



## Upgrades to Chatswood Public School and Chatswood High School - SSD 9483

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### Operation Phase Compliance Report

May 2024

**Project Name:**

Upgrades to Chatswood Public School and Chatswood High School

**Consent Number:**

State Significant Development Application – SSD 9483

**Report Name:**

Operation Phase Compliance Report

**Project Address:**

5 Centennial Avenue and 24 Centennial Ave, Chatswood NSW

**Proponent:**

School Infrastructure NSW

Level 8, 259 George St Sydney NSW 2000

**Prepared by:**

Johnstaff Projects Limited

**Document Control**

Name	Position	Stage	Date
Anne Warren	Senior Project Manager	Prepared by	23 May 2024
Lilian Ghan	Associate Director	Reviewed and Endorsed by	24 May 2024

**Document Review History**

Date	Rev.	Comment
23 May 2024	01	Draft
29 May 2024	02	SI Compliance Review

**Authorised Reporting Officer**

Name	Title	Signature	Company	Company Address
Sumi Thambyrajah	Project Director	<i>Sumi Thambyrajah</i>	Department of Education - School Infrastructure NSW	Level 8, 259 George St, Sydney NSW 2000

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

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# 1 Introduction

## 1.1 Project Name and Application Number

Project Name: *Upgrades to Chatswood Public School and Chatswood High School (Project)*

Application Number: *SSD 9483*

## 1.2 Project Address

Address: *5 Centennial Avenue and 24 Centennial Avenue, Chatswood NSW.*

## 1.3 Name of Compliance Report

Name: *Operation Phase Compliance Report*

## 1.4 Reporting Period

In accordance with Compliance Reporting Post Approval Requirements (PAR) this is the first *Operational Compliance Report* and is required within 12 months of occupation commencing. It is noted the majority of the building works was completed and occupied by 31 May 2023, accordingly this date was confirmed to be the date of occupation for the purposes of compliance reporting by the Independent Environmental Auditor, Wolfpeak.

This Report presents the findings from the Operational Compliance Report covering the period from *31 May 2023 to 23 May 2024* (the reporting period).

## 1.5 Summary of Activities during the Reporting Period

Works occupied during this period included completion and handover of Stage 13 final landscaping as well as retaining wall construction associated with the Upgrades to Chatswood High School and Chatswood Public School, excluding Stage 14 Road Upgrade Works being undertaken by Willoughby City Council (Conditions C27, C28 and D16) and as approved by the Planning Secretary per SSD-9483-PA-83; and Ecologically Sustainable Development E16 Greenstar submission due 6 months after the completion of the Road Upgrade Works.

## 1.6 Key Personnel

Description	Organisation	Contact	Mobile	E-mail
Head Contractor	Richard Crookes Constructions (RCC)	Adam Zivanovic	0431 111 753	zivanovica@richardcrookes.com.au
Project Manager	Johnstaff Projects	Zac Casimatis	0448 159 722	zac.casimatis@johnstaff.com.au
Department of Education	Chatswood Public School	Annette Young	9419 6127	annette.young10@det.nsw.edu.au
Department of Education	Chatswood High School	Nicholas Boogert	9419 3611	nicholas.boogert@det.edu.au

## 1.7 Project Details

The *Project* provided additional teaching spaces and facilities to enable increased student capacity at both schools.

The upgrades to Chatswood Public School include:

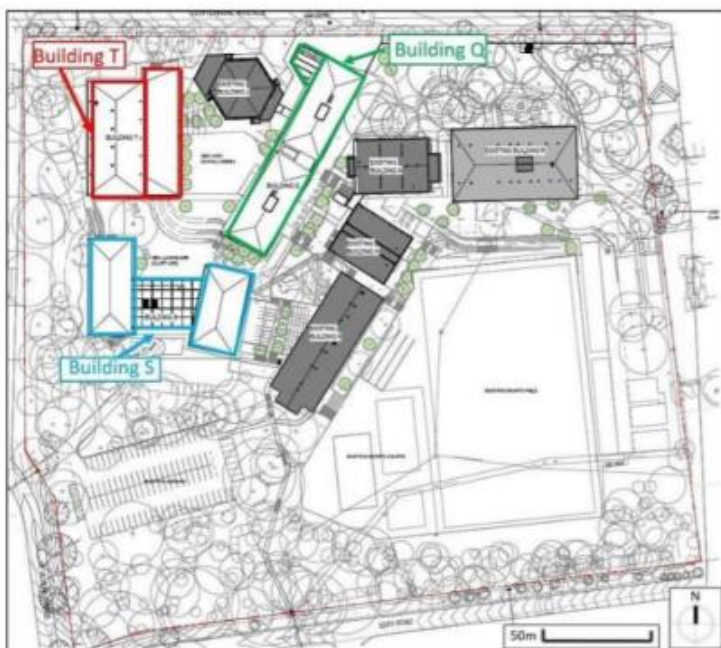
- 53 classrooms (25 existing, 28 new);
- 4 special program classrooms;
- 3 special support unit classrooms;
- Retention of Buildings A and B;
- New hall;
- New carparking facilities; and
- Associated site works and landscaping.



Figure 1 – Chatswood Public School

The upgrades to Chatswood High School include:

- 118 classrooms (18 existing, 18 upgraded, 82 new);
- 4 special support unit classrooms;
- New administration and staff facilities;
- New hall; and
- Associated site works and landscaping.





An application to construct and operate the Project, **State Significant Development (SSD) 9483**, was approved by the Department of Planning and Environment (now Department of Planning, Housing and Infrastructure (the Department/DPHI)) under delegation from the Minister for Planning on 30 November 2020. This approval was subject to a list of conditions of approval.

Richard Crookes Construction (RCC) was engaged by SINSW as the Principal Contractor, to undertake the construction at both schools in parallel, commencing on 2 July 2021.

## 1.8 Audit Scope

Conditions A31 – A34 of Schedule 2 of SSD 9483 set out the requirements for undertaking Compliance Reports in accordance with Compliance Reporting Post Approval Requirements as available on the Department's website.

In accordance with Compliance Reporting Post Approval Requirements (PAR) this is the first **Operational Compliance Report** and is required within 12 months of occupation of the works. It is noted the majority of the building work was completed and occupied by 31 May 2023, accordingly the date for occupation for the purposes of compliance reporting was confirmed by the Independent Environmental Auditor, Wolfpeak.

This Report presents the findings from the Operational Compliance Report covering the period from **31 May 2023 to 23 May 2024** (the audit period).

Works occupied during this period included completion and handover of Stage 13 final landscaping as well as retaining wall construction associated with the Upgrades to Chatswood High School and Chatswood Public School, excluding Stage 14 Road Upgrade Works being undertaken by Willoughby City Council (Conditions C27, C28 and D16) and as approved by the Planning Secretary (on 10 January 2024) in SSD-9483-PA-83 to be completed by 30 June 2025; and Ecologically Sustainable Development Condition E16 Greenstar submission due 6 months after the completion of these Road Upgrade Works.

Detailed findings are provided in Section 3 and include actions to address each of the findings.

## 2 Compliance Status Descriptors

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

Referenced Compliance Descriptors are as follows:

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

### 3 Compliance Status Summary

Item	Compliant	Non-Compliant	Not Triggered
PART A – Administrative Conditions	17	0	17
PART B – Prior to Commencement of Construction	3	0	36
PART C – During Construction	9	0	42
PART D – Prior to Occupation	17	0	10
PART E – Post Occupation	18	0	1

### 4 Non-Compliances

No non-compliances were identified during the reporting period.

### 5 Incidents

No (0) incidents identified during the reporting period.

### 6 Complaints

Seven (7) complaints have been received by SINSW during this reporting period. All have been closed following review with the Contractor and the Schools, and with the issue of a response to the complainant. Responses have been generally in accordance with the approved Community Communication Strategy V1.4 dated 26 March 2021.

The complaints register is current to 9 May 2024 and is accessible on the project website.

Date Received	Date of Response	No of Complainants	Incident / Concern / Complaint & Location	Response	Status
27.01.24	21.02.24	1	Alarms in Building T	SINSW advised that the fire alarm was incorrectly triggered due to school operations, which has been addressed. Hardware issues with the security alarms have been resolved.	Closed, no further action required.
26.01.24	16.02.24	1	Alarms in Building T	SINSW advised that the fire alarm was incorrectly triggered due to school operations, which has been addressed. Hardware issues with the security alarms have been resolved.	Closed, no further action required.
4.01.24	23.01.24	1	Alarms in Building T	SINSW advised that the fire alarm had been incorrectly triggered and incorrectly reset. Hardware was replaced and school security procedure reviewed.	Closed, no further action required.

23.12.23	23.01.24	1	Alarms in Building S	SINSW advised that security and fire alarms had been incorrectly triggered and incorrectly reset. Hardware was replaced and school security procedure was reviewed.	Closed, no further action required.
15.12.23	20.12.23	1	Alarms in Building S	SINSW's contractor Richard Crookes Construction (RCC) is working with the manufacturer and installer of the fire and security systems to rectify the issue during the school summer holidays.	Closed, no further action required.
18.08.23	18.08.24	1	Traffic Management in Centennial Avenue adjacent to Chatswood High School	SINSW advised the traffic controllers were standing in the correct locations and had directed the complainant to use the wombat crossing. That direction was disobeyed. Following review of the Jenkins Street pick up drop off (PUCO) zone the school no longer supports the PUDO at Jenkins Street. The Principal of the Public school has communicated this directly to the school community.	Closed, no further action required.
10.06.23	12.06.23	1	Road work required following stormwater works in Jenkins St.	SINSW requested more detail about the claimed damage to the road. Complainant advised they would provide photographic evidence. To date SINSW has not received the photos. SINSW advised that upon completion of the road works on Jenkins Street the road will be rectified once approval to proceed has been obtained from Willoughby City Council.	Closed, no further action required.



