

DOC20/191656

Planning Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Jim Betts

26 February 2020

Dear Mr Betts,

Redevelopment of Curl Curl North Public School and SSDA 8310: Submission of the Construction Compliance Report in accordance with condition B43.

I refer to SSDA 8310: the Redevelopment of Curl Curl North Public School as approved on the 29 November 2018. In accordance with condition B43, the following document is being submitted to the Planning Secretary:

- **Construction Compliance Report (26 February 2020)**

This report has been reviewed internally by myself. Please be aware that the table provided in Appendix 1 (attached as a separate document) is provided for supporting information as relevant to Conditions B43 only.

School Infrastructure NSW therefore submits the above document to the Planning Secretary for information.

Kind Regards,



Andreas Winkelmeier
Project Director
School Infrastructure NSW

Attachments:

- Appendix 1 - Compliance Status Table*
- Appendix 2 - Compliance Report Declaration Form*
- Appendix 3 – Curl Curl North PS Complaints Register*

Compliance Table

| | |
|-------------------------|--|
| Title | Compliance Table |
| Condition | B43 |
| Compliance Requirement | <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p> |
| Development Phase | Construction |
| Responsibility/Due Date | <p>SINSW – October 2019</p> <p>Submission as per Monitoring and Reporting program.</p> |
| Evidence/Comments | <p>Submission of this Construction Compliance Report. Non-compliance with timing is noted. Notification of non-compliance to be sent to DPIE following submission of this report.</p> |

Post Approval Submission Checklist

| Item | | Description | |
|------|--|---|-----|
| 1 | Is there a signed Cover Letter? | Each submission of a plan/strategy/report should be accompanied with a covering letter from the Applicant. | Yes |
| 2 | Does the Cover Letter outline: <ul style="list-style-type: none"> what the attached document is (e.g. is it a Management Plan/Strategy/Report); why it is being submitted to DPE (e.g. is it for approval, for noting, for information); the Condition it is being submitted under; evidence of consultation or a review undertaken? and the document is provided as both a Word and pdf (and if not, why not). | | Yes |
| 3 | If the Department had previously provided comments, does the re-submitted document show how these were addressed? | The Applicant should complete the 'Applicant response' column of DPE's review comments table, describing how the comment was addressed in the document, with section references to where the comments were addressed. | n/a |
| 4 | If this is not the first submission of the document, does it include: <ul style="list-style-type: none"> the version number; and is the document in tracked changes? | <p>This revision includes a new revision date and updated document reference number.</p> <p>This submission includes a table showing the relevant amendments and responses to comments (Appendix B).</p> | n/a |
| 5 | Does the document include a legible and relevant map(s) or figure(s)? | | No |
| 6 | Is there a Conditions Compliance Table included? | A Compliance Table is included in the document. | Yes |
| 7 | Has a Compliance Report Declaration Form been included? | See Compliance Table Template. | Yes |

| Item | | Description | |
|------|---|--|-----|
| 8 | <p>Does the Conditions Compliance Table:</p> <ul style="list-style-type: none"> state if the condition has been met (Compliant, Non-compliant or not triggered); identify each condition relevant to the preparation and implementation of that plan, including dependencies; and explain how each condition and dependency has been met, including each separate document reference? | | Yes |
| 9 | <p>Has consultation been undertaken with all relevant stakeholders, as required by the conditions? Where consultation is required this document must include:</p> <ul style="list-style-type: none"> copies of correspondence attached evidence that sufficient time was allowed for consultation discussion of consultation in the document description of how issues raised have been addressed details of any outstanding issues raised and reasons why not addressed | Documents should not be submitted until all consultation requirements have been met. | n/a |

DOC20/192418

Construction Compliance Report (26 February 2020):
Redevelopment of Curl Curl North Public School / SSD 8310

Version: 1.0

CONTENTS

1. Executive Summary
2. Introduction
 - 2.1 Project Name
 - 2.2 Project Address
 - 2.3 Project Phase
 - 2.4 Compliance Reporting Period
 - 2.5 Project Activity Summary
 - 2.6 Key Project Personnel.
3. Compliance Status Summary
4. Non – Compliances
5. Previous Report Actions
6. Incidents
7. Complaints
8. Appendices

1. Executive Summary

Curl Curl North Public School is currently undergoing a NSW Department of Education, School Infrastructure upgrade project to provide new permanent teaching spaces along with a new hall, library, administration, refurbishments to existing buildings and upgrades to external play and sporting areas. The project is being staged to allow the school to continue to operate during the upgrade. Temporary classrooms are being utilised during the construction of the project. The new classrooms, administration and library will be delivered in April 2020. The new hall will enter construction after this stage of the project is delivered. This is because the temporary classrooms need to be removed from site for the building works to commence.

2. Introduction

2.1 Project Name

Redevelopment of Curl Curl North Public School SSDA 8310

2.2 Project Address

Playfair Rd, Curl Curl North NSW 2099

2.3 Project Phase

During Construction Phase

2.4 Compliance Reporting Period

April 2019 – October 2019 (inclusive)

2.5 Project Activity Summary

Summary of Project Activities as follows:

1. Demolition
2. Ground Remediation
3. Cap and Contain
4. Piling

2.6 GIS Figures

Not Applicable

2.7 Key Project Personnel

Key Project Personnel who will be responsible for the environmental management of the development as follows:

- a. Schools Infrastructure NSW – Jason Brown, Senior Project Director, Andreas Winkelmeier, Project Director
- b. Coffey Projects – Rob Pulvirenti, Project Director
- c. Project Manager - David Locke, ADCO Constructions
- d. Construction Manager - Matthew Wilkinson, ADCO Constructions

3. Compliance Status Summary

Please note – this summary has been based off the attached appendix 1

| Compliance Summary Table | | | | | |
|-------------------------------|-----------|-------------------------------|-----------|-------------------------------|-----------|
| No of Items Non-Compliant (A) | 1 | No of Items Non-Compliant (B) | 2 | No of Items Non-Compliant (C) | 5 |
| No of Items Not Triggered (A) | 5 | No of Items Not Triggered (B) | 4 | No of Items Not Triggered (C) | 11 |
| No of Items Compliant (A) | 14 | No of Items Compliant (B) | 43 | No of Items Compliant (C) | 31 |

Refer to Appendix 1 – Compliance Status Table

4. Non-Compliances

This Construction Compliance Report identified 7 non-compliances during this reporting period.

