p>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.</p>	Not triggered	Prior to CC2 (Construction Works)		
Community Communication Strategy					

B10	<p>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.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(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.</p>	Compliant	Prior to CC1 (Earthworks)	<p>Confirm the preparation and submission of the CCS to the Secretary.</p> <p>Confirm submission date is at least two weeks prior to the proposed commencement of work.</p> <p>Confirm CCS approval date from the Secretary.</p> <p>Confirm any adjustment agreed to commencement of works prior to approval of the CCS by the Secretary.</p> <p>Confirm the commencement date of works.</p>	A Community Communication Strategy has been prepared by SINSW to address B12 and issued to the Planning Secretary.
B11	The Community Communication Strategy must be submitted to the Planning Secretary for information no later than 48 hours before the commencement of any work.	Compliant	Prior to CC1 (Earthworks)	<p>Confirm the preparation and submission of the CCS to the Secretary.</p> <p>Confirm submission date is at least two weeks prior to the proposed commencement of work.</p> <p>Confirm the commencement date of works.</p>	A Community Communication Strategy has been prepared by SINSW to address B11 and issued to the Planning Secretary.
Ecologically Sustainable Development					
B12	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.	Not triggered	Prior to CC2 (Construction Works)	<p>Confirm registration of Green star application.</p> <p>Confirm all documentation is submitted to ensure best outcome of green star rating.</p> <p>Submit evidence of registration to the certifying authority unless otherwise agreed.</p>	
Outdoor Lighting					
B13	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.	Not triggered	Prior to CC2 (Construction Works)	<p>Confirm outdoor lighting design for site complies with nominated Australian Standards.</p> <p>Confirm submission of lighting design to Certifier for approval prior to commencement of construction.</p>	<p>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.</p> <p>The Electrical Lighting Plan to be provided by Electrical Consultants with certificate confirming compliance with the relevant codes as listed in this condition.</p> <p>Certifier's written notification that information related to this condition received and satisfactory</p>
Access for People with Disabilities					
B14	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.	Not triggered	Prior to CC2 (Construction Works)	<p>Confirm plans have been certified prior to commencement of construction.</p>	<p>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.</p> <p>The Disability Access Consultant to provide an access assessment report and confirm compliance with the BCA.</p> <p>Certifier's written notification that information related to this condition received and satisfactory</p>
Environmental Management Plan Requirements					

B15	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>ii) any relevant limits or performance measures and criteria; and</p> <p>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;</p> <p>NSW Government 12 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095)</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>i) impacts and environmental performance of the development;</p> <p>ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>ii) complaint;</p> <p>iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p>	Compliant	Prior to CC1 (Earthworks)	Ensure EMP review process includes a checklist against these requirements prior to submission to the Certifier for approval.	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					
B16	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.	Not triggered	Prior to CC2 (Construction Works)		Risk assessment develeped. Submit to planning secretary for information.
B17	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.	Not triggered	Prior to CC2 (Construction Works)		
B18	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.	Not triggered	Prior to CC2 (Construction Works)		
B19	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.	Not triggered	Prior to CC2 (Construction Works)		
Construction Environmental Management Plan					
B20	<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) hours of work;</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);</p> <p>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>	Compliant	Prior to CC1 (Earthworks)	<p>Ensure CEMP review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p>	<p>RCC has completed a Construction Environmental Management Plan as necessary 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>
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Compliant	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>Copies of the CEMP to be submitted to both the Planning Secretary and Certifier.</p> <p>Certifier's written notification that information related to this condition received and on file</p>