# Attachments

- Appendix 1 – Compliance Table
- Appendix 2 – Compliance Report Declaration

**Appendix 1 – Compliance Table**

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
ATTACHMENT 1							
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	Evidence referred to elsewhere in this Condition Compliance Table  Site inspection 23/05/2024.	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	C	All	Throughout	Applies to all stages
Terms of Consent							
A2	The development may only be carried out:  a) in compliance with the conditions of this consent;  b) in accordance with all written directions of the Planning Secretary;  c) generally in accordance with the EIS and Response to Submissions;  d) in accordance with the approved plans in the table below:	Evidence referred to elsewhere in this table.  Interview with auditees 23/05/2024  Environmental Impact Statement State Significant Development (SSD 9483) Upgrades to Chatswood Public School and Chatswood High School 5 & 24 Centennial Avenue, Chatswood, DFP Planning, 23/03/20 (the EIS)  RE: SSD-9483 Upgrades to Chatswood Public School and Chatswood High School, DFP Planning, 02/10/20 (the RtS).  Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)  Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)  Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))  Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)  Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp  Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)  Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)	The development has been caried out in compliance to condition of consent  Compliance is being achieved as outlined in this Condition Compliance Table.  There have been no written directions from the Planning Secretary.  The drawings are the plans being used for the development. The design is reviewed and confirmed by the Certifier through construction through the issue of Crown Certificates. It is considered the role of the Certifier to verify compliance with design and any BCA / design related requirements.	C	All	Throughout	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report																																																																																																																																																																									
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	<table><tr><th colspan="4">Architectural drawings prepared by Architectus</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA-AX-A0010</td><td>E</td><td>SSDA - Existing Site Plan</td><td>27/02/2020</td></tr><tr><td>DA-AX-A0032</td><td>E</td><td>SSDA - Proposed Site Plan</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0050</td><td>E</td><td>SSDA - Lower Ground 2</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0051</td><td>E</td><td>SSDA - Lower Ground 1</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0052</td><td>E</td><td>SSDA - Ground Floor</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0053</td><td>E</td><td>SSDA - Level 1</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0054</td><td>E</td><td>SSDA - Level 2</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0055</td><td>D</td><td>SSDA - Level 3</td><td>12/11/2020</td></tr><tr><td>DA-AX-A2000</td><td>E</td><td>Centennial Avenue - Street Elevations</td><td>12/11/2020</td></tr><tr><td>DA-AX-A2010</td><td>D</td><td>Centennial Avenue - Site Sections</td><td>12/11/2020</td></tr><tr><td>DA-AX-A2011</td><td>D</td><td>Centennial Avenue - Site Sections</td><td>12/11/2020</td></tr><tr><td>DA-AQ-A2000</td><td>D</td><td>Building Q – Elevations – Sheet 1</td><td>12/11/2020</td></tr><tr><td>DA-AQ-A2001</td><td>D</td><td>Building Q – Elevations – Sheet 2</td><td>12/11/2020</td></tr><tr><td>DA-AQ-A2100</td><td>C</td><td>Building Q – Sections – Sheet 1</td><td>12/11/2020</td></tr><tr><td>DA-AQ-A2101</td><td>C</td><td>Building Q – Sections – Sheet 2</td><td>12/11/2020</td></tr><tr><td>DA-AS-A2000</td><td>E</td><td>Building S - Elevations - Sheet 1</td><td>12/11/2020</td></tr><tr><td>DA-AS-A2001</td><td>E</td><td>Building S - Elevations - Sheet 2</td><td>12/11/2020</td></tr><tr><td>DA-AS-A2100</td><td>D</td><td>Building S - Section A - Sheet 1</td><td>12/11/2020</td></tr><tr><td>DA-AS-A2101</td><td>D</td><td>Building S - Section B &amp; C - Sheet 2</td><td>12/11/2020</td></tr><tr><td>DA-AT-A2002</td><td>C</td><td>Building T Elevations</td><td>12/11/2020</td></tr><tr><td>DA-AT-A2011</td><td>C</td><td>Building T Sections</td><td>12/11/2020</td></tr><tr><td>DA-BX-A0010</td><td>D</td><td>Existing Site Plan</td><td>11/03/2020</td></tr><tr><td>DA-BX-A0021</td><td>A</td><td>Site Demolition Plan</td><td>11/03/2020</td></tr><tr><td>DA-BX-A0030</td><td>H</td><td>Site Plan Proposed (Final)</td><td>20/11/2020</td></tr><tr><td>DA-BX-A0042</td><td>F</td><td>SSDA - Lower Ground Floor 2</td><td>12/11/2020</td></tr><tr><td>DA-BX-A0043</td><td>F</td><td>SSDA - Lower Ground Floor 1</td><td>12/11/2020</td></tr><tr><td>DA-BX-A0044</td><td>F</td><td>SSDA - Ground Floor</td><td>12/11/2020</td></tr><tr><td>DA-BX-A0045</td><td>F</td><td>SSDA - Level 1</td><td>20/11/2020</td></tr></table> <table><tr><td>DA-BX-A0046</td><td>F</td><td>SSDA - Level 2</td><td>20/11/2020</td></tr><tr><td>DA-BX-A0047</td><td>F</td><td>SSDA - Level 3</td><td>20/11/2020</td></tr><tr><td>DA-BX-A0048</td><td>F</td><td>SSDA - Level 4</td><td>20/11/2020</td></tr><tr><td>DA-BX-A0049</td><td>G</td><td>SSDA - Roof</td><td>20/11/2020</td></tr><tr><td>DA-BX-A2000</td><td>H</td><td>Street Elevations</td><td>20/11/2020</td></tr><tr><td>DA-BX-A2010</td><td>E</td><td>Site Sections</td><td>12/11/2020</td></tr><tr><td>DA-BG-A2002</td><td>C</td><td>Building G - Elevations</td><td>1/10/2020</td></tr><tr><td>DA-BG-A2011</td><td>C</td><td>Building G - Sections</td><td>1/10/2020</td></tr><tr><td>DA-BP-A1113</td><td>D</td><td>Building P1 + P2 Elevations</td><td>1/10/2020</td></tr><tr><td>DA-BP-A1114</td><td>D</td><td>Building P1 + P2 Elevations</td><td>1/10/2020</td></tr><tr><td>DA-BP-A1115</td><td>D</td><td>Building P1 + P2 Elevations</td><td>1/10/2020</td></tr><tr><td>DA-BP-A1116</td><td>D</td><td>Building P1 + P2 Sections</td><td>1/10/2020</td></tr></table>	Architectural drawings prepared by Architectus				Dwg No.	Rev	Name of Plan	Date	DA-AX-A0010	E	SSDA - Existing Site Plan	27/02/2020	DA-AX-A0032	E	SSDA - Proposed Site Plan	12/11/2020	DA-AX-A0050	E	SSDA - Lower Ground 2	12/11/2020	DA-AX-A0051	E	SSDA - Lower Ground 1	12/11/2020	DA-AX-A0052	E	SSDA - Ground Floor	12/11/2020	DA-AX-A0053	E	SSDA - Level 1	12/11/2020	DA-AX-A0054	E	SSDA - Level 2	12/11/2020	DA-AX-A0055	D	SSDA - Level 3	12/11/2020	DA-AX-A2000	E	Centennial Avenue - Street Elevations	12/11/2020	DA-AX-A2010	D	Centennial Avenue - Site Sections	12/11/2020	DA-AX-A2011	D	Centennial Avenue - Site Sections	12/11/2020	DA-AQ-A2000	D	Building Q – Elevations – Sheet 1	12/11/2020	DA-AQ-A2001	D	Building Q – Elevations – Sheet 2	12/11/2020	DA-AQ-A2100	C	Building Q – Sections – Sheet 1	12/11/2020	DA-AQ-A2101	C	Building Q – Sections – Sheet 2	12/11/2020	DA-AS-A2000	E	Building S - Elevations - Sheet 1	12/11/2020	DA-AS-A2001	E	Building S - Elevations - Sheet 2	12/11/2020	DA-AS-A2100	D	Building S - Section A - Sheet 1	12/11/2020	DA-AS-A2101	D	Building S - Section B & C - Sheet 2	12/11/2020	DA-AT-A2002	C	Building T Elevations	12/11/2020	DA-AT-A2011	C	Building T Sections	12/11/2020	DA-BX-A0010	D	Existing Site Plan	11/03/2020	DA-BX-A0021	A	Site Demolition Plan	11/03/2020	DA-BX-A0030	H	Site Plan Proposed (Final)	20/11/2020	DA-BX-A0042	F	SSDA - Lower Ground Floor 2	12/11/2020	DA-BX-A0043	F	SSDA - Lower Ground Floor 1	12/11/2020	DA-BX-A0044	F	SSDA - Ground Floor	12/11/2020	DA-BX-A0045	F	SSDA - Level 1	20/11/2020	DA-BX-A0046	F	SSDA - Level 2	20/11/2020	DA-BX-A0047	F	SSDA - Level 3	20/11/2020	DA-BX-A0048	F	SSDA - Level 4	20/11/2020	DA-BX-A0049	G	SSDA - Roof	20/11/2020	DA-BX-A2000	H	Street Elevations	20/11/2020	DA-BX-A2010	E	Site Sections	12/11/2020	DA-BG-A2002	C	Building G - Elevations	1/10/2020	DA-BG-A2011	C	Building G - Sections	1/10/2020	DA-BP-A1113	D	Building P1 + P2 Elevations	1/10/2020	DA-BP-A1114	D	Building P1 + P2 Elevations	1/10/2020	DA-BP-A1115	D	Building P1 + P2 Elevations	1/10/2020	DA-BP-A1116	D	Building P1 + P2 Sections	1/10/2020	<p>Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p> <p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p> <p>Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p>				
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DA-BX-A0048	F	SSDA - Level 4	20/11/2020																																																																																																																																																																											
DA-BX-A0049	G	SSDA - Roof	20/11/2020																																																																																																																																																																											
DA-BX-A2000	H	Street Elevations	20/11/2020																																																																																																																																																																											
DA-BX-A2010	E	Site Sections	12/11/2020																																																																																																																																																																											
DA-BG-A2002	C	Building G - Elevations	1/10/2020																																																																																																																																																																											
DA-BG-A2011	C	Building G - Sections	1/10/2020																																																																																																																																																																											
DA-BP-A1113	D	Building P1 + P2 Elevations	1/10/2020																																																																																																																																																																											
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DA-BP-A1115	D	Building P1 + P2 Elevations	1/10/2020																																																																																																																																																																											
DA-BP-A1116	D	Building P1 + P2 Sections	1/10/2020																																																																																																																																																																											

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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>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;</p> <p>a) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	Interview with auditees 23.05.2024	The auditees reported that there was no written direction from the Planning Secretary for the last 11months (11) months.	NT	All	Throughout	Applies to all stages																																																																																																																																																																												

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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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Interview with auditees 23.05.2024	No inconsistencies identified.	NT	All	Throughout	Applies to all stages
<b>Limits on Consent</b>							
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development Consent approved on 30/11/2020 by the Department  SINSW Submission of Notification of Commencement, 02/07/2021	Construction commenced on 02/07/2021, occurred within the five years' timeframe required under this condition.	C	All	Throughout	Applies to all stages
<b>Prescribed Conditions</b>							
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division BA of the EPAA  Site Inspection 23/05/2024.  Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)  Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)  Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))  Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)  Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp  Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)  Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)  Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	This condition refers to Part 6, Division 8A of the EP&A Regulation 2000, which has now been superseded by the EP&A Regulation 2021. The former prescribed conditions of the EP&A Regulation 2000 have been superseded by Part 4, Division 2, Subdivision 1 of the EP&A Regulation 2021, and with regards to the Project, primarily relate to compliance with the BCA.  The former Part 6, Division 8A of the EPAA relates to prescribed conditions for: <ul style="list-style-type: none"><li>- compliance with the BCA (the certifying authority certified that this condition has been complied with).</li><li>- erection of signs (not relevant)</li><li>- residential building work (not relevant)</li><li>- entertainment venues (not relevant)</li><li>- signage for max number of persons at venues (not relevant for construction)</li><li>- shoring and adjoining properties (no excavation below the base of adjoining buildings).</li></ul> We note that it is considered the responsibility of the Certifier to verify compliance with this requirement. Part 6, Division 8A of the EPAA	C	All	Throughout	Applies to all stages



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		<p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p> <p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p> <p>Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p>					
<b>Planning Secretary as Moderator</b>							
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.	Interview with auditees 23/05/2024	No disputes have been identified by the auditees.	NT	All	Throughout	Applies to all stages
<b>Evidence of Consultation</b>							
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>b) provide details of the consultation undertaken including:</p> <p>i. the outcome of that consultation, matters resolved and unresolved; and</p>	Refer to evidence sighted for conditions C48, D18, E1, E3, E17.	Evidence sighted for each relevant condition during this audit period indicates that consultation was conducted in accordance with this condition	C	All	Throughout	Applies to all stages

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	ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.						
<b>Staging</b>							
A9	<p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise approved by the Planning Secretary.</p> <p><i>Note: Works may commence upon the Planning Secretary's approval of a Staging Report and satisfaction of all relevant conditions.</i></p>	<p>Interview with auditees 23/05/2024</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p>	<p>The staging report has been updated to version 17 and submitted to the Department and was approved. 14 Stages have been established enabling the rolling operation/occupation of buildings as they were completed followed by Public Domain works.</p> <p>The Staging Report was prepared and addresses the requirements of this condition.</p>	C	All	Throughout	All pre-commencement/pre-construction SSDA conditions will be satisfied prior to commencement of construction works. Only staged operation is proposed
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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);</li> <li>c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</li> <li>d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ul>	<p>Interview with auditees 23/09/2024.</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p>	<p>The Staging Report was prepared and addresses the requirements of this condition.</p>	C	All	Throughout	All pre-commencement/pre-construction SSDA conditions will be satisfied prior to commencement of construction works. Only staged operation is proposed.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Interview with auditees 23/09/2024.</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p>	<p>The staging report has been updated to version 17 and submitted to the Department and was approved.</p> <p>The Staging Report was prepared and addresses the requirements of this condition.</p>	C	All	Throughout	Applies to all stages
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be	<p>Interview with auditees 23/09/2024.</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p>	<p>The staging report has been updated to version 17 and submitted to the Department and was approved.</p>	C	All	Throughout	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	complied with at the relevant time for that stage as identified in the Staging Report.	Staging Report Version 17 dated 15/12/2023.	The Staging Report was prepared and addresses the requirements of this condition.				
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>							
A13	<p>The Applicant may:</p> <ul style="list-style-type: none"> <li>a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</li> <li>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</li> <li>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</li> </ul>	<p>Interview with auditees 23/09/2024.</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p>	The documents have not been staged under this condition. No material updates to the Strategies, Plans or Programs were completed during the audit period.	NT	All	Throughout	See specific strategy, plans or programs for detail
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<p>Interview with auditees 23/09/2024.</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p>	The documents have not been staged under this condition. No material updates to the Strategies, Plans or Programs were completed during the audit period.	NT	All	Throughout	See specific strategy, plans or programs for detail
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<p>Interview with auditees 23/09/2024.</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p>	The documents have not been staged under this condition. No material updates to the Strategies, Plans or Programs were completed during the audit period.	NT	All	Throughout	See specific strategy, plans or programs for detail
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	<p>Interview with auditees 15/09/2024.</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p>	The documents have not been staged under this condition. No material updates to the Strategies, Plans or Programs were completed during the audit period.	NT	All	Throughout	See specific strategy, plans or programs for detail