These non-compliances are summarised in the table below:

| Condition Number | Consent Heading | Consent Condition | Compliance status | Evidence collected | Comments / Actions Taken |
|------------------|-----------------------------|--|----------------------|---|---|
| A2 | Terms of Consent | The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: | Non-Compliant | 28-11-2018, Plans approved by NSW Government Planning and Environment | Non-compliant due to non-compliance with other conditions in this consent. |
| B28 | Construction parking | Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities. | Non-Compliant | A large stabilised pad has been provided within the site for heavy & delivery vehicle parking | This condition is inconsistent with CoA C13 as under that condition worker vehicles are not required to be parked within the site. The site area is extremely limited and parking worker vehicles within the site would be practically impossible and unsafe. |

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| B43 | Compliance Reporting | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). | | CCR1 due October 2019, however it was submitted on 28.02.20 | Timing non-compliance. Notification of this non-compliance will be sent to DPIE upon submission of this CCR. Reporting timing for following reports will be undertaken in accordance with the program. |
| C5 | Construction Hours | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays. | Non-compliant | Email from member of public dated 3/7/19 to SINSW email complaint address raises complaint regarding concrete delivery at 7 pm Email from ADCO Construction Manager on 9/7/19 indicates that in response to complaint the concrete supplier was placed on notice that the Project will ensure that late deliveries are returned to supplier's premises | The complaint received on 3 July 2019 indicates that work took place outside the hours permitted under this condition. Refer response to condition C38 also for the Non-Compliance Email from ADCO Construction Manager on 9/7/19 indicates that in response to complaint the concrete supplier was placed on notice that the Project will ensure that late deliveries are returned to supplier's premises |
| C38 | Non-Compliance Notification | The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. | Non-compliant | Interview with auditees 19/09/19 Non-compliance with working hours due to concrete pour overrun on 3 July 2019 should have triggered a notification to DPIE under this requirement but this did not occur Notification of non-compliance with C46 sent to DPIE 06.02.20 Notification of non-compliance | SINSW to notify Department via compliance email address of any future non-compliances within 7 day Project Manager (Coffeys) has informed ADCO to notify Project Manager of any potential non-compliances as soon as they become aware of one Project Manager to inform SINSW of any future non-compliances as soon as they become aware |

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| | | | | with C44 sent to DPIE 06.02.20 | |
| C42 | Independent Environmental Audit | No later than 3 months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. | Non-compliant | <p>03-09-2019 Independent Audit Program submitted to Certifier.</p> <p>29-08-2019 Independent Audit Program submitted to DPIE.</p> <p>29-08-2019, NSW Govt DPIE to NSW Dept Ed Statutory Planner, Agreement of Independent Auditor Curl Curl North Public School.</p> <p>29-08-2019, NSW Govt Education to Planning Secretary, DPIE, Submission of Independent Audit Program.</p> <p>02-08-2019, NSW Govt Education to Planning Secretary, DPE, Nomination of WolfPeak as Independent Auditor.</p> <p>15-04-2019,</p> | <p>The Audit Program was not submitted within 3 months of commencement of construction.</p> <p>The Audit Program has subsequently been submitted to both the Planning Dept and Certifier.</p> |

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| | | | | NSW Govt Education School Infrastructure, Notification of Construction Commencement. | |
| C44 | Independent Environmental Audit | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C43 of this consent; b) submit the response to the Department and the Certifying Authority; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. | Non-compliant | Response to Audit sent to DPIE 06.11.19 18-02-20 submitted to Certifier. Notification of making IEA public was not given at least 7 days before this is done. In response to this non-compliance, notification of making IEA and response public was sent to DPIE 06.02.20. Notification send on 06.02.20 giving 7 days to make IEA response public. | IEA response was submitted, however, notification at least 7 days before making the IEA and response public was not submitted. The Audit Report has subsequently been submitted to both the Planning Dept and Certifier. |
| C46 | Revision of Strategies, Plans and Programs | Within three months of: (a) the submission of a compliance report under condition B36; (b) the submission of an incident report under condition C44; (c) the submission of an Independent Audit under condition C41; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out. | Non-compliant | Notification to DPIE of undertaking of a review of CEMP sent to DPIE 06.02.20. This notification was not within 3 months of the Audit which was not within 3 months as prescribed | Notification of undertaking a review was not submitted within 3 months of PCCR. Notification has subsequently been submitted to Planning Dept. |

Refer to Appendix 1 – Compliance Status Table

5. Previous Report Actions

There were no non-compliances identified in the Pre-Construction Compliance Report. As such, there were no previous report actions.

6. Incidents

There were no incidents recorded during this compliance reporting period.

7. Complaints

There were three (3) complaints received during this compliance reporting period. These are summarised in the table below:

| Date of complaint | Date of response | Method of complaint | Nature of complaint | SINSW response | Complaint status | Is this complaint an emergency |
|-------------------|------------------|---------------------|---------------------------------------|---|------------------|--------------------------------|
| 5/07/2019 | 8/07/2019 | Email | Building work exceeding working hours | Investigated and ensured builders would not exceed working hours as per SSD moving forward. | Closed | No |
| 15/05/2019 | 17/05/2019 | Email | Vibration and noise | Investigated with the contractor and agreed to relocate classes during noisy works. | Closed | No |
| 7/05/2019 | 17/05/2019 | Email | Asbestos removal and hoarding | Ensured the resident that asbestos was being removed and contained in accordance to regulation. The hoarding against the classroom was re-engineered. | Closed | No |

8. Appendices

Appendix 1 – Compliance Status Table

| Condi on Number | Consent Heading | Consent Condition | Compliance status | Evidence collected | Comments |
|---|---|--|----------------------|---|--|
| Part A - Administrative Conditions | | | | | |
| A1 | Obligation to minimise harm to environment | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development. | Compliant | Evidence provided below | Reasonable and feasible measures being implemented with some positive observations noted as per main report |
| A2 | Terms of Consent | The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: | Non-Compliant | 28-11-2018, Plans approved by NSW Government Planning and Environment | Non-compliant due to non-compliance with other conditions in this consent. |
| A3 | Terms of Consent | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or | Not triggered | Interview with auditees 19/09/19 | No directions known to have been given. If DPE gives written directions, convey relevant information to responsible person |