B22	<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>	Compliant	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>
B23	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B22(b); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	Compliant	Prior to CC1 (Earthworks)	<p>Ensure CNVM management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p> <p>Confirm submission of CNVM plan to Certifier for approval prior to commencement of construction.</p>	<p>RCC in consultation Day Design with has completed a CNVMP as necessary that conforms to B22 as follows:</p> <p>(a) - prepared by Day Design</p> <p>(b) - included in CNVMP</p> <p>(c) - included in CNVMP</p> <p>(d) - included in CNVMP)</p> <p>(e) - included in CNVMP</p> <p>(e) - included in CNVMP</p>
B24	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(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.</p>	Compliant	Prior to CC1 (Earthworks)	<p>Ensure CWMSP management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p> <p>Confirm submission of CWMSP to Certifier for approval prior to commencement of construction.</p>	<p>RCC has completed a Construction CWMSP as necessary that conforms to B23 as follows:</p> <p>(a) - Waste to be tracked by demolition subcontractor with all records will be submitted to and logged by RCC for monthly reporting requirements.</p> <p>- included in CWMSP (Section a) iii) and section d) and section h)</p>
B25	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(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);</p> <p>(d) detail all off-Site flows from the Site; and</p> <p>(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).</p>	Compliant	Prior to CC1 (Earthworks)	<p>Ensure CSWMSP management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p> <p>Confirm submission of CSWMP to Certifier for approval prior to commencement of construction.</p>	<p>RCC in consultation with Birzulis Engineering has completed a CNVMP as necessary that conforms to B25 as follows:</p> <p>(a) - prepared by Birzulis Engineering</p> <p>(b) - included in CSWMSP</p> <p>(c) - included in CSWMSP</p> <p>(d) - included in CSWMSP</p> <p>(e) included in CSWMSP</p>
Construction Parking					
B26	<p>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.</p>	Compliant	At all times	<p>Confirm provision of adequate parking space for heavy vehicles on site.</p> <p>Confirm parking restrictions associated with on-street parking and public parking facilities are included within the CTPMSP.</p> <p>Periodic monitoring of local roads daily for development-related vehicles.</p> <p>Review complaints register for any parking related complaints.</p> <p>Confirm parking restrictions are included within induction and awareness training for staff and contractors.</p>	<p>Condition for parking restrictions and location of nearest public transport hubs Included in site induction</p>
Road Design and Traffic Facilities					
B27	<p>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.</p>	Not triggered	Prior to CC2 (Construction Works)	<p>Confirm submission of detailed design drawings relating to infrastructure upgrade works for Mann’s Avenue and Butler Street.</p>	<p>Provide permits and approval to Certifier prior to commencement of these works</p>
Infrastructure Works					

B28	<p>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:</p> <p>(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;</p> <p>(b) align the pedestrian crossing kerb ramps on the northern and southern sides of Kentucky Street west of Butler Street;</p> <p>(c) enhance the pedestrian refuge in Kentucky Street for visibility;</p> <p>(d) crown the lower area of the tree on the north western corner of Butler and Kentucky Street to improve vehicle/pedestrian visibility;</p> <p>(e) removal of concrete blisters on Butler Street between Manns Street and Hargrave Street;</p> <p>(f) redesign of pedestrian facilities on Butler Street to best suit pedestrian access to the school;</p> <p>(g) redesign of pedestrian crossing at Butler/Mann Street intersection; and</p> <p>(h) assessment and installation of appropriate Street lighting for pedestrian crossing facilities in Butler Street and at the Butler/Mann Street intersection.</p>	Not triggered	Within 6 months of construction	Confirm submission of detailed design drawings relating to infrastructure upgrade works for Mann’s Avenue and Butler Street.	Provide permits and approval to Certifier prior to commencement of these works
Stormwater Management System					
B29	<p>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:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance with applicable Australian Standards;</p> <p>(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;</p> <p>(e) divert existing clean surface water around operational areas of the site; and</p> <p>(f) prevent cross-contamination of clean and sediment or leachate laden water.</p>	Not triggered	Prior to CC2 (Construction Works)	<p>Design scope of hydraulic consultant to include conceptual design as outlined in the EIS</p> <p>Hydraulic consultant to certify design to be in accordance with relevant Australian Standards</p>	Certifier’s written notification that information related to this condition received and satisfactory
Operational Noise – Design of Mechanical Plant and Equipment					
B30	<p>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.</p>	Compliant	At all times	<p>Design scope of consultants to include noise mitigation measures as per Acoustic Assessment report by Day Design Pty Ltd</p> <p>Consultants to certify design to be in accordance with relevant Australian Standards</p>	Certifier’s written notification that information related to this condition received and satisfactory
Construction and Demolition Waste Management					
B31	<p>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.</p>	Not triggered	Prior to removing waste from site	Confirm notification provided to RMS in advance of removal of waste material from site.	Copy of notification provided to Certifier
Operational Waste Storage and Processing					
B32	<p>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.</p>	Not triggered	Prior to CC2 (Construction Works)	Agreement provided by Council approving design / location of operational waste storage area	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.
Mechanical Ventilation					
B33	<p>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).</p>	Not triggered	Prior to CC2 (Construction Works)	Mechanical consultant to certify design to be in accordance with relevant Australian Standards	<p>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.</p> <p>Certifier’s written notification that information related to this condition received and satisfactory</p>
Rainwater Harvesting					
B34	<p>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.</p>	Not triggered	Prior to CC2 (Construction Works)	<p>Design scope of hydraulic consultant to include rainwater harvesting system</p> <p>Hydraulic consultant to prepare rainwater harvesting plan</p>	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.
Roadworks and Access					
B35	<p>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.</p>	Not triggered	Prior to CC2 (Construction Works)	Confirm submission of Design plans to RMS.	
Car Parking and Service Vehicle Layout					