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
Structural Adequacy							
A17	<p>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.</p> <p><i>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></p>	<p>Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)</p> <p>Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))</p> <p>Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)</p> <p>Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp</p> <p>Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)</p> <p>Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p>	<p>It is the role of the Principal Certifier to ensure compliance with this condition.</p> <p>The certifier has verified that design compliance has been achieved for the works.</p>	C	All	Throughout	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
		<p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p> <p>Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p>					
<b>External Walls and Cladding</b>							
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	<p>Email dated 03/06/2022 from DPE– JohnStaff, SINSW re: External Walls &amp; Cladding Documentation</p> <p>Letter dated 26/05/2022 MBC Group – SINSW re: External walls and claddings</p> <p>Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)</p> <p>Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))</p> <p>Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)</p> <p>Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp</p> <p>Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)</p> <p>Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p>	<p>It is the role of the Principal Certifier to ensure compliance with this condition.</p> <p>The certifier has verified that design compliance has been achieved for the works.</p> <p>The DPE (03/06/2022) acknowledged the receipt of the external walls &amp; cladding documentation and has no further comment.</p> <p>External walls and cladding have been confirmed by MBC Group (26/05/2022) that compliant with the requirements of the BCA.</p>	C	All	Throughout	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
		<p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p>					
<b>Applicability of Guidelines</b>							
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The documents referred to elsewhere in this Condition Compliance Table	The documents prepared under the consent appear to refer to the standards and guidelines that are applicable to the document to which they relate.	C	All	Throughout	Applies to all stages
A20	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.	Interview with auditees 23/09/2024.	No notices received from Planning Secretary to date	NT	All	Throughout	Applies to all stages
<b>Monitoring and Environmental Audits</b>							
A21	<p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;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.</i></p>	<p>Part 9, Div 9.4 of the EP&amp;A Act</p> <p>Evidence referred to elsewhere in this Compliance Table.</p> <p>Independent Audit Report No. 5, WolfPeak, 18/10/23.</p> <p>Noise &amp; Vibration Monitoring Reports Pulse White Noise Acoustics 15/06/23 (x2)</p> <p>Noise &amp; Vibration Monitoring Reports Pulse White Noise Acoustics 18/05/23</p>	<p>The relevant section of the EP&amp;A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.</p> <p>Noise and Vibration Monitoring for both Public High School and High School have been regularly performed. The reports indicate that the monitoring was properly conducted and recorded. Monitoring ceased in June 2023 as construction was largely completed.</p>	NT	All	Throughout	Applies to all stages
<b>Access to Information</b>							



Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
A22	<p>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:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>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;</li> <li>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;</li> <li>vi. a summary of the current stage and progress of the development;</li> <li>vii. contact details to enquire about the development or to make a complaint;</li> <li>viii. complaints register, updated monthly;</li> <li>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;</li> <li>x. any other matter required by the Planning Secretary; and</li> </ul> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	<p>Project website:</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/c/chatswood-public-school-chatswood-high-school-upgrades.html">https://www.schoolinfrastructure.nsw.gov.au/projects/c/chatswood-public-school-chatswood-high-school-upgrades.html</a></p>	<p>The website contains:</p> <ul style="list-style-type: none"> <li>i. the documents referred to A2</li> <li>ii. all current statutory approvals for the development (i.e.: this SSD)</li> <li>iii. the stamped plans.</li> <li>iv. The conditions, plans and programs do not require public reporting on environmental performance.</li> <li>v. The conditions, plans and programs do not require public reporting on environmental monitoring results</li> <li>vi. Project updates re being reported</li> <li>vii. contact details</li> <li>viii. the complaints register current to 9 May 2024.</li> <li>ix. the most recent audit report and response is available.</li> <li>x. The reviewer is not aware of any other matters specified by the Department which require publication</li> </ul> <p>The information is up to date.</p>	C	All	Pre-construction + operation	Applies to all stages
<b>Compliance</b>							
A23	<p>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.</p>	<p>Site inspection 23/05/2023.</p> <p>Operation and Maintenance Manuals, Richard Crookes to SINSW (x9)</p> <p>School Travel Plans approved and issued to each School on 30/01/2024.</p> <p>Site Audit Statement no RS-122 and Environmental Management Plan, Tetra Tech Coffey Pty Ltd, 05/07/23, V5 (Public School LTEMP), issued to DPHI on 05/02/2024.</p>	<p>Note that construction complete.</p> <p>The schools and Department of Education Asset and Maintenance Unit are provided with operation and maintenance manuals for the new infrastructure. This is provided to enable the school staff to properly operate and maintain the school facilities after the defects and liability periods are completed.</p> <p>The Public School and High School have been provided a copy pf the LTEMP for the respective schools, for implementation.</p>	C	All	Throughout	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
		<p>Email, Johnstaff to Public School Principal, 01/03/23 (sharing of LTEMP with instructions to implement)</p> <p>Site Audit Statement no RS-123 and Environmental Management Plan, Tetra Tech Coffey Pty Ltd, 04/12/2023, V7 issued to DPHI on 05/02/2024.</p> <p>Email, Johnstaff to High School Principal, 27/11/2023 (sharing of LTEMP with instructions to implement).</p>	<p>Chatswood Public School and Chatswood High School acknowledged they have been provided with the Landscape Management Plan, Operational Waste Management Plan, Stormwater Management Plan and the Out of Hours Event Management Plans for implementation.</p> <p>The schools have been issued with the approved School Travel Plans and have met with the Travel Plan Coordinator, Volker Buhl, Stantec on 22/02.24 and 29/02/24 and commenced survey review of mode share in Term 1 2024.</p>				
<b>Incident Notification, Reporting and Response</b>							
A24	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	<p>Interview with auditees 23/05/2024</p> <p>Complaints Register current to 9 May 2024.</p> <p>Hammertech incident register current to 20/12/2023.</p>	No notifiable incidents have been recorded for the last six (6) months by the auditees.	NT	All	Throughout	Applies to all stages
A25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	<p>Interview with auditees 23/09/2024.</p> <p>Complaints Register current to 9 May 2024.</p> <p>Hammertech incident register current to 20/12/2023.</p>	No incidents have been recorded auditee.	NT	All	Throughout	Applies to all stages
<b>Non-Compliance Notification</b>							
A26	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Interview with auditees 23/05/2024	No non-compliances have been identified by the auditee during the audit period.	NT	All	Throughout	Applies to all stages
A27	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.	Interview with auditees 23/05/2024.	No non-compliances have been identified by the auditee during the audit period.	NT	All	Throughout	Applies to all stages
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 23/05/2024.	No non-compliances have been identified by the auditee during the audit period.	NT	All	Throughout	Applies to all stages
<b>Revision of Strategies, Plans and Programs</b>							
A29	Within three months of:	DPE post approval portal lodgement, 03/11/2023 (submission of Independent Audit Report No 5 and	There was only one triggering event during the audit period, being the submission of the fifth	C	All	Throughout	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	a) the submission of a compliance report under condition A32; b) the submission of an incident report under condition A25; c) the submission of an Independent Audit under condition C41 or C42; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out	response confirming commencement of review of Strategies, Plans and Programs)  Aconex RCC-GCOR-030446, 24/11/23 from Richard Crookes to the Certifier MBC Group confirming the review of Strategies, Plans and Programs.	Independent Audit Report. The submission included a notification of review.  The auditees advised that no updates were required as a result of the review.				
A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for approval and information (where relevant) within six weeks of the review.  <i>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.</i>	DPE post approval portal lodgement, 3/11/2023 (submission of Independent Audit Report No 6 and response)	There was only one triggering event during the audit period, the submission of the fifth Independent Audit Report. The submission included a notification of review. The auditees advise that no updates were required as a result of the review.	NT	All	Throughout	Applies to all stages
<b>Compliance Reporting</b>							
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<a href="https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements">https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements</a>  <a href="https://www.planning.nsw.gov.au/sites/default/files/2023-02/compliance-reporting-par-fact-sheet-202005.pdf">https://www.planning.nsw.gov.au/sites/default/files/2023-02/compliance-reporting-par-fact-sheet-202005.pdf</a>	IEA 5 observation: The Compliance Reporting Post Approval Requirements requires Compliance Reports to be prepared within 52 weeks of commencement of operations.  The first stage of operations commenced in April 2022 (refer D1) but this pertained to ramps and stairs only.  As per information provided by the auditees, the commencement of use for the first teaching buildings (Building S, P1 and P2) began in December 2022, while the remaining teaching spaces such as Building T, became operational on 24 April 2023, Building Q on 22 May 2023 and Building G on 31 May 2023. Consequently, it was considered that the Chatswood Education Precinct's operations commenced on 31 May 2023, which marks the date when the last building was handed over. Therefore, the first Compliance Report is expected to be completed before 31 May 2024.  Compliance Report to be completed and issued by 30/05/2024.	C	All	Operation	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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A32	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.		Compliance Report to be issued to the Planning Secretary before 31 May 2024.	NT	All	Operation	Applies to all stages
A33	The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary		Compliance Report has been prepared. Refer A3, submission required before 31 May 2024.	NT	All	Operation	Applies to all stages
A34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, 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.		Compliance Report has been prepared. Refer A3, submission required before 31 May 2024.	NT	All	Operation	Applies to all stages
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>							
<b>Improvements to Public School Residential Boundary Interface</b>							
B1	<p>Prior to the commencement of construction of Buildings P1 and P2, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the landowners of 1 James Street, 2 James Street, 1 Jenkins Street and 3 Jenkins Street, Chatswood about providing improvements to their private open space in order to mitigate any visual impacts from the new buildings; and</li> <li>b) if the relevant landowner/s agrees for improvement works to be carried out on their property, the Applicant must prepare landscape plans including ongoing maintenance instructions prepared by a suitably qualified person; and</li> <li>c) document the consultation strategy with the subject landowners in the Community Communication Strategy required under condition B14</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	<p>To be satisfied prior to commencement of construction.</p> <p>Relevant landowner/s did not request/agree to improvement works being carried out on their property under Condition B1(a)</p>
B2	The improvement works detailed in condition B1 are limited to feasible and reasonable landscaping and fencing. Costs associated with providing these improvement works are to be borne by the Applicant. The landowner/s are responsible for any ongoing maintenance requirements (including any ongoing maintenance costs) of the improvement works.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Condition is not triggered as relevant landowner/s did not request/agree to improvement works being carried out on their property under

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
							Condition B1(a)
B3	Prior to the occupation of Buildings P1 and P2, the Applicant must submit evidence that condition B1 has been complied with to the Planning Secretary for approval		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	Evidence that Conditions B1a and B1c have been satisfied to be provided prior to occupation of Buildings P1 and P2. Condition B1(b) has not been triggered to evidence cannot be submitted.
<b>Notification of Commencement</b>							
B4	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	<p>Letter dated 14/03/22 SINSW – DPE re: Submission of Notification of Occupation in accordance with Condition D1</p> <p>Email dated 11/05/2022 from DPE – SINSW re: Acknowledgement of the submission of Notification of Occupation for stage 3 &amp; 4 works on Public School.</p> <p>Letter dated 6/05/22 SINSW – DPE re: Submission of Notification in accordance with Condition D1 for Stage 2 &amp; 3</p> <p>Letter SINSW to DPE, 01/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>DPE post approval portal lodgement, 02/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>Letter SINSW to DPE, 15/08/23 (notification of commencement of stages 9, 10, 11)</p> <p>DPE post approval portal lodgement, 15/08/23 (notification of commencement of stages 9, 10, 11)</p> <p>Letter SINSW to DPE, 16/10/2023 (notification of stages 11, 12, 13).</p> <p>DPE post approval portal lodgement, 20/10/2023 (notification of stages 11, 12, 13)</p>	<p>No new construction commenced during the audit period.</p> <p>The SINSW notified the Department of commencement of each stage of operations more than one month from commencement of each stage.</p> <ul style="list-style-type: none"> <li>• Stage 2 – 27/4/22</li> <li>• Stage 3 – 7/5/22</li> <li>• Stage 4 – 25/10/22</li> <li>• Stage 5 – 16/11/22</li> <li>• Stage 6 – 6/5/23</li> <li>• Stage 7 – 22/5/23</li> <li>• Stage 8 – 20/7/23</li> <li>• Stage 9 – 28/07/23</li> <li>• Stage 10 – 09/10/23</li> <li>• Stage 11 – 20/10/23</li> <li>• Stage 12 – 20/10/23</li> <li>• Stage 13 – 20/20/23</li> </ul>	C	All	Pre-Construction & Pre-Operation	All stages operation and occupation dates to be notified to DPE as per Condition D1.