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| | | measures contained in any such document referred to in (a) above. | | | |
| A4 | Terms of Consent | The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. | Not triggered | These conditions of consent | No inconsistencies during this reporting period. |
| A5 | Limits of Consent | This consent lapses five years after the date of consent unless the works associated with the development have physically commenced. | Compliant | 15-04-2019, NSW Govt Education School Infrastructure, Notification of Construction Commencement. | Construction commenced on 17 April 2019 which is well within the 5-year period |
| A6 | Prescribed Conditions | The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation. | Compliant | Part 6, Division 8A of the EPAA Site signage 19/09/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | Part 6, Division 8A of the EPAA relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons (not relevant for construction) |

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| | | | | | shoring and adjoining properties (no properties are adjoined to the Project). |
| A7 | Planning Secretary as Moderator | In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties. | Not triggered | Interview with auditees 19/09/19, consultation evidence in appendix C | No disputes have been identified |
| A8 | Long service levy | For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441. | Compliant | 27-02-2019, Bank Reference of Long Service Levy payment. | Long Service remittance submitted record of payment |
| A9 | Legal Notices | Any advice or notice to the consent authority must be served on the Planning Secretary. | Not triggered | Interview with auditees 19/09/19 | No legal notices have been served. |
| A10 | Evidence of Consultation | Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | Compliant | Evidence provided throughout this table. | Evidence of consultation on individual plans is detailed against specific CoA below |

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| A11 | Staging, Combining and Updating Strategies, Plans or Programs | <p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</p> | Compliant | <p>Letter from SINSW to DPIE Mr Jim Betts dated 18 April 2019</p> <p>Crown Certificate No. P217_095-2, 27/06/19</p> <p>Crown Certificate No. P217_095-1, 13/05/19</p> <p>PCA memo of 2/4/19 indicates that Planning Secretary has approved staging plan</p> <p>Approval by the department of the Application for the Staged Implementation of Compliance submitted in accordance with Condition A11a) (DOC19/274561)</p> | The CEMP and sub plans and other documents reviewed cover the works contemplated under Stage 1 which is currently under construction. |
| A12 | Staging, Combining and Updating Strategies, Plans or Programs | If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent. | Not triggered | Interview with auditees 19/09/19 | No updates to the listed documents have occurred since their approval. |
| A13 | Staging, Combining and Updating Strategies, Plans or Programs | If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program. | Compliant | PCA memo of 2/4/19 indicates that Planning Secretary has approved staging plan | The CEMP and sub plans and other documents reviewed cover the works contemplated under Stage 1 which is currently under construction. |

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| A14 | Demolition | Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works. | Compliant | Letter PCA dated 19 February 2019. PCA Memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 26-02-2019, Titan Contractors, Example of Safe Work Method Statement, Work Activity: Hand Demolition Works & Mechanical Demolition. 26-02-2019, Sample, Form 12 Subcontractor SWMS Review | The PCA has confirmed that this requirement has been met |
| A15 | Structural Adequacy | All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. | Compliant | 21-02-2019, Woolacotts Consulting Engineers, Structural Design Certificate. Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | The PCA has confirmed that this requirement has been met |

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| A16 | External Walls and Cladding | The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. | Compliant | 13-06-2019, TKD Architects, Crown Certificate Requirements. Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 4-03-2019, TKD Architects, Façade Systems Fire Safety Compliance Statement | The PCA has confirmed that this requirement has been met |
| A17 | Applicability of Guidelines | References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them. | Compliant | Evidence provided throughout this 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. |
| A18 | Monitoring and Environmental Audits | Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring | Compliant | Part 9, Div 9.4 of the EPAA Evidence referred to elsewhere in this Audit Table. PCA memo dated 2/4/19 indicates satisfaction with this requirement | The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained. The evidence referred to throughout this |

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| | | 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. | | | Audit Table indicates that that monitoring and auditing is occurring consistent with this requirement. |
| A19 | Access to Information | <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> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the</p> | Compliant | <p>SINSW website is up to date</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/c/curl-curl-north-public-school.html</p> | SINSW have uploaded required documents to the Project Website including, but not limited to, the CEMP and sub plans, complaints register, Compliance Monitoring and Reporting Program |

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| | | <p>development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p> | | | |
| A20 | Compliance | The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development. | Compliant | 12-05-19 ADCO Subcontract detailing A20 requirements. | Subcontract contains references to CoA |
| AN1 | Advisory notes | All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents. | Compliant | Copies of all required licences permits approvals and consents | Copies of all required licences permits approvals and consents |
| Part B - Prior to Commencement of Construction | | | | | |

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|-----------|-------------------------------------|--|------------------|---|--|
| B1 | Design Modifications | <p>Prior to commencement of Stage 1 construction works, the Applicant must prepare amended plans to include six additional car parking spaces adjacent to the proposed staff car park area fronting Abbott Road (total 27 car parking spaces). Amended plans must be submitted to the Planning Secretary.</p> <p>Alternatively, written evidence must be provided to the Planning Secretary that an agreement has been reached for the use of the on-street car parking spaces on the southern side of Abbott Road adjoining the John Fisher netball courts during school hours (8:30am – 4pm, Monday to Friday during school terms only).</p> | Compliant | <p>16-04-2019 Letter and plans submitted to Mr Jim Betts, Planning Secretary, DPE.</p> <p>Document 161029.AR.CD.20 02 provided For Information Only to DPE - Please note only the car park area on this document should be used as a notification to DPE.</p> | <p>Letter demonstrates achievement of 27 car parking spaces in design.</p> <p>Compliance with B1 verified.</p> |
| B2 | Notification of commencement | <p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p> | Compliant | <p>Letter from SINSW to DPIE Carolyn McNally 15-04-2019, NSW Govt Education School Infrastructure, Notification of Construction Commencement.</p> | <p>Letter advises commencement of construction on 17 April</p> |
| B3 | Certified drawings | <p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p> | Compliant | <p>5-03-2019, Woolacotts Consulting Engineers, Structural Design Certificate. PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate</p> | <p>PCA has confirmed that this requirement has been met</p> |

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| | | | | No. P217_095-1, 13/05/19 | |
| B4 | External walls & cladding | <p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p> | Compliant | <p>4-03-2019, TKD Architects, Façade Systems Fire Safety Compliance Statement. Crown Certificate No. P217_095-2, 27/06/19</p> <p>Crown Certificate No. P217_095-1, 13/05/19</p> | PCA has confirmed that this requirement has been met |
| B5 | Protection of public infrastructure | <p>Before the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.</p> | Compliant | <p>SINSW corresponded to DPIE compliance@planning.nsw.gov.au dated 16 April 2019</p> <p>2019, James Townsend Dilapidation Surveys Pty. Ltd., Dilapidation Survey Report. Email from Council on 11/2/19 evidencing receipt of report. PCA memo dated 2/4/19</p> <p>CCNPS - Public Infrastructure Dilapidation</p> | Dilapidation reports were prepared and submitted to identified stakeholders prior to construction. |