B36	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.	Not triggered	Prior to CC2 (Construction Works)	Design scope of civil consultant to include the items related to this condition	Certifier's written notification that information related to this condition received and satisfactory
Bicycle Parking and End-of-Trip Facilities					
B37	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.	Not triggered	Prior to CC2 (Construction Works)	Design scope of architect to include the items related to this condition	The following plans demonstrate conformance with B36 as follows: Certifier's written notification that information related to this condition received and satisfactory
Public Domain Works					
B38	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.	Not triggered	Prior to CC2 (Construction Works)	Design scope of architect to include the items related to this condition	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 following plans demonstrate conformance with B34 as follows: Certifier's written notification that information related to this condition received and Council approval of public domain design
Compliance Reporting					
B39	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.	Compliant	Prior to CC1 (Earthworks)	Confirm submission of a CMRP prepared in accordance with the CRPAR to the Department and the Certifier. Confirm timing of submission is no later than 2 weeks before the notified date for the commencement of construction. Confirm CMRP makes provision for the preparation of compliance reports in accordance with the CRPAR. Confirm Compliance Reports are made publicly available 60 days after submission to the Department. Confirm notification to the Department and the Certifier has been provided in writing at least 7 days prior to making the respective Compliance Report publicly available.	CMRP to be submitted to the Department CMRP to be submitted to the Certifier
B40	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Compliant	At all times	Confirm CMRP makes provision for the preparation of compliance reports in accordance with the CRPAR.	CMRP issued to planning 31 May 2019.
B41	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.	Not triggered	At all times	Confirm Compliance Reports are made publicly available 60 days after submission to the Department.	
B42	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.	Not triggered	At all times	Review of directions provided by the Secretary in respect of "compliance reporting matters".	
PART C - DURING CONSTRUCTION					
Approved Plans to be On-site					

C1	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.	Compliant	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.	Plans located in RCC site shed
Site Notice					
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Compliant	At all times	Confirm all Site Notice's include a checklist against these requirements.	Notice board in place and updated monthly for currency
Operation of Plant and Equipment					
C3	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.	Compliant	At all times	All plant and equipment is registered in accordance with RCC safety requirements, loggs books checked daily	Copy of logbooks and checks stored in RCC site shed
Demolition					
C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001).	Compliant	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.Q135	The Certifier to confirm compliance of submitted documentation in accordance with this requirement
Construction Hours					
C5	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.	Compliant	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	Included in site Induction
C6	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.	Not triggered	At all times	NA	NA
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not triggered	At all times	Ensure adequate notice is given to affected resident's.	
C8	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.	Not triggered	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)	DA Hours included in site Induction DA Hours included in all RCC sub-contracts
Implementation of Management Plans					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Compliant	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					
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Compliant	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	Site induction to include instruction to highlight to personal that all construction traffic enters and leaves site in forward direction

Road Occupancy Licence					
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Compliant	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	Site induction to include instruction to highlight to personal that all construction traffic enters and leaves site in forward direction
SafeWork Requirements					
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Compliant	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>-Weekly environmental checks to ensure perimeter adequately secured.</p> <p>CCTV cameras placed at strategic points around the site to record unauthorised access after hours.</p>
Hoarding Requirements					
C13	<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>	Compliant	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>	Weekly environmental checks to ensure perimeter adequately secured and graffiti removed
No Obstruction of Public Way					
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under 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.	Compliant	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>	Site personnel to be inducted on Construction vehicle movements
Construction Noise Limits					
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Compliant	At all times	Ensure CNVM management plan review process includes a checklist against these requirements	RCC to provide evidence of toolbox talks
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Compliant	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>	Included in site Induction
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Not triggered	At all times	All plant with audible movement alarms to operate during DA Approved hours	
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Not triggered	At all times	Noise generated works shall comply with CNVMP as per cB23	
C19	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).	Not triggered	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.	
Vibration Criteria					
C20	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).	Not triggered	At all times	Vibration monitoring to be undertaken in accordance with CNVMP as per cB23	Acoustic Logic to carry out vibration monitoring during construction
C21	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.	Not triggered	At all times	Vibration monitoring to be undertaken in accordance with CNVMP as per cB23 to ensure	Acoustic Logic to carry out vibration monitoring during construction
C22	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.	Not triggered	At all times	Vibration monitoring to be undertaken in accordance with CNVMP as per cB23 to ensure	Acoustic Logic to carry out vibration monitoring during construction
Tree Protection					