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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B5	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>Letter dated 14/03/22 SINSW – DPE re: Submission of Notification of Occupation in accordance with Condition D1</p> <p>Email dated 11/05/2022 from DPE – SINSW re: Acknowledgement of the submission of Notification of Occupation for stage 3 &amp; 4 works on Public School.</p> <p>Letter dated 6/05/22 SINSW – DPE re: Submission of Notification in accordance with Condition D1 for Stage 2 &amp; 3</p> <p>Letter SINSW to DPE, 01/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>DPE post approval portal lodgement, 02/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>Letter SINSW to DPE, 15/08/23 (notification of commencement of stages 9, 10, 11)</p> <p>DPE post approval portal lodgement, 15/08/23 (notification of commencement of stages 9, 10, 11)</p> <p>Letter SINSW to DPE, 16/10/2023 (notification of stages 11, 12, 13).</p> <p>DPE post approval portal lodgement, 20/10/2023 (notification of stages 11, 12, 13)</p>	<p>Refer to previous audit reports regarding notification of commencement of construction phases. No new construction commenced during the audit period.</p> <p>The SINSW notified the Department of commencement of each stage of operations more than one month from commencement of each stage.</p> <ul style="list-style-type: none"> <li>Stage 2 – 27/4/22</li> <li>Stage 3 – 7/5/22</li> <li>Stage 4 – 25/10/22</li> <li>Stage 5 – 16/11/22</li> <li>Stage 6 – 6/5/23</li> <li>Stage 7 – 22/5/23</li> <li>Stage 8 – 20/7/23</li> <li>Stage 9 – 28/07/23</li> <li>Stage 10 – 09/10/23</li> <li>Stage 11 – 20/10/23</li> <li>Stage 12 – 20/10/23</li> <li>Stage 13 – 20/20/23</li> </ul>	C	All	Pre-Construction & Pre-Operation	All stages operation and occupation dates to be notified to DPIE as per Condition D1.
<b>Certified Drawings</b>							
B6	Prior to the commencement of construction (excluding earthworks and demolition), the Applicant must submit to the satisfaction of the Certifier structural drawings prepared signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development unless a modification or management plan review is required
<b>External materials and finishes</b>							
B7	Prior to the commencement of construction (excluding earthworks and demolition), a schedule of external materials and finishes of all new	.	This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of



Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	<p>buildings must be submitted to the Certifier and comply with the following:</p> <ul style="list-style-type: none"> <li>a) all external materials colours and finishes are to be predominantly neutral, recessive colours appropriate to the character of the area and compatible with the heritage listed items within the site and in the vicinity; and</li> <li>b) all external building materials and finishes must reflect the appearance of the buildings shown in the renders included in the renders of Appendix 2 of the EIS and Attachment 2 of the Response to Submissions.</li> </ul>						<p>construction. Submitted document will address entire development</p>
<b>External Walls and Cladding</b>							
B8	<p>Prior to the installation of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it</p>		<p>This Compliance Report assesses compliance with the relevant requirements of operations.</p>	NT	NA	<p>Prior to installation of external walls and cladding</p>	<p>To be satisfied prior to installation of external walls and cladding. Submitted document will address entire development.</p>
<b>Heritage Photographic Survey</b>							
B9	<p>Prior to commencement of construction, a photographic survey of the Chatswood Primary School is to be lodged with Council for its historical archives. The photographic survey is to be submitted in a report format, and must include:</p> <ul style="list-style-type: none"> <li>a) a front cover marked with: <ul style="list-style-type: none"> <li>i. the name/location of the property;</li> <li>ii. the date of the survey; and</li> <li>iii. the name of the company or persons responsible for the survey.</li> </ul> </li> <li>b) a layout plan of the existing buildings and site which identifies rooms and features shown in the photographs.</li> <li>c) photographs of the interior, exterior, grounds and a streetscape view of the buildings, labelled to indicate their location in relation to the layout plan. Photographic records of each elevation, each room and any architectural/ decorative features or finishes are to be included. Where colour is a feature of the building (for example, the building features stained glass, leadlight or polychrome brickwork), additional colour photographs are to be included in the photographic survey report.</li> </ul>		<p>This Compliance Report assesses compliance with the relevant requirements of operations.</p>	NT	NA	<p>Pre-Construction</p>	<p>To be satisfied prior to commencement of construction. Submitted document will address entire development</p>

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
B10	Prior to the commencement of construction, documentary evidence from the Applicant confirming lodgement of the heritage photographic survey to Council is to be provided to the Certifier.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
<b>Internal Noise Levels and Ventilation</b>							
B11	<p>Prior to commencement of construction (excluding earthworks and demolition), the Applicant must provide evidence to the Certifier that the proposed building design:</p> <ul style="list-style-type: none"> <li>a) complies with specified internal noise criteria and recommended acoustic attenuation measures contained in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A), dated 10 March 2020 and prepared by Day Design with certification provided by a suitably qualified acoustic consultant;</li> <li>b) incorporates the installation of air conditioning systems with fresh air supply to classrooms that require doors and windows to be closed to achieve the internal noise criteria; and</li> <li>c) certification by a suitably qualified person that all mechanical ventilation and exhaust systems comply with the National Construction Code including: <ul style="list-style-type: none"> <li>i. AS1668.1, AS1668.2 and AS3666.1 as applicable, and/or</li> <li>ii. an alternative solution using an appropriate assessment method</li> </ul> </li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
<b>Protection of Public Infrastructure</b>							
B12	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
<b>Pre-construction Dilapidation Report</b>							

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
B13	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, retaining walls, heritage items and Council assets that are likely to be impacted by the proposed works		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
<b>Community Communication Strategy</b>							
B14	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ol style="list-style-type: none"> <li>identify people to be consulted during the design and construction phase</li> <li>set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development.</li> <li>provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>set out procedures and mechanisms: <ol style="list-style-type: none"> <li>through which the community can discuss or provide feedback to the Applicant;</li> <li>through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(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.</li> </ol> </li> </ol>	<p>Interview with the auditees 23/05/24.</p> <p>Community Communication Strategy, SINSW, 26/03/2021.</p> <p>DPIE post approval portal lodgement record, 19/04/21</p> <p>Letter SINSW to DPIE, 30/04/21.</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/c/chatswood-education-precinct/2024/march/SSD_9483_B14_Community_Communication_Strategy_Final.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/c/chatswood-education-precinct/2024/march/SSD_9483_B14_Community_Communication_Strategy_Final.pdf</a></p>	<p>The Community Consultation Strategy was prepared and addresses the requirements of this condition. It was submitted to the Department prior to construction.</p> <p>The document is accessible on the project website.</p> <p>No requirement to update.</p> <p>Refer to E7 with respect to ongoing implementation of the Strategy during operation.</p>	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
<b>Ecologically Sustainable Development</b>							
B15	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or b) seeking approval from the Planning Secretary for an alternative certification process						document will address entire development
<b>Outdoor lighting</b>							
B16	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to lighting installation	To be satisfied prior to lighting installation. Submitted document will address entire development
<b>Demolition</b>							
B17	Prior to the commencement of demolition, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to demolition	To be satisfied prior to commencement of demolition. Submitted document will address entire development
<b>Environmental Management Plan Requirements</b>							
B18	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).  <i>Note:</i>  <i>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></i>  <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	All stages
<b>Construction Environmental Management Plan</b>							
B19	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction.

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	a) Details of: <ul style="list-style-type: none"> <li>i. hours of work;</li> <li>ii. 24-hour contact details of site manager;</li> <li>iii. management of dust and odour to protect the amenity of the neighbourhood;</li> <li>iv. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>v. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B14</li> </ul> b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; <li>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</li> <li>d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B20);</li> <li>e) Construction Noise and Vibration Management Sub-Plan (see condition B21); and</li> <li>f) Construction Soil and Water Management Sub-Plan (see condition B23).</li>						Submitted document will address entire development and be consistent with DPIE EMP Guidelines
B20	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) be prepared in consultation with Council and TfNSW;</li> <li>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;</li> <li>d) detail heavy vehicle routes, access and parking arrangements;</li> <li>e) implement a public information campaign to inform the community of any road changes well in advance of the changes;</li> <li>f) confine temporary road closures to weekends and off-peak hour times;</li> <li>g) prior to implementation of any road closure during construction, Council must be advised of these changes and a Traffic Control Plan must be submitted to Council for approval;</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	<ul style="list-style-type: none"> <li>h) a Traffic Control Plan must include times and dates of changes, signage, road markings and any temporary traffic control measures; and</li> <li>i) construction access from the Pacific Highway is not permitted unless otherwise approved by TfNSW.</li> <li>j) a construction zone is not permitted on the Pacific Highway unless otherwise approved by TfNSW.</li> </ul>						
B21	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced noise expert;</li> <li>b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>e) describe the community consultation undertaken to develop the strategies in condition B21(d);</li> <li>f) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B18</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines
B22	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> <li>a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</li> <li>b) information regarding the recycling and disposal locations; and</li> <li>c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines
B23	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction.



Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	<ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>d) 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);</li> <li>e) detail all off-Site flows from the Site; and</li> <li>f) 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 5-year ARI and 1 in 100- year ARI</li> </ul>						Submitted document will address entire development and be consistent with DPIE EMP Guidelines
B24	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> <li>a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>b) minimise conflicts with other road users;</li> <li>c) minimise road traffic noise; and</li> <li>d) ensure truck drivers use specified routes.</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines
<b>Construction and Staff Parking</b>							
B25	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker and Staff Transportation Strategy to the Planning Secretary for approval. A copy of the Strategy must be provided to the Certifier for information. The Construction Worker and Staff Transportation Strategy must:</p> <ul style="list-style-type: none"> <li>a) detail the provision of sufficient accessible parking facilities for school staff;</li> <li>b) include details of other travel arrangements for school staff and construction workers in order to minimise demand for parking in nearby public and residential streets;</li> <li>c) include measures to prevent construction workers and school staff from parking on the surrounding streets;</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	<p>d) include details of on-site secure tool storage facilities for overnight use by construction workers at Chatswood Public School and Chatswood High School;</p> <p>e) include a Complaint Management System for surrounding residents to report issues with school staff and/or construction workers using the local surrounding roads for parking and associated impacts on the availability of on-street parking for residents and visitors. The Complaint Management System must include a Complaints Register to be maintained recording information on all complaints received about construction worker and school staff parking and associated impacts on on-streetcar parking availability. The Complaint Management System must:</p> <p>i. include:</p> <ol style="list-style-type: none"> <li>• a 24 hour toll-free telephone number for the registration of complaints;</li> <li>• a postal and email address to which written complaints and enquiries may be sent;</li> <li>• process of resolving complaints;</li> <li>• a mechanism for community members to make enquiries in common community languages in the area; and</li> </ol> <p>ii. record the number of complaints received, nature of the complaints and how the complaint was resolved.</p>						
<b>Operation Noise – Design of Mechanical Plant and Equipment</b>							
B26	<p>Prior to installation of mechanical plant and equipment:</p> <p>a) a detailed assessment of mechanical plant and equipment must be undertaken by a suitably qualified person demonstrating compliance with the noise criteria as recommended in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design; and</p> <p>b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the noise criteria identified in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design</p>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to installation of mechanical plant and equipment	To be satisfied prior to installation of mechanical plant and equipment
<b>Biodiversity</b>							
B27	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to commencement of	To be satisfied prior to commencement

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report														
					Stage	Applicable phase	Staging Justification / comment												
						vegetation clearing	nt of vegetation clearing												
B28	The requirement to retire credits in condition B27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
B29	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B27 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
	<table><tr><th>A PCT as specified below</th><th>Ancillary code</th><th>Number of Credits</th><th>IBRA subregion</th></tr><tr><td>PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion</td><td>Weedy</td><td>1</td><td>Cumulative</td></tr><tr><td>PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion</td><td>Planted native</td><td>5</td><td>Cumulative</td></tr></table>							A PCT as specified below	Ancillary code	Number of Credits	IBRA subregion	PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Weedy	1	Cumulative	PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Planted native	5	Cumulative
	A PCT as specified below							Ancillary code	Number of Credits	IBRA subregion									
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PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Planted native	5	Cumulative																
B30	Prior to the commencement of development that will impact on biodiversity values, the class and number of species credits in the table below must be retired to offset the residual biodiversity impacts of the development.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
B31	The requirement to retire credits in condition B30 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
B32	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B30 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
	<table><tr><th>Species credit</th><th>Number of Credits</th><th>IBRA subregion</th></tr><tr><td>Magenta Lilly Pilly (Syzygium paniculatum)</td><td>2</td><td>Anywhere in NSW</td></tr></table>							Species credit	Number of Credits	IBRA subregion	Magenta Lilly Pilly (Syzygium paniculatum)	2	Anywhere in NSW						
Species credit	Number of Credits	IBRA subregion																	
Magenta Lilly Pilly (Syzygium paniculatum)	2	Anywhere in NSW																	

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
Construction Demolition Waste Management							
B33	Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	.	This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to waste removal	To be satisfied prior to waste removal
Operational Waste Storage and Processing							
B34	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"><li>a) is constructed using solid non-combustible materials;</li><li>b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</li><li>c) includes a hot and cold water supply with a hose through a centralised mixing valve;</li><li>d) is naturally ventilated or an air handling exhaust system must be in place; and</li><li>e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li></ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to construction of waste storage and processing areas	To be satisfied prior to construction of waste storage and processing areas
Construction Access Arrangements							
B35	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"><li>a) all vehicles must enter and leave the site in a forward direction;</li><li>b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2;</li><li>c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed; and</li><li>d) no construction vehicle access is permitted from the Pacific Highway vehicular entrance unless otherwise approved in writing by TfNSW</li></ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-construction	To be satisfied prior to commencement of construction
Operational Access, Car Parking and Service Vehicle Arrangements							