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| | | | | Report 20190210 - submitted Northern Beaches Council Receipt of Dilap Report.msg | |
| B6 | Site Contamination | Hazardous ground gas (HGG) monitoring must be undertaken in accordance with Section 4 of the Remedial Action Plan dated 8 October 2018 and prepared by Environmental Investigation Services. | Compliant | 20-02-2019, Environmental Investigation Services Report. . 3-12-2018, EIS, Preliminary HGG and Groundwater Assessment – Summary Letter. E29816KDrpt2 North Curl Curl-1.0-Groundwater and gas monitoring.pdf - to be submitted with condition B.7 | Section 4 of the EIS Report includes HGG Monitoring procedures. Evidence of HGG monitoring having been undertaken is provided in preliminary assessment report |
| B7 | Site Contamination | The Remedial Action Plan dated 8 October 2018 and prepared by Environmental Investigation Services must be amended to include additional remediation measures in accordance with the results of the HGG monitoring. The amended plan must be submitted to the Certifying Authority for approval and a copy submitted to the Planning Secretary. | Compliant | SINSW letter submitting RAP to DPIE on 16 April 2019 to Mr Jim Betts Memo from PCA of 2/4/19 indicates receipt of RAP, submitted to DPIE. 20-02-2019, | Section 4 of the EIS Report includes HGG Monitoring procedures. 161029.CD.RPT.RAP(4.1) - Remediation Action Plan by Environmental Investigation Services (EIS) dated 20th February 2019 // E29816KDrpt2 North Curl Curl-1.0- |

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| | | | | Environmental Investigation Services Report Memo from PCA of 2/4/19. | Groundwater and gas monitoring.pdf Additional investigation results // RAMBOLL Interim Audit Advice Letter No.1 - CCNPS Remedial Action Plan / |
| B8 | Site Contamination | The Applicant must undertake a Hazardous Materials Assessment (Hazmat) and prepare a register of hazardous materials (including asbestos and polychlorinated biphenyl capacitors (PCBs)) to ensure that asbestos and any other hazardous materials contained in buildings to be demolished (including PCB capacitors) are removed and validated by an appropriately qualified occupational hygienist prior to demolition works. A copy of the Hazmat must be submitted to the Certifying Authority and a copy provided to the Planning Secretary. | Compliant | Letter from SINSW to DPIE on 16 April 2019 to Mr Jim Betts submitting Assessment. November 2016, Hibbs and Associates Pty Ltd, Hazardous Building Materials Survey. Memo from PCA of 2/4/19 indicates receipt of Hazmat assessment. 161029.TD3.RPT. HAZMAT - Hibbs and Associates Hazardous Building Materials Survey dated 2016. | HAZMAT report prepared and submitted to PCA and DPIE |

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| B9 | Site Contamination | After the completion of the demolition works and prior to the commencement of the construction works, additional investigation, including the footprint of relocated and demolished structures and underground utilities should be undertaken and the scope of that investigation detailed in a sampling and analysis quality plan to be provided to the site auditor for review and approval. | Compliant | 8-05-2019, EIS, Asbestos Clearance Certificate Area A2. 6-5-2019, EIS, Asbestos Clearance Certificate Area A1. 7-05-2019, Clearsafe Environmental Solutions, Air Monitoring Certificate [4-5-19 to 6-5-19]. RAMBOLL, Interim Audit Advice Letter No. 1 – Curl Curl North Public School Remedial Action Plan, 22/2/19 | Site Auditor's letter of 22/2/19 endorses sampling and analysis plan as part of RAP |
| B10 | Site Contamination | Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 8 October 2018 and prepared by Environmental Investigation Services. | Compliant | 20-02-2019, EIS, Remedial Action Plan, Rev 4.1 | Remediation is ongoing and the completion of the Preliminary Hazardous Ground Gas And Groundwater Assessment and involvement of the Site Auditor is evidence of this |
| B11 | Site Contamination | The Applicant must engage a Site Auditor in accordance with the requirements of the Contaminated Land Management Act 1997 for the purposes of Remediation Work. | Compliant | 22-02-2019, Ramboll, Rowena Salmon, EPA Accredited Site Auditor Professional Agreement for | Ramble appointed. The Site Auditor has been engaged. |

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| | | | | services dated 22/2/19 sighted | |
| B12 | Site Contamination | The Remedial Action Plan dated 8 October 2018 and prepared by Environmental Investigation Services must be updated to include additional remediation and validation strategies to address the results of the additional reviews and the results of the HGG monitoring. Further details of the proposed remediation and validation strategies must be provided to the Site Auditor in a Works Plan and a Validation Sampling and Analysis Quality Plan (VSAQP) for review and approval, prior to remediation works commencing. A copy of the approved document must be provided to the Certifying Authority. | Compliant | <p>Remedial Action Plan for proposed Curl Curl North Public School Redevelopment dated 22/2/19.</p> <p>E29816KDrpt2 North Curl Curl-1.0-Groundwater and gas monitoring.pdf - Report identifies results of additional investigation Dated December 2018 // 161029.CD.RPT. RAP(4.1) - Remediation Action Plan by Environmental Investigation Services (EIS) dated 20th February 2019 // Interim Audit Advice Letter No.1 - CCNPS Remedial Action Plan Validation by site auditor for the proposed remediation / Documents</p> | RAP updated and endorsed by Site Auditor in Interim Advice dated 22/2/19 |

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| | | | | submitted with Condition B.7 | |
| B13 | Site Contamination | An asbestos management plan (AMP) must be prepared and submitted to the Site Auditor for review and approval. The AMP must satisfy the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 'asbestos wastes'. | Compliant | 22-02-2019, Ramboll, Interim Audit Advice Letter No 1 161029.CD.RPT. Asbestos Management Plan (19-02-2019) - AMP has been reviewed and approved by Site Auditor -PEOW Regulations in particular Part 7 - asbestos waste | Ramboll, Interim Audit Advice Letter No 1 includes reference to Asbestos Management Plan' (AMP), dated 19 February 2019 and indicates acceptance of plan |
| B14 | Site Contamination | Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the purpose of an educational establishment and be provided to the satisfaction of the Certifying Authority. | Not triggered | Site inspection 19/09/19 | Remediation works ongoing |