C23	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.	Compliant	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 RCC weekly environmental inspection checklist
Dust Minimisation					
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Not triggered	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.	RCC to implement general site environmental controls in accordance with CEMP and sub-plans. RCC to complete weekly environmental inspection checklist RCC to record environmental topics within record of toolbox talks RCC to complete appropriate WHS forms related to near miss. Actions for mitigation to be implemented on site and updated within CEMP.
C25	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Not triggered	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.	RCC to implement general site environmental controls in accordance with CEMP and sub-plans. - RCC to complete weekly environmental inspection checklist RCC to record environmental topics within record of toolbox talks RCC to complete appropriate WHS forms related to near miss. Actions for mitigation to be implemented on site and updated within CEMP.
Air Quality Discharges					
C26	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Not triggered	At all times	Scope for engagement of hygienist/environmental consultant to include requirements from conditions of consent.	Air quality samples and report to be provided in accordance with best practices
Erosion and Sediment Control					
C27	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all 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.	Not triggered	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.	RCC to implement general site environmental controls in accordance with CEMP and sub-plans. RCC to complete weekly environmental inspection checklist RCC to record environmental topics within record of toolbox talks
Imported Soil					
C28	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department and Certifying Authority upon request.	Not triggered	At all times	Ensure Remediation Management Plan prepared by WSP includes validation for imported fill Visual inspection of material imported to site	Certificates provided from source confirming VENM / ENM validation Survey of capping VENM / ENM included in Ongoing Environmental Management Plan for site
Disposal of Seepage and Stormwater					
C29	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	Not triggered	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.	RCC to implement general site environmental controls in accordance with CEMP and sub-plans. RCC to complete weekly environmental inspection checklist RCC to record environmental topics within record of toolbox talks

Unexpected Finds Protocol – Aboriginal Heritage					
C30	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Not triggered	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	Heritage Management Plan prepared Site induction presentation
Unexpected Finds Protocol – Historic Heritage					
C31	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Not triggered	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	Heritage Management Plan prepared Site induction presentation
Waste Storage and Processing					
C32	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Not triggered	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 to complete Weekly environmental inspection checklist RCC has completed a Construction CWMSP as necessary that conforms to B23. Waste to be tracked by waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements.
C33	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Not triggered	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 to complete Weekly environmental inspection checklist RCC has completed a Construction CWMSP as necessary that conforms to B23. Waste to be tracked by waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements.
C34	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Not triggered	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	RCC to complete Weekly environmental inspection checklist
C35	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Not triggered	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 to implement general site environmental controls in accordance with CEMP and sub-plans. RCC to complete weekly environmental inspection checklist RCC to record environmental topics within record of toolbox talks
Handling of Asbestos					
C36	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Not triggered	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 to be tracked by Waste collection company with all records will be submitted to and logged by RCC for monthly reporting requirements. Record of notification to WorkSafe Aconex notification to SI
Community Engagement					
C37	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.	Not triggered	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	Nil to report at the date of this schedule
Indipendent Enviornmental Audit					
C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Not triggered	N/A	- RCC to comply with all independent environmental audit requirements as per this condition.	Nil to report at the date of this schedule