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
B36	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>a) a minimum of 18 (Chatswood Public School) and 104 (Chatswood High School) on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</li> <li>b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to construction of operational parking and access facilities	To be satisfied prior to construction of operational parking and access facilities
<b>Public Domain Works</b>							
B37	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council including:</p> <ul style="list-style-type: none"> <li>a) removal of all redundant crossings together with any necessary works to reinstate the footpath, nature strip, kerb and gutter as required; and</li> <li>b) addressing pedestrian management</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to footpath or public domain works	Prior to footpath or public domain works
B38	The Applicant must submit evidence of approval from Council for public domain works to the Certifier.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Prior to footpath or public domain works	Prior to footpath or public domain works
<b>Site Contamination</b>							
B39	Prior to the commencement of construction, the Applicant must engage an NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Pre-construction	To be satisfied prior to commencement of construction
<b>PART C DURING CONSTRUCTION</b>							
<b>Site Notice</b>							
C1	<p>A site notice(s):</p> <ul style="list-style-type: none"> <li>a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	<p>Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>b) 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;</p> <p>c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>d) 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</p> <p>e) 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.</p>						
<b>Operation of Plant equipment</b>							
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Demolition</b>							
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B17.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Construction Hours</b>							
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <p>a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>b) between 1pm and 4pm, Saturdays.</p>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction



Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: <ul style="list-style-type: none"> <li>a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>c) where the works are inaudible at the nearest sensitive receivers; or</li> <li>d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> <li>a) 9am to 12pm, Monday to Friday;</li> <li>b) 2pm to 5pm Monday to Friday; and</li> <li>c) 9am to 12pm, Saturday.</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Implementation of Management Plans</b>							
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Construction Traffic</b>							
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must wholly enter the site or an approved on-street work zone before stopping		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Hoarding Requirements</b>							
C11	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> <li>a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</li> <li>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.</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
No Obstruction of Public way							
C12	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.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
Construction Noise Limits							
C13	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.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
C14	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 C4.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’ to ensure noise impacts on surrounding noise sensitive receivers are minimised		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
Vibration criteria							
C16	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).		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
C17	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 C16		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B21 of this consent		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
Tree Protection							

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C19	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</li> <li>c) all trees on the site that are not approved for removal, including trees 84 and 95, must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessments (Ref: 18SYD-11012, v5 and 18SYD-11012, v6), dated 6 March and prepared by Eco Logical Australia; and</li> <li>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.</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Air Quality</b>							
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
C21	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>a) exposed surfaces and stockpiles are suppressed by regular watering;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Imported Soil</b>							
C22	The Applicant must:		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier upon request.						
<b>Disposal of Seepage and Stormwater</b>							
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Emergency Management</b>							
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction	Applies to all construction
<b>Stormwater Management System</b>							
C25	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must be designed by a suitably qualified and experienced person(s) and comply with the following: a) comply with applicable Australian Standards and Part C.5 of Willoughby Development Control Plan 2006; b) for the high school site, an onsite detention (OSD) system with a minimum volume of 497m <sup>3</sup> and permitted site discharge (PSD) of 342L/s, with a catchment area of 1.52ha of impervious area, covering the total area or otherwise to the satisfaction of Council; c) for the public school site, an OSD system with a minimum volume of 356m <sup>3</sup> and a PSD of 245L/s, with a catchment area of 1.09ha of impervious area or otherwise to the satisfaction of Council; and 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		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Construction	To be satisfied within 3 months of the commencement of construction
C26	Detailed design plans and hydraulic calculations for any changes to the stormwater drainage system on Pacific Highway must be submitted to TfNSW for approval within three months of the commencement of construction.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Construction	To be satisfied within 3 months of the commencement

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	<i>Note: The documentation must be sent to development.sydney@rms.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.</i>						nt of construction
<b>Road Upgrade Works</b>							
C27	Within three months of commencement of construction, the Applicant must commence consultation with Council about the installation of roundabout(s) or other road upgrade works on Centennial Avenue (at the intersection of Jenkins Street and/or Edgar Street) in order to improve the safety and efficiency of drop-off/pick-up vehicle movements.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Construction	To be satisfied within 3 months of the commencement of construction
C28	If following consultation required by condition C27, the installation of roundabout(s) or other road upgrade works is deemed necessary by Council, plans and specifications to Council's requirements of the roundabout(s) must be submitted to Council for approval prior to the installation of the roundabout or other road upgrade works.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	NA	Throughout	To be satisfied as required by condition C27
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>							
C29	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 Heritage NSW 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 Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
<b>Unexpected Finds Protocol – Historic heritage</b>							
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
<b>Waste Storage and Processing</b>							
C31	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
C33	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		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
<b>Outdoor Lighting</b>							
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
<b>Site Contamination</b>							
C37	Remediation of the site must be carried out in accordance with the Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 and any variations to the Remedial Action Plan title approved by an NSW EPA-accredited Site Auditor) or the unexpected finds protocol prepared in accordance with condition B19(c)		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
C38	If work is to be carried out / completed in stages, an NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s)		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Construction and Pre-operation	To be satisfied prior to operation of all stages. Interim Audit Advice will be issued prior to operation of any stage.
C39	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.		This Compliance Report assesses compliance with the relevant requirements of operations.	NT	All	Throughout	Applies to all construction
<b>Independent Environmental Audit</b>							



Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C40	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter DPIE to SINSW, 06/09/22	WolfPeak were engaged as the auditors prior to commencing this Independent Audit.	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements	Independent Audit Report No 5 Rev 2, WolfPeak 18/10/2023.  DPHI post approval portal lodgement, 3/11/23. (submission of Independent Audit Report No 5 and response)  Independent Audit Review No 6, Wolfpeak commenced, site inspection 9 May 2024, report being finalised.	The Department provided no issue relative to the fifth Independent Audit Report.  This Independent Audit has been conducted in accordance with the IAPAR.	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
C42	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 or timing upon which the audit must be commenced.	Interview with auditees 23/05/24.	The Department has not required Independent Audits at different times to that specified in the IAPAR.	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
C43	In accordance with the specific requirements in the Independent Audit Post Approval requirements, the Applicant must:  a) review and respond to each Independent Audit Report prepared under condition C41 of this consent, or condition C42 where notice is given;  b) submit the response to the Planning Secretary; and  c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary	DPE post approval portal lodgement, 3/11/23. (submission of Independent Audit Report No 5 and response)  Project website sighted 23/05/2024.	The auditees prepared response to the fifth Independent Audit and submitted to the Department within 2 months of the site inspection.  The submission of the response to the Department also presented compliance to the 7-day notification of intention to publicly release the response to the fifth report within 60 days of its submission.  The report and response to the fifth were both advised to have been posted within the required timeframe. Both documents are on the website	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C44	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary	DPE post approval portal lodgement, 3/11/23 (submission of Independent Audit Report No 5 and response)  Project website sighted 23/05/24.	The auditees prepared response to the fifth Independent Audit and submitted to the Department within 2 months of the site inspection.  The submission of the response to the Department also presented compliance to the 7-day notification of intention to publicly release the response to the fourth report within 60 days of its submission.  The report and response to the fifth were both advised to have been posted within the required timeframe. Both documents are on the website.	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection 23/05/24.	The Project has completed construction excluding the road upgrade works confirmed currently under review with Willoughby City Council.	NT	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
<b>Operational Readiness Work</b>							
C46	Operational readiness work must not commence on site until the following details have been submitted to the Certifier:  a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);  b) the maximum number of staff to be involved in operational readiness work on site at any one time;  c) arrangements to ensure the safety of school staff on the site, including how:  i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;  ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and  d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	Site inspection 23/05/24.  Email RCC to Certifier, 01/12/22 (C46 notification to Certifier)  C46 Operational Readiness Report for Stages 4 and 5 handovers (no date)  Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)  Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)  Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))  Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)	Areas received Completion Certificates prior to operation.	NT	All	Pre-operation	To be satisfied prior to operation of each stage

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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		<p>Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp</p> <p>Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)</p> <p>Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p> <p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p> <p>Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p>					
C47	<p>Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements:</p> <p>a) no more than 30 (15 per school) staff are involved in operational readiness work on site at any one time;</p>	<p>Site inspection 23/05/24.</p> <p>Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)</p>	Areas received Completion Certificates prior to operations.	C	All	Pre-operation	To be satisfied prior to operation of each stage

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	b) no more than 10 (5 per school) vehicles must access the school related to the operational readiness work; c) no students or parents are permitted on the site; and d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.	Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)  Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))  Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)  Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp  Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)  Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)  Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)  Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)  Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)  Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)  Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)  Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)  Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping & Carpark)  Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)  Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)					

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		Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)					
<b>Boundary Retaining wall</b>							
C48	If during construction works, the existing boundary retaining wall/s located on the Chatswood Public School site is damaged and/or requires rectification works, the Applicant must: <ul style="list-style-type: none"> <li>a) submit to the Certifier structural drawings prepared by a suitably qualified practicing structural engineer detailing the required works to the retaining wall; and</li> <li>b) submit evidence of consultation with the relevant adjoining landowner/s to the Planning Secretary.</li> </ul>	Site inspection 23/05/24. Interview with auditees 23/05/24. Complaints register current to 23/05/24.  Aconex RCC-GCOR-028518, 6/09/23, Reichard Crookes, boundary retaining wall structural drawing issue to the Certifier, MBC Group.  Post Approval Lodgement dated 07/05/2024, condition 48(b) for DET letter and consultation register dated 07/05/2024.	The identified rectification is complete, excluding a small section of wall where negotiations continue with Council.  No damage was observed.	C	All	Throughout	Applies to all construction
C49	All costs associated with repairing any damage or undertaking rectification works to the retaining wall required under condition C48 are to be borne by the Applicant.	Site inspection 23/05/24. Interview with auditees 23/05/24. Complaints register current to 9/05/24.	The identified rectification is complete, excluding a small section of wall where negotiations continue with Council.  All costs have been borne by the applicant.  No damage was observed.	C	All	Throughout	Applies to all construction
<b>Construction and Staff Parking</b>							
C50	The Construction Worker and Staff Transportation Strategy prepared under condition B25 must be implemented and maintained for the duration of the construction works. The Strategy must be reviewed every three months during the construction phase to ensure it is satisfactorily reducing the impacts on the availability of on-street parking for residents and visitors. Evidence of the Strategy review and any required changes to the Strategy must be submitted to the Planning Secretary for approval.	Letter dated 13/09/22 from SINSW - DPE re: Submission of Construction Worker and Staff Transportation Strategy  Letter TTPP 3/07/23 (letter confirming that the CWTS has been reviewed and is being effectively implemented)  Letter SINSW to DPE, 12/07/23 (Submission of CWTS review)  Letter DPE to SINSW, 14/7/23 (DPE approval of CWTS review)  Letter SINSW to DPE, 27/09/23 (Submission of CWTS review)  Letter DPE to SINSW, 5/10/23 (DPE approval of CWTS review)  Complaints Register current to 9/05/24.	The Review of Construction Worker & Staff Transportation Strategy presents that the measures proposed as part of the CWSTS have been implemented and have been effective in managing worker travel demands as envisaged under Condition B25. The reviews were approved by the Department on 14/07/23 and 5/10/23.  Construction is complete, except for the Road Upgrade Works currently under review with Council.  No complaints regarding worker transport or parking during the audit period.	C	All	Throughout	To be satisfied prior to commencement of construction and reviewed every 3 months

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C51	A copy of the Complaint Register maintained under condition B25 must be provided to the Planning Secretary upon request, within the timeframe stated in the request.	Interview with auditees 230524.  Complaints Register current to 9/05/24.	All complaints have been addressed. The auditees are not aware of the Secretary asking for a copy of the complaints register. The register is online.	NT	All	Throughout	Applies to all construction
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>							
<b>Notification of Operation</b>							
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary 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.	<p>Letter dated 14/03/22 SINSW – DPE re: Submission of Notification of Occupation in accordance with Condition D1</p> <p>Email dated 11/05/2022 from DPE – SINSW re: Acknowledgement of the submission of Notification of Occupation for stage 3 &amp; 4 works on Public School.</p> <p>Letter dated 6/05/22 SINSW – DPE re: Submission of Notification in accordance with Condition D1 for Stage 2 &amp; 3</p> <p>Letter SINSW to DPE, 01/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>DPE post approval portal lodgement, 02/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>Letter SINSW to DPE, 14/3/22 (notification of commencement of operations of Stages 6,7 and 8) then updated notification was sent 18/4/23 for Stages 7 and 8.</p> <p>Letter SINSW to DPE, 15/08/23 (notification of commencement of stages 9 and 10)</p> <p>DPE post approval portal lodgement, 15/08/23 (notification of commencement of stages 9 and 10)</p> <p>Letter SINSW to DPE, 20/9/23 (notification of commencement of stages 11,12 and 13)</p> <p>DPE post approval portal lodgement, dated 25/09/23</p> <p>Letter SINSW to DPE, 16/10/23 (notification of revised commencement of stages 11, 12, 13)</p> <p>DPE post approval portal lodgement, .dated 20/10/23.</p>	<p>The SINSW notified the Department of commencement of each stage of operations more than one month from commencement of each stage.</p> <ul style="list-style-type: none"> <li>Stage 2 – 27/4/22 modified to 14/5/22</li> <li>Stage 3 – 7/5/22 modified to 14/5/22</li> <li>Stage 4 – 25/10/22 modified to 9/12/22</li> <li>Stage 5 – 16/11/22 modified to 2/12/22</li> <li>Stage 6 – 6/5/23 modified to 31/5/222</li> <li>Stage 7 – 22/5/23 modified to 27/4/23</li> <li>Stage 8 – 20/7/23 modified to 22/5/23</li> <li>Stage 9 – 28/07/23</li> <li>Stage 10 – 09/10/23</li> <li>Stage 11 – 30/10/23</li> <li>Stage 12 – 30/11/23</li> <li>Stage 13 – 20/12/23</li> </ul>	C	All	Pre-operation	To be satisfied at least one month prior to operation of each stage.
<b>External Walls and Cladding</b>							