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| B15 | Unexpected Contamination Procedure | Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the Construction Environmental Management Plan (CEMP) in accordance with condition B[X] and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site. | Compliant | Unexpected Finds procedure contained in CEMP page 39 E29816KDlet-Response rev1 (002) summarising of additional investigations and Contractor's CEMP. Disposal location and testing results to be provided in CC2/CC3 | Refer to documents submitted in B7 Remediation Action Plan and B23 Construction Environmental Management Plan. Testing results from any material identified as contaminated are required to be submitted to DPE along with disposal location PRIOR to removal from site. Submit disposal location and results of testing to DPE |
| B16 | Utilities & services | Before the construction of any utility works associated with the development, the applicant must obtain relevant approvals from service providers. | Not triggered | Site inspection 19/09/19. Interview with auditees 19/09/19, not triggered | No third party utility works had commenced |
| B17 | Utilities & services | Prior to the commencement of works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services. | Compliant | Ausgrid letter dated 17/9/18, Jemena letter dated, 22-05-2019, My Gas Services, Provision of meter/service upgrade/downgrade. | Letters indicate that services will and can be provided on completion of upgrade. |

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| B18 | Community communication strategy | <p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.</p> | Compliant | <p>DPIE letter of approval 01/04/19.</p> <p>CCS March 2019 available on website and includes required content.</p> <p>Revised CCS submitted to DPE 22/03/2019 to Carolyn McNally</p> <p>SINSW submitted this to the planning secretary 22/02/19.</p> | <p>The CCS was initially submitted 22/02/19 (>1 month prior to construction) and resubmitted on 28/03/19. It was approved by DPIE on 01/04/19.</p> |
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| B19 | Ecologically sustainable development | Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in ESD Report prepared by UMOW Consulting Engineers dated 01 May 2018. | Compliant | 13-06-2019, ESD Report, Umow Lai. PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 PCA sign-off for ESD Report - to be provided prior to CC3 on advice of the PCA see P217_095_s109R_checklist_01_Re v-1.2 LS - Principal Certifying Authority - Consultants Advice (Conditions of Consent for CC1 Sign-Off) | PCA approval provided through issue of CC, included amendment of ESD report as required. PCA verified this is also required for CC3. |
| B20 | Outdoor lighting | Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority. | Compliant | 10-05-2019, Sheldermidines Consulting Engineers, Certificate of Design Electrical Services. Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | PCA approval provided through issue of CC. |

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| B21 | Access for people with disabilities | The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans. | Compliant | 6-8-19, Design Confidence, BCA / Access Capability Statement Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | PCA approval provided through issue of CC. |
| B22 | Construction environmental management plan | <p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B24); c) Construction Noise and Vibration Management Sub-Plan (see condition B25); d) Construction Waste Management Sub-Plan (see condition B26); e) Construction Soil and Water Management Sub-Plan (see condition B27); f) an unexpected finds protocol for | Compliant | <p>20-12-2018, ADCO, Environmental Management Plan,</p> <p>13-2-19, Construction Traffic and Pedestrian Management Plan, Craig Reeves, Sydney Traffic Control.</p> <p>February 2019, Wilkinson Murray, Construction Noise & Vibration Management Plan, Report 17072-A, Version B.</p> <p>17-04-2019, Waste Management Plan, ADCO.</p> <p>19-02-2019, EIS, Asbestos</p> | The Construction Environmental Management Plan suite of documents address the requirements |

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| | | contamination and associated communications procedure; g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site. | | Management Plan. Sediment & Erosion Control Plan prepared by Woolacotts (May 2018) | |
| B23 | Construction environmental management plan | The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary. | Compliant | SINSW letter to DPIE Mr Betts dated 16 April 2019 20-12-2018, ADCO, Environmental Management Plan Memo from PCA dated 2/4/19 Crown Certificate No. P217_095-2, | Memo from PCA dated 2/4/19 indicates CEMP was submitted to DPIE. PCA approval provided through issue of CC. 181218 - PMP Environmental Management Plan V0 - as signed-off by PCA in |

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| | | | | 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | P217_095_s109R_che cklist_01_Rev-1.2 LS - Principal Certifying Authority - Consultants Advice (Conditions of Consent for CC1 Sign- Off) submitted in accordance with B15 |
| B24 | Construction environmental management plan | The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail heavy vehicle routes, access and parking arrangements; e) indicate that the construction vehicles are restricted to heavy rigid vehicles (HRV); f) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; g) include a program to monitor the effectiveness of these measures; h) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes; i) all demolition and construction vehicles and construction worker vehicles must enter the Site before stopping; and j) the swept path of the longest construction vehicle entering and exiting the Site in | Compliant | 13-2-19, Construction Traffic and Pedestrian Management Plan, Craig Reeves, Sydney Traffic Control. CTPMSP submitted in Pre- Construction Compliance Report | CTPMSP (including correspondence with RMS & council) addresses requirements of condition |

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| | | association with the new work, must be in accordance with AUSTROADS. | | | |
| B25 | Construction environmental management plan | <p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation | Compliant | February 2019, Wilkinson Murray, Construction Noise & Vibration Management Plan, Report 17072-A, Version B. a), b), c), d), e), f) | CNVMSP addresses requirements of condition |

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| | | undertaken to develop the strategies in condition B25d); and f) include a complaints management system that would be implemented for the duration of the construction. | | | |
| B26 | Construction environmental management plan | The Construction Waste Management Sub-Plan (CWMSMP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. | Compliant | 17-04-2019, Waste Management Plan, ADCO. 19-02-2019, EIS, Asbestos Management Plan. | CWSMP addresses requirements of condition |
| B27 | Construction environmental management plan | The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood | Compliant | ADCO received email from Council dated 11 February 2019. Sediment & Erosion Control Plan prepared by Woolacotts (May 2018) | At the time of the IEA report, evidence the plan was consulted with Council was still to be located and provided. ADCO subsequently located evidence and now compliant. |

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| | | flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). | | | |
| B28 | Construction parking | Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities. | Non-Compliant | A large stabilised pad has been provided within the site for heavy & delivery vehicle parking | This condition is inconsistent with CoA C13 as under that condition worker vehicles are not required to be parked within the site. The site area is extremely limited and parking worker vehicles within the site would be practically impossible and unsafe. |
| B29 | Stormwater management system | Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. | Compliant | 12-03-2019, Woolacotts Consulting Engineers, Hydraulic Design Statement. PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | PCA approval provided through issue of CC. |