C39	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.	Not triggered	Within 4 week sof Commencement	- RCC to comply with all independent environmental audit requirements as per this condition.	Nil to report at the date of this schedule
C40	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within 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.	Not triggered	As required	- RCC to comply with all independent environmental audit requirements as per this condition.	Nil to report at the date of this schedule
C41	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition 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).	Not triggered	At all times	- RCC to comply with all independent environmental audit requirements as per this condition.	Nil to report at the date of this schedule
C42	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.	Not triggered	At all times	- RCC to comply with all independent environmental audit requirements as per this condition.	Nil to report at the date of this schedule
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Not triggered	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					
C44	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Not triggered	Immediately following incident	RCC to comply with all independent environmental audit requirements as per this condition.	Nil to report at the date of this schedule
C45	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Not triggered	Immediately following incident	RCC to comply with all independent environmental audit requirements as per this condition.	Nil to report at the date of this schedule
Non-Compliance Notification					
C46	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.	Not triggered	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
C47	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.	Not triggered	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
C48	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Not triggered	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
Revision of Strategies, Plans and Programs					
C49	Within three months of: (a) the submission of a compliance report under condition B38; (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.	Not triggered	Within 3 months of items, a, b, c, d occurring, if applicable	RCC to comply with submissions as per this condition.	Nil to report at the date of this schedule
C50	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.	Not triggered	Within 6 weeks, if applicable	RCC to comply with the requirements for environmental performance improvements as per this condition.	Nil to report at the date of this schedule
	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					
C51	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.	Not triggered	Within 3 months of construction	Confirm Preparation of the landscape management plan within the requirements of these conditions and to the satisfaction of the Planning Secretary and certifying authority.	Nil to report at the date of this schedule

	PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation					
D1	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.	Not triggered	Prior to Occupation	RCC date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation for Phase 1 RCC date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation for Phase 2	Notice of OC from Certifier - Phase 1 Notice of OC from Certifier - Phase 2
External Walls and Cladding					
D2	Development lighting and external finishes of buildings should not temporarily blind or cause distraction to train drivers in the railway corridor.	Not triggered	Prior to Occupation	- Document submission of BCA compliance evidence. - Confirmation of compliance from Certifier.	Nil to report at the date of this schedule
D3	Use of red and green lights is to be avoided in all signs, lighting or building colour schemes which face the rail corridor.	Not triggered	Prior to Occupation	- Document submission of BCA compliance evidence. - Submission of BCA compliance evidence to DPE following Certifier acceptance within seven days.	Nil to report at the date of this schedule
D4	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.	Not triggered	Prior to Occupation	- RCC to provide information to meet this requirement	Nil to report at the date of this schedule
D5	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.	Not triggered	Prior to Occupation	- RCC to provide information to meet this requirement	Nil to report at the date of this schedule
Post-construction Dilapidation Report					
D6	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.	Not triggered	Prior to Occupation	- RCC to provide information to meet this requirement	(a) Evidence of consultation with the relevant owner and provider of services has been issued to both the Planning Secretary and the Certifier. (b) A dilapidation report to be prepared. (c) A dilapidation report to be issued to the Council and the Certifier.
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.	Not triggered	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.	Nil to report at the date of this schedule
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.	Not triggered	Prior to Occupation	RCC to provide information to meet this requirement	Council compliance 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
Roadworks and Access – PLACE HOLDER					
D9	The Applicant must complete the infrastructure upgrade works agreed to under Condition B28 prior to operation and to the satisfaction of Council.	Not triggered	Prior to Occupation	RCC to provide information to meet this requirement	Signed WAE drawings 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
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.	Not triggered	Prior to Occupation	RCC to provide information to meet this requirement	Signed WAE drawings 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
Green Travel Plan					

D11	<p>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:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Armidale Regional Council and Transport for NSW;</p> <p>(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;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(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</p> <p>(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.</p>	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
Operational Transport and Access Management Plan (OTAMP)					
D12	<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>	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
School Zones					
D13	<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>	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
D14	<p>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.</p>	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
D15	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
Mechanical Ventilation					
D16	<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>	Not triggered	Prior to Occupation	Mechanical consultant to certify design to be in accordance with relevant Australian Standards	Certifier's written notification that information related to this condition received and satisfactory
Car Parking Arrangements					
D17	<p>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.</p>	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
Road Damage					