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D2	Prior to commencement of operation, the Applicant must provide the Certifier 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		External walls and cladding were completed, verified and submitted prior to the Compliance Audit period.	NT	4, 5, 6, 7,8	Note	To be satisfied prior to operation of Stages 4, 5, 6, 7 and 8.  Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there are no external walls/finishes/c ladding being handed over for operation at the completion of these stages.
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.		External walls and cladding were completed, verified and documentation submitted prior to the Compliance Audit period.	NT	4, 5, 6, 7,8	Note	To be satisfied prior to operation of Stages 4, 5, 6, 7 and 8.  Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there are no external walls/finishes/c ladding being handed over for operation at the completion of these stages.
<b>Works as Executed Plans</b>							
D4	Prior to the commencement of operation, 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 Certifier.	Independent Audit Report no 5 confirmed the following prior to the Compliance Audit period:  Completion Certificate No.: 21000290/11 dated 10/05/22 issued by MBC Group  Construction Compliance – Partial Stage 02, 03, & 04 dated 28/04/22 issued by SCP Engineers & Development Consultant	It is the role of the Certifier to verify compliance with this requirement.  The works-as-executed (WAE) plans were confirmed completed through the issuance of Completion Certificates and Crown Completion Certificates issued by the Certifier.	C	3, 4, 5, 6, 7,8, 9, 10, 11,13	Note	To be satisfied prior to operation of Stages 3, 4, 5, 6, 7, 8, 9, 10, 11 and 13.  Not applicable to Stage 1, 2 and 12 as there is no new

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		<p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Civil Stormwater Installation Certificate Building T, Planet Plumbing, 19/04/23 including surveyor signoff by Total Surveying Solutions</p> <p>Civil Stormwater Installation Certificate Building Q, Planet Plumbing, 12/05/23 including surveyor signoff by Total Surveying Solutions</p> <p>Civil Stormwater Installation Certificate Building G, Planet Plumbing, 20/04/23 including surveyor signoff by Total Surveying Solutions</p> <p>Civil Stormwater Installation Certificate Stage 9, Planet Plumbing, 05/07/23 including surveyor signoff by Total Surveying Solutions</p> <p>Civil Stormwater Installation Certificate Stage 10, Planet Plumbing, 13/07/23 including surveyor signoff by Total Surveying Solutions</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Compliance Audit:</p> <p>Planet Plumbing Stage 12 &amp; 13 Landscape Area WAE certification and drawings dated 17/11/23.</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p>				drainage being installed, or modification of ground levels in the area being handed over for operation at the completion of these Stages.	

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		<p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p> <p>Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p>					
<b>Warm Water and Cooling Systems</b>							
D5	The installation 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 Part 1 (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.		Warm water and cooling systems were completed, documentation submitted and verified prior to the Compliance Audit period.	NT	4, 5, 6, 7, 8	Note	<p>To be satisfied prior to operation of Stages 4, 5, 6, 7, and 8.</p> <p>Not applicable to Stage 1, 2, 3, 9, 10, 11, 12 and 13 as there is no warm water or cooling systems being handed over for operation at the completion of these Stages</p>
<b>Outdoor Lighting</b>							
D6	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>	<p>Independent Audit Report no 5 confirmed the following prior to the Compliance Audit period:</p> <p>Completion Certificate No: 21000290/11 dated 10/05/22 issued by MCB Group</p> <p>Installation Certificate - Electrical &amp; External Lighting prepared by Pro Electrical dated 05 May 22</p> <p>Electrical Installation Certificate, Pro Electrical Services, 17/11/21</p> <p>Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)</p>	<p>It is the role of the Certifier to verify compliance with this requirement.</p> <p>Lighting design was confirmed as compliant by the service provider. This was confirmed by the Certifier through issue of the Completion Certificates and Crown Completion Certificates for each stage.</p>	C	4,5,6,7 8,9, 11	Note	No operational outdoor lighting in Stages 1, 3, 10, 12, 13

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		<p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Installation Certificate, Building G, 20/03/23, Pro Electrical</p> <p>Installation Certificate, Building T, 20/03/23, Pro Electrical</p> <p>Installation Certificate, Building Q, 20/03/23, Pro Electrical</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Compliance Audit:</p> <p>Installation Certificate, Outdoor Lighting, Stage 12 &amp; 13 Landscape,16/10/23, Pro-Electrical.</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p> <p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p> <p>Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p>					

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D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>b) any dispensation granted by Fire and Rescue NSW</p>		Mechanical Ventilation was completed, documentation submitted and verified prior to the Compliance Audit period.	NT	4, 5, 6, 7, 8	Note	<p>To be satisfied prior to the operation of Stages 4, 5, 6, 7, 8.</p> <p>Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there are no mechanical systems being installed in the area being handed over for operation at the completion of these Stages.</p>
Operational Noise – Design of Mechanical Plant and Equipment							
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B26 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the maximum permitted noise criteria as recommended in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design.</p>		Mechanical Ventilation Operational Noise reviewed and documentation submitted and verified prior to the Compliance Audit period.	NT	4, 5, 6, 7, 8	Note	<p>To be satisfied prior to the operation of Stages 4, 5, 6, 7, 8.</p> <p>Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there is no mechanical plant and equipment being installed in the area being handed over for operation at the completion of these Stages.</p>
Fire Safety Certification							
D9	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part</p>		Fire Safety Certification was reviewed and documentation submitted and verified prior to	NT	4, 5, 6, 7, 8	Note	To be satisfied prior to the

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	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.		the Compliance Audit period.				operation of Stages 4, 5, 6, 7, 8.  Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there are no new buildings in the area being handed over for operation at the completion of these Stages
<b>Structural Inspection certificate</b>							
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. 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:</p> <ul style="list-style-type: none"> <li>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s</li> </ul>		Structural Inspection Certificates were reviewed and documentation verified prior to the Compliance Audit period.	NT	1, 4, 5, 6, 7, 8	Note	<p>To be satisfied prior to the operation of Stages 1, 4, 5, 6, 7 and 8.</p> <p>Not applicable to Stages 2, 3, 9, 10, 11, 12 and 13, as there are no new buildings or refurbishments in the area being handed over for operation at the completion of these Stages.</p>
<b>Compliance with Food Code</b>							
D11	Prior to the commencement of operation, 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 and provide evidence of receipt of the certificate to the satisfaction of the Certifier.		Compliance with Food Code was reviewed and documentation verified prior to the Compliance Audit period.	NT	5, 6, 8	Note	<p>To be satisfied prior to operation of Stages 5, 6 and 8.</p> <p>Not applicable to Stages 1, 2, 3, 4, 7, 9, 10,</p>



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							11, 12 and 13 as there are no new food storage or preparation areas in the area being handed over for operation at the completion of these Stages
<b>Post-construction Dilapidation Report</b>							
D12	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>c) to be forwarded to Council for information.</li> </ul>	<p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p> <p>Post Construction Dilapidation Report Rev C dated 4/12/23 prepared by Project Surveyors.</p> <p>E-mail dated 5/12/23, submission of Post Construction Dilapidation Report by RCC to Willoughby City Council.</p>	The Post Construction Dilapidation Report submitted to Willoughby City Council.	C	13	Note	<p>To be satisfied prior to operation of Stage 13 as these are the last works associated with the development.</p> <p>Not applicable to Stages 1-12 so that the post-construction dilapidation report can be of most benefit when comparing against the pre-construction dilapidation report</p>
<b>Protection of Public Infrastructure</b>							
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> </ul>	<p>Independent Audit Report no 5 confirmed the following prior to the Compliance Audit period:</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p>	<p>The auditees are not aware of any damage or relocation work having been required during the audit period, with the exception of driveways and adjacent kerbs.</p> <p>Proof of payment by Richard Crookes to Willoughby City Council has been provided.</p>	C	All	Throughout	Applies to all construction

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	<p>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i></p>	<p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Letter RCC to Certifier, 22/03/23 (RCC statement of no damage to third party infrastructure / property for Building G)</p> <p>Letter RCC to Certifier, 22/03/23 (RCC statement of no damage to third party infrastructure / property for Building T)</p> <p>Letter RCC to Certifier, 12/10/22 (RCC statement of no damage to third party infrastructure / property for Building Q)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Compliance Audit:</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p> <p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p> <p>Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p> <p>Willoughby City Council Tax Invoice 401288, 8.04.24, to Richard Crookes from stormwater rectification works in the Chatswood Education Precinct.</p>					

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		Richard Crookes BPay Payment IDs 86374123, 86374144, 86374165 on 9/04/24.					
<b>Road Damage</b>							
D14	Prior to the commencement of operation, 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 must be met in full by the Applicant.	<p>E-mail dated 5/12/23, confirming payment to be made by Richard Crookes to Willoughby City Council for agreed road damage.</p> <p>Willoughby City Council Tax Invoice 401288, 8.04.24, to Richard Crookes from stormwater rectification works in the Chatswood Education Precinct.</p> <p>Richard Crookes BPay Payment IDs 86374123, 86374144, 86374165 on 9/04/24.</p>	Richard Crookes confirmed payment has been made for roadworks rectification agreed with Willoughby City Council.	C	13	Note	<p>To be satisfied prior to completion of Stage 13, as these are the last works associated with the development.</p> <p>Not applicable to Stages 1-12 so that condition intent is of most benefit to Council or relevant Public Authorities.</p> <p>Will apply to all damage sustained throughout development</p>
<b>Protection of Property</b>							
D15	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	<p>Site walk on 23/05/23, no damage evidenced.</p> <p>Auditees confirmed no damage reported.</p>	No damage was observed or notified. No rectification works have occurred during the audit period.	C	13	Note	<p>To be satisfied prior to completion of Stage 13, as these are the last works associated with the development.</p> <p>Not applicable to Stages 1-12 so that condition intent is of most benefit to property owners</p>

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
Road Upgrade Works							
D16	<p>Prior to the commencement of operation (unless otherwise agreed by the Planning Secretary), the installation of roundabout(s) or other road upgrade works (if any) required by condition C28 must be completed to Council's requirements.</p> <p><i>Note: All works associated with the installation of roundabout(s) shall be at no cost Council.</i></p>	<p>Letter SSD-9483-PA-83 from DPE – SINSW re: Approval of Staging Report Version 17.</p> <p>Staging Report Version 17 dated 15/12/23.</p>	<p>Not triggered for the current stage.</p>	NT	14	Note	<p>To be satisfied prior to completion of Stage 14, as these are the last works associated with the development.</p> <p>Not applicable to Stages 1-13 as timeframe to meet Council's requirements requires that these works are handed over with Stage 14.</p>
Bicycle Parking and End-of-trip Facilities							
D17	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <div><div>a)</div><div>the provision of a minimum 60 bicycle parking spaces for Chatswood Public School for staff, students and visitors;</div></div> <div><div>b)</div><div>the provision of a minimum 84 bicycle parking spaces for Chatswood High School for staff, students and visitors;</div></div> <div><div>c)</div><div>the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</div></div> <div><div>d)</div><div>the provision of end-of-trip facilities for staff; and</div></div> <div><div>e)</div><div>appropriate pedestrian and cyclist advisory signs are to be provided.</div></div> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant road’s authority.</i></p>	<p>Site inspection 23/05/24.</p> <p>Letter, 24/10/23, Richard Crookes, confirmation that SSDA 9483, D17 a), b), c)., d), and e) have been achieved.</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p>	<p>The Certifier has confirmed compliance through issue of the Completion Certificates.</p>	C	11	Note	<p>To be satisfied prior to completion of Stage 11, as all bicycle parking and end of trip facilities will be delivered by this stage.</p> <p>Not applicable to Stages 1-10 as all bike parking areas and end-of-trip facilities will not be constructed at that time</p>