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| B30 | Road Design and Traffic Facilities | All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works. | Not triggered | Site inspection 19/09/19, not triggered | Note no road or pavement works have commenced. |
| B31 | Flood Management | Prior to the commencement of construction, the Certifying Authority must be satisfied that all floor levels must be designed in accordance with Condition A2 and the recommendations of the Flood Risk Assessment Report prepared by Woolacotts Consulting Engineers dated 16 May 2018. | Compliant | 19-03-2019 TKD Architects, Flood Risk Assessment Design Compliance PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | PCA approval provided through issue of CC. |
| B32 | Flood Management | Detailed drainage plans must be prepared by a suitably qualified Civil Engineer and be submitted to the Certifying Authority for approval. | Compliant | 12-03-2019, Woolacotts Consulting Engineers, Hydraulic Design Statement. Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | PCA approval provided through issue of CC. |
| B33 | Construction and demolition waste management | The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site. | Compliant | 13-05-2019, Email to RMS Traffic Management Centre, notifying truck routes. 943R-00238272-01(1) (Notice of | PCA approval provided through issue of CC. |

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| | | | | intent to remove asbestos / | |
| B34 | Operational Waste Storage and Processing | The Applicant must design the operational waste storage area in accordance with the Operational Waste Management Plan prepared by Foresight Environmental dated 26 April 2018. | Compliant | 26-04-2018 Foresight Environmental, Operational Waste Management Plan. PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | RMS TMC have been notified of the routes. |
| B35 | Mechanical ventilation | All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction. | Compliant | 27-5-2019, VENT Mechanical Services, Certificate of Design – Mechanical Services. Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 26-06-2019 Wilkinson Murray, Design Statement Mechanical Services – Acoustics. Crown Certificate | PCA approval provided through issue of CC. PCA approval provided within Pre-Construction Compliance Report PCA Sign off Refer to Item 2.20 |

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| | | | | No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | |
| B36 | Rainwater harvesting | Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. | Compliant | 12-03-2019, Woolacotts Consulting Engineers, Hydraulic Design Statement. PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | PCA approval provided through issue of CC. |
| B37 | Roadworks and Access | Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed access to the development on Abbott Road is designed in accordance with latest version of AS2890.1. | Compliant | 20-05-2019, Phillip Devon, Manager Transport Network, Northern Beaches Council. | Northern Beaches Council stated plans submitted satisfy B37 & B38. |
| B38 | Roadworks and Access | Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed access to the waste collection area on Playfair Road is designed to accommodate a 8.8m long medium rigid vehicle in accordance with latest version of AS2890.2. | Compliant | 20-05-2019, Phillip Devon, Manager Transport Network, Northern Beaches Council. | Northern Beaches Council stated plans submitted satisfy B37 & B38. |

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| B39 | Roadworks and Access | <p>Prior to the commencement of specific works for vehicular crossings and driveways, the Applicant must comply with the following:</p> <ul style="list-style-type: none"> a) an application for driveway levels be made with Council; b) design plans to demonstrate that the new vehicular crossings are at least 4 metres(m) wide in accordance with Northern Beaches Council Specifications; and c) the property boundary levels to match the existing levels except where modified for the vehicular crossing. Copies of the approved documents must be submitted to the satisfaction of the Certifying Authority. | Compliant | 20-05-2019, Phillip Devon, Manager Transport Network, Northern Beaches Council. | Northern Beaches Council stated plans submitted satisfy B37 & B38. |
| B40 | Car Parking and service vehicle layout | <p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> a) all vehicles within the staff car-parking area fronting Abbott Road must enter and leave the Site in a forward direction; b) a total of 27 on-site car parking spaces for use by staff members during operation of the development and designed in accordance with the latest version of AS2890.1 unless other arrangements are made with Council; and c) all parking spaces for service vehicles are designed in accordance with AS2890.2 – 2002 (for a 8.8m long medium rigid vehicle). | Compliant | 27-02-2019, Traffix, Certification. 29-05-2019, Northern Beaches Council, Authorisation – Street Levels Application. Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | PCA approval provided through issue of CC. |
| B41 | Bicycle Parking and End-of-Trip Facilities | <p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> a) the provision of a minimum 20 staff and 49 student bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; | Compliant | 6-6-2019, Context, Condition B41 Statement confirmed provision of the provision of 20 staff and 49 student bicycle parking spaces. Crown Certificate No. P217_095-2, | PCA approval provided through issue of CC. |

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| | | <p>c) the provision of end-of-trip facilities for staff such as unisex toilet facilities;</p> <p>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p> | | <p>27/06/19 Crown Certificate No. P217_095-1, 13/05/19</p> | |
| B42 | Public domain works | <p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.</p> | Compliant | <p>25-03-2019. Northern Beaches Council, Public Domain plans satisfy Council requirements. PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19</p> | <p>PCA approval provided through issue of CC.</p> |
| B43 | Compliance reporting | <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> | Compliant | <p>Letter from SINSW to DPE on 22 March 2019 including CMRP doc reference DOC19/204122. This is 2 weeks from date of commencement (05.04.19)</p> | <p>The Compliance Monitoring and Reporting Program was prepared and submitted prior to the specified deadline.</p> |

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| B43 | Compliance reporting | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). | Non - Compliant | Letter from SINSW to DPE on 22 March 2019 including CMRP doc reference DOC19/204122 CCR submitted to DPIE on 28.02.20 | The Compliance Monitoring and Reporting Program was prepared and submitted prior to the specified deadline. The CCR was due in October 2019 but submitted late. |
| B43 | Compliance reporting | The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. | Compliant | Compliance Programme to be submitted along with Pre-Construction Compliance Report AUTH - 190322 - CCNPS - Submission for Condition B43 - SSDA 8310.msg PCCR on website DOC19/239249, noting upload was after 60 days of submission and notification was more than 7 days before upload | A Pre-Construction Compliance Report was prepared and submitted prior to construction. |
| B44 | Compliance reporting | Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance. | Not triggered | Site inspection 19/09/19 | Operations have yet to commence |