D18	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.	Not triggered	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.	Nil to report at the date of this schedule
Fire Safety Certification					
D19	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.	Not triggered	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	Certificate to be mounted in building Certificate submitted to relevant authorities and Council.
Structural Inspection Certificate					
D20	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.	Not triggered	Prior to Occupation	Document submission of structural drawings.Verification of Certifier approval.	The structural engineers SCP are provided certification confirming structural drawings comply with this requirement. A copy of the certificate to be issued to the Certifier to confirm compliance of this requirement.
Compliance with Food Code					
D21	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.	Not triggered	Prior to Occupation	RCC to engage a suitably qualified tradesperson, to provide certification of kitchen design is in accordance with the standard.	Certifier's written notification that information related to this condition received and satisfactory
Stormwater Quality Management Plan					
D22	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.	Not triggered	Prior to Occupation	Stormwater Quality Management Plan to be developed by SCP civil engineering, addressing the requirements of this condition Stormwater Quality Management Plan to be submitted to Certifier for approval	O&M Manual and Functional Description prepared by SCP containing SQMP
D23	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Not triggered	Prior to Occupation	Stormwater Quality Management Plan to be submitted to Certifier for approval	Certifier's written notification that information related
Rainwater Harvesting					
D24	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Not triggered	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	Certifier's written notification that information related to this condition received and satisfactory
Warm Water Systems and Cooling Systems					
D25	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.	Not triggered	Prior to Occupation	Cooling systems to be designed in accordance with the standards defined in this condition Service peer review by DSC Consultants to ensure standards defined under this condition are met.	Mechanical design and installation peer reviewed, inspected and approved by DSC Functional briefs and O&M manuals provided
Outdoor Lighting					
D26	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.	Not triggered	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.	The Electrical Lighting Plan to be provided by Electrical Consultants with certificate confirming compliance with the relevant codes as listed in this condition. Electrical design and installation peer reviewed, inspected and approved by DSC Functional briefs and O&M manuals provided
Signage					

D27	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Not triggered	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	Sign survey to be completed by RCC to ensure compliance with this condition
D28	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Not triggered	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	Sign survey to be completed by RCC to ensure compliance with this condition
D29	'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.	Not triggered	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	Sign survey to be completed by RCC to ensure compliance with this condition
Operational Waste Management Plan					
D30	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.	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
Validation Report					
D31	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.	Not triggered	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.	Nil to report at the date of this schedule
Speed Limit Authorisation					
D32	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.	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
Ecologically Sustainable Development					
D33	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.	Not triggered		By Principal	Nil to report at the date of this schedule
Landscaping					
D34	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Planning Secretary and Certifying Authority for information.	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
	PART E - POST OCCUPATION				
Out of Hours Event Management Plan					

E1	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.	Not triggered	Prior to Occupation	By Principal	Nil to report at the date of this schedule
E2	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E4	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E5	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E6	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
Operation of Plant and Equipment					
E7	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.	Not triggered	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
Community Communication Strategy					
E8	The Community Communication Strategy, must be implemented for a minimum of 12 months following the completion of construction.	Not triggered	At all times, 12 months following occupation	By Principal	Nil to report at the date of this schedule
Operational Noise Limits					
E9	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E10	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E11	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
Unobstructed Driveways and Parking Areas		Not triggered			

E12	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		During Operation	RCC will meet requirements for traffic control as per condition B22 During operation traffic control will be managed by the Principal	Nil to report at the date of this schedule
Green Travel Plan					
E13	The GTP required by condition D11 of this consent must be updated annually and implemented.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
Ecologically Sustainable Development					
E14	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.	Not triggered	During Operation	By Principal	
Signage					
E15	The illumination of the sign and LED screens must be switched off between 6pm and 7am unless otherwise agreed by the Secretary.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E16	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E17	The images must be presented in a completely static manner from first appearance to removal.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E18	The interval change between images must not be less than 5 seconds.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E19	The sign must not display advertising or messages which contain fully animated or video/movie style advertising or images.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E20	The sign must not be used for any live television, satellite, internet or similar broadcast.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E21	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E22	The sign must not display: (a) images using an unreasonably high intensity of light in the sights; (b) intermittent light(s); (c) advertising or messages which contain any repeated directional motion, flicker or flashing content; or NSW Government 30 Armidale High School Redevelopment Department of Planning and Environment (SSD 9095) (d) phone numbers, addresses or website details.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E23	The sign must not emit sound.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E24	The signage must be maintained in good order and condition.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
E25	Messages displayed on the sign/screen are to relate to the operation of the subject premises only and must not be used for any unrelated general advertising purpose, to ensure the development is consistent with the relevant provisions of Council's DDCP to avoid the proliferation of general advertising material.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
Outdoor Lighting					
E26	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.	Not triggered	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					
E27	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule
Landscaping					
E28	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.	Not triggered	During Operation	By Principal	Nil to report at the date of this schedule