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School Transport Plan							
D18	<p>Prior to the commencement of operation, a School Travel Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>i. objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>ii. specific tools and actions to help achieve the objectives and mode share target of 6% reduction in car trips;</p> <p>iii. measures to increase use of the Pacific Highway overhead bridge by staff and students including (but not limited to) installation of signage in consultation with Council and education / awareness program to promote use of the overhead bridge.</p> <p>iv. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p> <p>c) include operational transport access management arrangements, including:</p> <p>i. 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>ii. the location of all car parking spaces on the school campuses and their allocation i.e. staff, visitor, accessible, emergency, etc.);</p> <p>iii. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>iv. the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;</p> <p>v. delivery and services vehicle and bus access and management arrangements;</p> <p>vi. management of approved access arrangements;</p>	<p>Interview with auditees 23/05/2024.</p> <p>Letter SINSW to DPE, 13/11/2023 (submission of the Chatswood Public School, School Travel Plan V04 dated 31/10/2023 and the Chatswood High School, School Travel Plan V04 dated 31/10/2023)</p> <p>DPE post approval portal lodgment, SSD 9483-PA-81, dated 14/11/2023.</p> <p>DPE approval SSD 9438 PA-81 dated 24/01/2024.</p>	<p>The School Travel Plans have been submitted to the Department and were approved.</p> <p>The School Travel Plans prepared address the requirements of this condition.</p>	C	13	Note	<p>To be satisfied prior to completion of Stage 13, as this is following substantial handover of facilities for the Public School and the High School and Public Domain Works.</p> <p>A Transport Access Guide will be available in 2023 to support enhanced use of Public Transport until the School Travel Plan is able to be implemented. School Capacity will not increase prior to hand over of the final stage</p>

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	<ul style="list-style-type: none"> <li>vii. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;</li> <li>viii. car parking arrangements and management associated with the proposed use of school facilities by community members; and</li> <li>d) 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 plan; and</li> <li>e) a monitoring and review program.</li> </ul>						
<b>Utilities and Services</b>							
D19	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994	<p>Interview with auditees on 23/05/24</p> <p>Chatswood Public School, Section 73 Certificate, 08/05/23</p> <p>Chatswood High School Section 73 Certificate, 26/06/21</p>	Section 73 Compliance Certificates have been obtained for the Public School and for the High School.	C	13	Note	<p>To be satisfied prior to completion of Stage 13, and operation of entire development, as these are the last works associated with the development.</p> <p>Not applicable to Stages 1-12 as Sydney Water will not provide S73 certificate until all works under the S73 NoR are completed. This will not be achievable until all works are completed.</p>
<b>Stormwater Operation and Maintenance Plan</b>							
D20	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:	<p>Interview with auditees on 23/052023.</p> <p>Stormwater Operation and Maintenance Schedule by SCP Consulting Pty Ltd dated 1/11/2023.</p>	<p>It is the role of the Principal Certifier to ensure compliance with this condition.</p> <p>This was completed as part of Stage 13 and was verified as compliant by the Certifier</p>	C	13	Pre-operation	To be satisfied prior to completion of Stage 13, and operation of

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	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.	Issue of SOMP by Aconex RCC-GCOR-029518 to Certifier date 1/11/2023.  Aconex ModernBC-GCOR-00718 dated 8/11/2023 confirming acceptance.  Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)	through issue of the Crown Completion Certificate.				entire development.  Not applicable to Stages 1-12 as the installation of the entire Stormwater system will not be finalized until this point in time.
<b>Signage</b>							
D21	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Installation Certificate, 10/07/23 PC Signage  Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)	It is the role of the Certifier to verify compliance with this requirement.  This was completed as part Stage 9 and was verified as compliant by the Certifier through issue of the Crown Certificate.	C	9	Pre-operation	To be satisfied prior to completion of Stage 9 when staff carpark is handed over.  Not applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12 and 13.
D22	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas	Installation Certificate, 10/07/23 PC Signage  Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)  Installation Certificate, 27/10/23, PC Signage  Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)	It is the role of the Certifier to verify compliance with this requirement.  This was completed as part of Stage 11 and was verified as compliant by the Certifier through issue of the Crown Certificate.	C	11	Pre-operation	To be satisfied prior to completion of Stage 11 when all bicycle parking is complete.  Not applicable to Stages 1-10 as the installation of bicycle parking will not be finalized until this stage.
<b>Operational Waste Management Plan</b>							
D23	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	Operational Waste Management Plan, Foresight Environmental, 09/12/21  Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building	The Operational Waste Management Plan meets the requirement of a) – d) of this condition. The Plan was verified and accepted	C	1	Pre-operation	To be satisfied prior to operation of first



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	a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in Appendix 30 of the EIS.	V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	by the Certifier through issue of the Crown Certificate.				operational area (Stage 1) and be applicable for all operational stages
<b>Site Contamination</b>							
D24	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by an NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Interview with auditees 23/05/24.  Independent Audit Report no 5 confirmed the following prior to the Compliance Audit period:  Previous evidence still applicable:  Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 (RAP)  Chatswood Public School Redevelopment Remediation Works Plan, Coffey Tetra Tech, 11/02/21 (RWP)  Interim audit advice letter - building v sports Court, Ramboll, 31/01/22  Interim Audit advice letter –Stage 4 central landscape area , 22/06/22, Ramboll  Interim Audit advice letter –Stage 5 building P1 and P2, 25/11/22, Ramboll  Interim Audit advice letter –Stage 4 building validation report and environmental management plan, 01/02/23, Ramboll  Interim Audit advice letter –Stage 5 Building T, 27/04/23, Ramboll  Interim Audit advice letter –Stage 5 Building Q, 19/05/23, Ramboll  Interim Audit advice letter – Central Courtyard High School, 09/06/23, Ramboll  Interim Audit advice letter – Stage 10 landscaping (the slop) Chatswood High School, 31/08/23, Ramboll	Updated validation report/ interim advice to be received in the next month not covered under this audit.  The RAP identifies a management approach of investigation, retention and stabilization and off-site disposal, with sampling, monitoring and reporting.  The RWP was prepared to facilitate the implementation of the RAP on site. The RWP is consistent with the RAP.  The Contaminated Site Auditor has provided Interim Audit Advice for each portion of the High School and Public School subject to the RAPs that have been handed over for use. A final Section A2 SAS and SAR has been prepared for the Public School and High School verifying that the sites are suitable for their intended use subject to implementation of the LTEMP.  Documentation was issued to the Planning Secretary, Certifier, Chatswood Public School (CPS) and Chatswood High School (CHS) and the Asset Management Unit (AMU).	C	13	Pre-operation	Interim audit advice will be provided prior to the commencement of occupation of stages 1-12 as per condition C38.  D24 will be satisfied prior to completion of Stage 13, and operation of entire development.  D24 will not be applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as remediation will not be completed until this point in time.

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		<p>Interim Audit advice letter – Building G Public School, 05/05/23, Ramboll</p> <p>Compliance Audit:</p> <p>Section A2 SAS and SAR, Ramboll, 13/07/23 (Chatswood Public School SAS and SAR)</p> <p>Chatswood Public School Redevelopment Environmental Management Plan, Tetra tech, 05/07/23 (Public School LTEMP)</p> <p>Section A2, SAS, no RS-123, Ramboll. 02/12/23 and SAR, Ramboll 6/12/23 (Chatswood High School)</p> <p>Chatswood High School Redevelopment Environmental Management Plan R07 V7, Tetra Tech. 04/12/2023 (High School LTEMP)</p> <p>Aconex JOHNST-GCOR-006576, Johnstaff, 08/12/23 Issue of SAS and LTEMP for the Public School and High School to the Certifier.</p> <p>Letter 5/02/24, DPHI confirmation of issue of the SAS and LTEMP for the Public School and High School to the Planning Secretary and receipt.</p> <p>E-mail 11/07/23, Johnstaff issue of CPS LTEMP for information and action as required to CPS and AMU.</p> <p>E-mail 27/11/23, Johnstaff issue of CHS LTEMP for information and action as required to CHS and AMU.</p>					
<b>Landscaping</b>							
D25	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plans approved under condition A2.	<p>Interview with auditees on 23/052023.</p> <p>Certification, 22/05/23, Landscape Solutions, landscape in accordance with the requirements of SSD 9483 at CPs and CHS.</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p> <p>Installation Certificate, 2/11/23, Landscape Solutions.</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>This was completed as part of Stage 13 and was verified as compliant by the Certifier through issue of the Crown Completion Certificate.</p>	C	13	Pre-operation	<p>To be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as landscaping will not be finalised until this point in time.</p>

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D26	<p>Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>b) be consistent with the Applicant's Management and Mitigation Measures at 3 in the EIS;</li> </ul>	<p>Interview with auditees on 23/052023.</p> <p>Landscape Management Plan, Chatswood Public School and Chatswood High School dated 25/10/2023, by Landscape Solutions.</p> <p>Aconex, RCC-GCOR-029482, 31/10/23, Richard Crookes issue of Landscape Management Plan documentation to the Certifier.</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p>	<p>It is the role of the Certifier to verify compliance with this requirement.</p> <p>This was completed as part of Stage 13 and was verified as compliant by the Certifier through issue of the Crown Completion Certificate.</p>	C	13	Pre-operation	<p>To be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as landscaping will not be finalised until this point in time.</p>
<b>Improvements to Public School Northern Boundary Interface</b>							
D27	<p>Prior to the commencement of operation, all improvement works required under condition B1 must be completed and evidence of completion submitted the Certifier.</p>	<p>SINSW Letter to DPIE regarding B1 (a), 30/04/2021</p>	<p>SINSW letter to DPIE, states D27 is not triggered. No work was required. The Auditor is not aware of any response from the Department in relation to this requirement.</p>	NT	13	Pre-operation	<p>If triggered, to be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1-12 as development will not be entirely operational at these times.</p>
<b>PART E POST OCCUPATION</b>							
<b>Out of Hours Event Management Plan</b>							
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> </ul>	<p>Interview with auditees 23/05/2023.</p> <p>Chatswood High School OHEMP for School Use and Community Use, V3.0 dated 18/01/2024 and Chatswood Public School OHEMP for School Use and Community Use, V3.0 dated 18/01/2024.</p>	<p>The CPS and CHS Out of Hours Event Management Plans have been submitted to the Department and to Willoughby City Council for information.</p>	C	All	Occupation	<p>To be satisfied prior to commencement of the first out of hours events (School Use) run by the school that</p>

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	<ul style="list-style-type: none"> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>e) details of the use of the school halls at the Public School and/or High School, where applicable, restricting use before 8am and after 10pm;</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</li> </ul>	<p>E-mail submission to Willoughby City Council from Johnstaff dated 7/11/23 of CHS OHEMP V3.0 and the CPS OHEMP V3.0</p> <p>Letter from SINSW to DPHI re Submission of E1-E4 Out of Hours Event Management Plans for information dated 29.01.2024.</p> <p>DPHI post approval portal lodgment, PA-9483-84 dated 29/01/2024, letter and CHS OHEMP V3.0 dated 18/01/2024 and CPS OHEMP V3.0 dated 18/01/2024.</p> <p>E-mail from Willoughby Council confirming receipt and acknowledgement of the CHS OHEMP and the CPS OHEMP dated 2/02/2024.</p>					involve 100 or more people
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	<p>Interview with auditees 23/05/2023.</p> <p>Email 17/05/24, CHS, including Out of Hours events to date, numbers of attendees and implementation of the OHEMP, including confirmation of implemented Scheduling, Travel Management, Traffic and Parking and Noise Management.</p> <p>CHS confirmed there have been no complaints to from the commencement of operations from neighbours.</p>	<p>Chatswood Public School (CPS) confirmed receipt of final OHEMP and understanding of implementation requirements. CPS confirmed no triggering events have occurred.</p> <p>Chatswood High School (CHS) confirmed receipt of final OHEMP and understanding of implementation requirements. CHS confirmed there have been four triggering events, aligning with the OHEMP submitted to Willoughby City Council. Management as per e-mail of 17/05/24 aligns with the requirements of the OHEMP.</p>	C	All	Occupation	Applicable to all stages
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>e) details of the use of the school halls at the Public School and/or High School, where applicable, restricting use before 8am and after 10pm;</li> </ul>	<p>Interview with auditees 23/05/2023.</p> <p>Chatswood High School OHEMP for School Use and Community Use, V3.0 dated 18/01/2024 and Chatswood Public School OHEMP for School Use and Community Use, V3.0 dated 18/01/2024.</p> <p>E-mail submission to Willoughby City Council from Johnstaff dated 7/11/23 of CHS OHEMP V3.0 and the CPS OHEMP V3.0</p> <p>Letter from SINSW to DPHI re Submission of E1-E4 Out of Hours Event Management Plans for information dated 29.01.2024.</p> <p>DPHI post approval portal lodgment, PA-9483-84 dated 29/01/2024, for letter and CHS OHEMP V3.0 dated 18/01/2024 and CPS OHEMP V3.0 dated 18/01/2024.</p>	The CPS and CHS Out of Hours Event Management Plans have been submitted to the Department and to Willoughby City Council for information.	C	All	Occupation	To be satisfied prior to commencement of the first out of hours events (Community Use) run by the external parties that involve 100 or more people