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| B45 | Sydney Water Compliance | The approved plans must be submitted to the Sydney Water Tap in online service to determine whether the development the development will affect any Sydney Water sewer or water main, stormwater drains and / or easement, and if further requirements need to be met. | Compliant | 12-03-2019, Woolacotts Consulting Engineers, Hydraulic Design Statement. 3-7-2018, Sydney Water, Building Plan Assessment – Approved. PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 BPA Manual Approval 27 Playfair Rd North Curl Curl 2099 - Sydney Water Approval | PCA verified that this has occurred through issue of CC |
| B46 | Pre-Construction Dilapidation Report | The applicant must prepare and submit a pre-commencement dilapidation report providing an accurate record of the existing condition of adjoining private properties. A copy of the report must be provided to Council and the owners of adjoining and affected private properties. | Compliant | 02-04-2019, Design Confidence Sydney Pty Ltd, Dilapidation Reports acceptable. PCA memo dated 2/4/19 Council acceptance email 27/02/19 28-03-2019, James Townsend Dilapidation Surveys, Curl Curl North P. S. Block | Dilapidation reports were prepared and submitted to Council 26/02/19 (accepted by Council 27/02/19. Compliance assessed by PCA as closed out by PCA on 2/4/19 |

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| | | | | A, photos of building and street scapes. Email from Council 11/2/19 acknowledging receipt of report | |
| B47 | Pre-Construction Dilapidation Report | Footings of any structure adjacent to an easement or pipeline must be designed in accordance with Council's Water Management Policy. Any proposed landscaping within a Council easement or over a drainage system must consist of ground cover or turf only. | Compliant | 18-04-2017, Context, Condition B47 Statement. | Statement by Context indicates compliance with requirements |
| B48 | Pre-Construction Dilapidation Report | Structural details prepared by a suitably qualified Civil Engineer demonstrating building compliance are must be submitted to the Certifying Authority for approval. | Compliant | 02-04-2019, Design Confidence, Acceptance of Structural Certificate for B48. PCA memo dated 2/4/19 Crown Certificate No. P217_095-2, 27/06/19 Crown Certificate No. P217_095-1, 13/05/19 | PCA approval provided through issue of CC |
| B49 | Archival Recording | The Applicant must complete archival recordings for all existing buildings within the site that are proposed to be removed or directly and/or physically altered by the proposed development. Archival recordings are to include photographic recording of the intact buildings. Copies of the photographic records are to be provided to Council and the Certifying Authority for information. | Compliant | Email from Council 11/02/19 acknowledging receipt of report 28-03-2019, James Townsend Dilapidation Surveys, Curl Curl North P. S. Block A, photos of | Report provided. Evidence of submission of report to Council provided. |

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| | | | | building and street scapes. | |
| Part C - During Construction | | | | | |
| C1 | Approved Plans to be On-Site | A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority. | Compliant | Aconex and site inspection 19/09/19. | Plans available via Aconex and hard copies in folders on site |
| C2 | Site Notice | A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state | Compliant | Site inspection 19/09/19, as per photos in appendix of IEA report | A site notice, compliant with this condition was sighted. |

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| | | that unauthorised entry to the site is not permitted. | | | |
| C3 | Operation of Plant and Equipment | All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. | Compliant | Premobilisation checklists for plant (e.g. Boom lift on 12/9/19) and Prestart checklist for plant. HammerTech online tool | Premobilisation checklists for plant brought on site were sighted (e.g. Boomlift on 12/9/19) and Prestart checklist for plant also sighted (including electrical equipment, vehicles, pump etc). System is managed using HammerTech |
| C4 | Demolition | Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works. | Compliant | Compliance assessed by PCA noting that Stage 1 demolition works had been completed prior to audit 26/02/19 26-02-2019, Titan Contractors, Example of Safe Work Method Statement, Work Activity: Hand Demolition Works | PCA approval provided through issue of CC |

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| | | | | & Mechanical Demolition. 26-02-2019, Sample, Form 12 Subcontractor SWMS Review | |
| C5 | Construction Hours | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays. | Non-compliant | Email from member of public dated 3/7/19 to SINSW email complaint address raises complaint regarding concrete delivery at 7 pm Email from ADCO Construction Manager on 9/7/19 indicates that in response to complaint the concrete supplier was placed on notice that the Project will ensure that late deliveries are returned to supplier's premises | The complaint received on 3 July 2019 indicates that work took place outside the hours permitted under this condition. Refer response to condition C38 also for the Non-Compliance |

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| C6 | Construction Hours | Activities may be undertaken outside of the hours in condition C6 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards. | Not triggered | Interview with auditees 19/09/19 | No such activities were undertaken under the outlined circumstances. |
| C7 | Construction Hours | Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. | Not triggered | Interview with auditees 19/09/19, Site inspection 19/09/19 | None of these activities have occurred. |
| C8 | Construction Hours | Construction vehicles must not access the site during the following hours: a) 8:30am and 9:30am, Mondays to Fridays inclusive; and b) 3pm and 4pm, Mondays to Fridays inclusive. | Compliant | 20-12-2018, ADCO, Environmental Management Plan. Project Specific Information and Sub contractor meeting minutes agenda sighted | The restricted hours have been communicated to the workforce. No issues observed. |

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| C9 | Construction Hours | Deliveries by oversized vehicles may be undertaken outside of these hours where: a) it is the delivery to or transport from the development site of oversize plant, equipment and structural elements outside standard construction hours, subject to: (i) deliveries / collection not being undertaken on a Sunday or public holiday; (ii) oversize plant, equipment and structural elements not being readied for transport, loaded or unloaded, set up or installed other than during the standard construction hours, and (iii) the proponent notifying noise sensitive receivers, especially residences, likely to be affected by noise from any delivery or transport activity permitted by this condition of that delivery not less than 3 days and not more than 7 days before the delivery is undertaken. Note: 'oversize' for the purposes of this condition, means exceeding dimensions prescribed for vehicles such that the vehicle transporting the oversize plant, equipment or structural element would require conditional registration by the RMS and would be subject to restrictions imposed by the RMS that require the vehicle to operate on a public road outside the standard construction hours. 'structural element' for the purposes of this condition, means a pre-fabricated structural component that is not comprised of smaller components and which is unable to be divided, broken down or otherwise disassembled to enable transport during the standard construction hours." | Not triggered | 13-2-19, Construction Traffic and Pedestrian Management Plan, Craig Reeves, Sydney Traffic Control. Interview with auditees 19/09/19 | No OSOM deliveries had occurred at the time of the audit. |
| C10 | Implementation of Management Plans | The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). | Compliant | 09-09-2019, Weekly Site Inspection Document. | Weekly site inspections evidence of monitoring of construction in accordance with CEMP |