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	E-mail from Willoughby Council confirming receipt and acknowledgement of the CHS OHEMP and the CPS OHEMP dated 2/02/2024.					
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	Interview with auditees 23/05/2023.	There have been no triggering events to date at Chatswood Public School or Chatswood High School. .	C	All	Occupation	Applicable to all stages
<b>Operation of Plant and Equipment</b>							
E5	All plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Operation and Maintenance Manuals, Richard Crookes to SINSW (x9) Evidence sighted in Part D	The schools and Department of Education Asset and Maintenance Unit are provided with operation and maintenance manuals for the new infrastructure. This is provided to enable the school staff to properly operate and maintain the school facilities after the defects and liability periods are completed. Plant and equipment was installed as detailed in Part D of this audit table and the majority of assets remain in the defects and liability period (where the contractor is to repair any defects and undertake maintenance). The auditees are not aware of any material issues.	C	All	Occupation	Applicable to all stages
<b>Warm Water Systems and Cooling Systems</b>							
E6	The 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 Part 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.	Operation and Maintenance Manuals (OMMs), Richard Crookes to SINSW (x20) with OMMs combined and issued to Chatswood Public School and Chatswood High School for ease of access and management. Evidence sighted in Part D	The schools and Department of Education Asset and Maintenance Unit are provided with operation and maintenance manuals for the new infrastructure. This is provided to enable the school staff to properly operate and maintain the school facilities after the defects and liability periods are completed. Warm water systems and water cooling systems installed as detailed in Part D of this audit table and the assets remain in the defects and liability period (where the contractor is to repair any defects and undertake maintenance). The auditees are not aware of any material issues.	C	All	Occupation	Applicable to all stages
<b>Community Communication Strategy</b>							

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					Stage	Applicable phase	Staging Justification / comment
E7	The Community Communication Strategy, as submitted to the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Interview with auditees 23/05/2023.  Ongoing response to complaints. Project website records continue to be maintained, current to 9/05/24.	Construction is complete, excluding Stage 14, Road Upgrade Works to be undertaken by Willoughby City Council.	C	All	Occupation	Applicable to all stages for a minimum of 12 months post construction
<b>Environmental Management Plan</b>							
E8	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor under condition D24 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	Interim audit advice letter - building v sports Court, Ramboll, 31/01/22  Interim Audit advice letter –Stage 4 central landscape area , 22/06/22, Ramboll  Interim Audit advice letter –Stage 5 building P1 and P2, 25/11/22, Ramboll  Interim Audit advice letter –Stage 4 building validation report and environmental management plan, 01/02/23, Ramboll  Interim Audit advice letter –Stage 5 Building T, 27/04/23, Ramboll  Interim Audit advice letter –Stage 5 Building Q, 19/05/23, Ramboll  Interim Audit advice letter – Central Courtyard High School, 09/06/23, Ramboll  Interim Audit advice letter – Stage 10 landscaping (the slop) Chatswood High School, 31/08/23, Ramboll  Interim Audit advice letter – Building G Public School, 05/05/23, Ramboll  Section A2, SAS, no RS-123, Ramboll. 02/12/23 and SAR, Ramboll 6/12/23 (Chatswood High School)  Chatswood High School Redevelopment Environmental Management Plan R07 V7, Tetra Tech. 04/12/2023 (High School LTEMP)  Aconex JOHNST-GCOR-006576, Johnstaff, 08/12/23 Issue of SAS and LTEMP for the Public School and High School to the Certifier.  Letter 5/02/24, DPHI confirmation of issue of the SAS and LTEMP for the Public School and High School to the Planning Secretary and receipt.  E-mail 11/07/23, Johnstaff issue of CPS LTEMP for information and action as required to CPS and AMU.	The LTEMP in effect states that the marker layer is to be maintained and that specific controls are to be implemented should the marker layer be disrupted. The auditees are not aware of any activities that are likely to have breached the marker layer.	C	All	Occupation	Applicable to all stages post completion of Stage 8.



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		E-mail 27/11/23, Johnstaff issue of CHS LTEMP for information and action as required to CHS and AMU.					
<b>Operational Noise Limits</b>							
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits contained in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated, 10 March 2020 and prepared by Day Design	<p>Interview with auditees 23/05/2023.</p> <p>Post Occupancy Acoustic Survey R1 by PWNA dated 7/02/2024 referencing Acoustic Assessment Report, dated 10/03/20 by Day Design.</p> <p>Letter from SINSW to DPHI re submission of E9-E10 Post Occupancy Acoustic Survey for information dated 8/02/2024.</p> <p>DPHI post approval portal lodgment, PA-9483-84 dated 8/02/2024, for letter and Post Occupancy Acoustic Survey</p>	Acoustic survey confirmed post occupancy noise levels to be compliant.	C	All	Occupation	Applicable to all stages
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 or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A), dated 10 March 2020 and prepared by Day Design. 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.	<p>Interview with auditees 23/05/2023.</p> <p>Post Occupancy Acoustic Survey R1 by PWNA dated 7/02/2024.</p> <p>Letter from SINSW to DPHI re submission of E9-E10 Post Occupancy Acoustic Survey for information dated 8/02/2024.</p> <p>DPHI post approval portal lodgment, PA-9483-84 dated 8/02/2024, for letter and Post Occupancy Acoustic Survey</p>	Acoustic survey confirmed post occupancy noise levels to be compliant.	C	13	Occupation	<p>To be satisfied post-occupation of Stage 13, which is the entire development.</p> <p>This is to ensure that monitoring is assessing the entire development works.</p>
<b>Unobstructed Driveways and Parking Areas</b>							
E11	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.	<p>Site inspection 23/05/2024.</p> <p>Complaints Register current to 9/05/2024.</p>	<p>No obstructions observed. Council has reinstated the school drop off zone on Centennial Avenue after its use as a work zone.</p> <p>There have been no related complaints during this audit period.</p>	C	All	Occupation	Applicable to all stages
<b>Pacific Highway operational vehicular entrance</b>							

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
E12	During operation of the development, the Pacific Highway vehicular entrance must:  a) only be used by ambulance vehicles and service / delivery vehicles which are not larger than an ambulance vehicle; and  b) only be used by service / delivery vehicles outside of school hours.	Site inspection 23/05/2024.  Interview with auditees 23/05/2024.	The auditees are aware of this requirement and are not aware of any use of this facility for any other purposes. The gates are locked as standard.	C	All	Occupation	Applicable to all stages
<b>Vehicle Ingress and Egress</b>							
E13	All vehicles are to enter and leave the site in a forward direction.	Site inspection 23/05/2024.  Complaints register current 9/05/2024.	The operational carparks are such that forward in and forward out is easy to follow (sufficient turning space). The auditees are not aware of any reversing events. No complaints regarding this requirement recorded during the audit period.	C	All	Occupation	Applicable to all stages
E14	All vehicles must be wholly contained on site before being required to stop. Any gates must be located so as to allow the largest vehicle to be wholly within the site before stopping.	Site inspection 23/05/2024.  Complaints register current 9/05/2024.	The operational carparks are such that vehicles can be entirely contained in the site. The auditees are not aware of any stopping / marshalling. Public parking is not permitted (spaces are allocated for staff). No complaints regarding this requirement recorded during the audit period.	C	All	Occupation	Applicable to all stages
<b>School Transport Plan</b>							
E15	The School Transport Plan required by condition D18 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Interview with auditees 23/09/2024.  Letter SINSW to DPE, 13/11/2023 (submission of the Chatswood Public School, School Travel Plan V04 dated 31/10/2023 and Chatswood High School, School Travel Plan V04 dated 31/10/2023)  DPHI post approval portal lodgment, SSD 9483-PA-81, dated 14/11/2023.  DPE approval SSD 9438 PA-81 dated 24/01/2024.  Stantec engaged to undertake School Travel Plan reviews with Chatswood Public School and Chatswood High School in 2024, first survey and review report for CPS undertaken in Term 1, first survey and review report for CHS survey completed in Week 3, Term 2 2024 with report to follow.	The annual review has commenced, with a survey undertaken at the Public School in Term 1 2024 and a survey undertaken by the High School in Week 3, Term 2 2024.	C	13	Occupation	Applicable at the completion of Stage 13 once handover of majority of facilities including all bicycle parking is completed.
<b>Ecologically Sustainable Development</b>							

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
E16	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 Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B15, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Interview with auditees 15/09/2024.  Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17  Staging Report Version 17 dated 15/12/2023. Greenstar Scorecard, v1.3 12/02/2024 by Northrop.	This requirement is due after completion of Stage 14. The Project team is tracking each ESD requirement for a 4-stars submission.	NT	14	Occupation	Will be satisfied within six months of commencement of operation of Stage 14 (final operation).
<b>Outdoor Lighting</b>							
E17	Notwithstanding condition D6, 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.	Completion Certificate No: 21000290/11 dated 10/05/22 issued by MCB Group  Installation Certificate - Electrical & External Lighting prepared by Pro Electrical dated 05 May 22  Electrical Installation Certificate, Pro Electrical Services, 17/11/21  Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)  Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)  Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)  Installation Certificate, Building G, 20/03/23, Pro Electrical  Installation Certificate, Building T, 20/03/23, Pro Electrical  Installation Certificate, Building Q, 20/03/23, Pro Electrical  Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)  Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)  Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)	Lighting design was confirmed as compliant by the service provider. This was affirmed by the Certifier through issue of the Completion Certificates and Crown Completions Certificates for each stage.  There have been no complaints regarding light spill during the audit period.	C	All	Occupation	Applicable to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
		<p>Compliance Audit:</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscape)</p> <p>Crown Completion Certificate 21000289 / 15, MBC Group, 30/08/23 (High School Landscaping Stage 10)</p> <p>Crown Completion Certificate 21000289 / 17, MBC Group, 5/10/23 (High School Landscaping &amp; Carpark)</p> <p>Crown Completion Certificate 21000289 / 18, MBC Group, 27/10/23 (High School Landscaping Stage 11)</p> <p>Crown Completion Certificate 21000289 / 20, MBC Group, 29/11/23 (High School Landscaping Stage 12, adjacent to Building R)</p> <p>Crown Completion Certificate 21000289 / 21, MBC Group, 07/05/24 (High School Landscaping Stage 13, adjacent to Building Q)</p> <p>Complaints register current to 9/05/2024</p>					
<b>Landscaping</b>							
E18	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development	<p>Site inspection 15/09/2024.</p> <p>Letter SSD 9483 PA-83 from DPE – SINSW re: Approval of Staging Report Version 17</p> <p>Staging Report Version 17 dated 15/12/2023.</p> <p>Landscape Management Plan, Chatswood Public School and Chatswood High School, 25/10/2023, Landscape Solutions.</p> <p>Push Reports, Scheduled Service, Chatswood Primary School &amp; High School, monthly July 2023 to May 2024, Landscape Solutions.</p>	Site inspection and review of records confirmed maintenance being undertaken during the Defects Liability Period.	C	All	Occupation	Applicable to all stages
<b>Hours of Operation for Waste Collection</b>							
E19	Waste collection must be undertaken during the hours of 7:30am to 6pm Monday to Friday.	<p>Operational Waste Management Plan, Foresight, 09/12/21</p> <p>Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)</p>	Collection times confirmed compliant by Department of Education.	C	All	Occupation	Applicable to all stages

Unique ID	Compliance requirement	Evidence collected	Compliance Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
		Email chain, Dept of Education to Johnstaff, 27/09/23 Email chain, Veolia to Dept of Education, 03/08/23 Email chain, Dept of Education to Johnstaff, 10/04/2024 confirms Veolia compliance with SSD 9483 E19 required collection times.					

**Appendix 2 – Compliance Report Declaration**

Compliance Report Declaration Form	
Project Name	Upgrades to Chatswood Public School and Chatswood High School.
Project Application Number	SSD 9483
Description of Project	<p>The upgrades to Chatswood Public School include:</p> <ul style="list-style-type: none"> <li>- 53 classrooms (25 existing, 28 new);</li> <li>- 4 special program classrooms;</li> <li>- 3 special support unit classrooms;</li> <li>- Retention of Buildings A and B;</li> <li>- New hall;</li> <li>- New carparking facilities; and</li> <li>- Associated site works and landscaping.</li> </ul> <p>The upgrades to Chatswood High School include:</p> <ul style="list-style-type: none"> <li>- 118 classrooms (18 existing, 18 upgraded, 82 new);</li> <li>- 4 special support unit classrooms;</li> <li>- New administration and staff facilities;</li> <li>- New hall; and</li> <li>- Associated site works and landscaping.</li> </ul>
Project Address	5 Centennial Avenue and 24 Centennial Avenue, Chatswood NSW
Proponent	Johnstaff Projects
Title of Compliance Report	Operation Phase Compliance Report
Date	30 May 2024
<p>I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> <li>- the compliance Report has been prepared in accordance with all relevant conditions of consent;</li> <li>- the Compliance Report has been prepared in accordance with the Compliance Reporting Post approval Requirements;</li> <li>- the findings of the Compliance report are reported truthfully, accurately and completely;</li> <li>- due diligence and professional judgement have been exercised in preparing the Compliance report; and</li> <li>- the Compliance report is an accurate summary of the compliance status of the development.</li> </ul>	
<p>Notes:</p> <ul style="list-style-type: none"> <li>- Under 10.6 f the Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report 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 ( of provide information for inclusion in) a report 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, \$1million and for an individual \$250,000; and</li> <li>- 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).</li> </ul>	
Name of Authorised Reporting Officer	Sumi Thambyrajah
Title	Project Director
Signature	<i>Sumi Thambyrajah</i>