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| C11 | Implementation of Management Plans | Additional investigation, including the footprint of relocated and demolished structures and underground utilities should be undertaken and the scope of that investigation detailed in a sampling and analysis quality plan to be provided to the site auditor for review | Compliant | Remedial Action Plan For Proposed Curl Curl North Public School Redevelopment dated 22/2/19 Site Auditor in Interim Advice dated 22/2/19 | RAP updated and endorsed by Site Auditor in Interim Advice dated 22/2/19. Remediation is ongoing with the involvement of the Site Auditor |
| C12 | Construction Traffic | All construction vehicles (excluding worker vehicles) are restricted to be heavy rigid vehicles (HRV) only. | Compliant | 13-2-19, Construction Traffic and Pedestrian Management Plan, Craig Reeves, Sydney Traffic Control. Site inspection 19/09/19, confirmed no HVR vehicles on site at the time, photos in appendix of IEA report | Confirmed during site inspection. No hoardings are required. |
| C13 | Construction Traffic | The construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping. | Compliant | 13-2-19, Construction Traffic and Pedestrian Management Plan, Craig Reeves, Sydney Traffic Control. No complaints regarding construction vehicles outside of site received to during this reporting period | Construction vehicles observed to be contained within site with parking available on stabilised pad and access gate closed. No heavy vehicles observed to be parked offsite during site audit |

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| C14 | Road Occupancy Licence | A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities. | Not triggered | 13-2-19, Construction Traffic and Pedestrian Management Plan, Craig Reeves, Sydney Traffic Control. Site inspection 19/09/19 | No works observed to be impacting traffic. No ROC required during this reporting period. |
| C15 | SafeWork Requirements | To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements. | Compliant | Site inspection 19/09/19, as per photos in appendix of IEA report | Site securely fenced and main access gate shut during site audit |
| C16 | Hoarding Requirements | The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. | Compliant | Site inspection 19/09/19, as per photos in appendix of IEA report | Site hoarding contained only site-specific information and no graffiti was observed |
| C17 | No Obstruction of Public Way | The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site. | Compliant | Site inspection 19/09/19 No complaints received to during this reporting period | No such obstructions noted on day of inspection. Construction vehicles provided with access to site and parked within site |
| C18 | Construction Noise Limits | 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 | Compliant | 20-09-2019, Toolbox Talk, Noise Level Awareness noted. Site inspection 19/09/19, as per | 20-09-2019, Toolbox Talk, Noise Level Awareness noted. Noise hoarding including additional sound proofing noted |

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| | | 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. | | photos in appendix of IEA report No complaints received to during this reporting period | on site, Signage regarding swearing observed |
| C19 | Construction Noise Limits | The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers. | Compliant | Site inspection 19/09/19 No complaints received to during this reporting period | Non tonal reversing alarms on mobile plant were observed on site |
| C20 | Construction Noise Limits | Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site. | Compliant | Site inspection 19/09/19 No complaints received to during this reporting period | No rock breaking required and only limited concrete cutting |
| C21 | Vibration Criteria | Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). | Compliant | Site inspection 19/09/19 No complaints received to during this reporting period | No piling was permitted during school hours and no vibration intensive plant in Table 7-1 of CNVMSP was used on site (apart from piling which was well within the safe working distance from nearest receivers) No issues observed on site. |
| C22 | Vibration Criteria | 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 C21 or with the Construction Noise and Vibration Management Sub-Plan. | Compliant | Site inspection 19/09/19 No complaints received to during this reporting period | Vibratory compactor used on area B containment cell which is located 60m to nearest residence Compliant as separation distance achieved |

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| C23 | Vibration Criteria | The limits in conditions C21 and C22 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent. | Compliant | Refer evidence sighted in condition B22, C21 and C22 | Refer finding to condition B22, C21 and C22. |
| C24 | Tree Protection | For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site must be suitably protected during construction as per recommendations of the report titled Report: A) Arboricultural Impact Assessment and BJ Tree Management Plan, prepared by Redgum Horticultural and dated 2 December 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. | Compliant | Site inspection and interview 19/09/19, Tree protection zones in place 19/09/19 as per photos in appendix of IEA report 20-12-2018, ADCO, EMP 6-9-2019, Excerpt from Woolacotts, Tree Protection Zones. | All trees to be retained were observed to be adequately protected. |
| C25 | Dust Minimisation | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. | Compliant | 20-12-2018, ADCO, EMP Site inspection 19/09/19 as per photos in | Water cart observed on site. |

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| | | | | appendix of IEA report | |
| C26 | Dust Minimisation | During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. | Compliant | 20-12-2018, ADCO, EMP Site inspection 19/09/19 No complaints during reporting period regarding dust | Water cart observed on site. No mud tracking observed offsite Very high-quality site egress / ingress controls observed |
| C27 | Erosion and Sediment Control | All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. | Compliant | June 2018, Woolacotts, Erosion and Sediment Control Plan - Stage 1. Site inspection 19/09/19 as per photos in appendix of IEA report | Sediment and erosion controls in place and maintenance in progress at time of inspection following recent heavy rain events Controls in place and held up well during heavy rainfall events prior to inspection |
| C28 | Imported Soil | The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the [Department/Certifying Authority] upon request. | Compliant | 10-09-2019, Envirolab Services, Certificate of Analysis 222869. 12-8-2019, NSW EPA, Certification of VENM, Hy-Tec Industries. 06-08-2019, ERM, Site Inspection of VENM. 12-07-2019, | Records in indicate compliance with this condition |

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| | | | | <p>EnviroLab Services, Certificate of Analysis 221138. CCNPS Material Imported Register. 08-07-2019, Compaction and Soil Testing Services Pty Ltd, Proof Roll Report. 26-06-2019, Ford Civil Contracting Pty Ltd, ITP/Construction Checklist.</p> | |
| C29 | Disposal of Seepage and Stormwater | Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997. | Not triggered | <p>Site inspection 19/09/19 Interview with auditees 19/09/19</p> | No discharge has been required. |
| C30 | Unexpected Finds Protocol - Aboriginal Heritage | In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in | Not triggered | <p>20-12-2018, ADCO, EMP. Interview with auditees 19/09/19</p> | No unexpected finds to date. |

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| | | that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH. | | | |
| C31 | Waste Storage and Processing | Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties. | Compliant | 26-04-2018, Foresight Environmental, Operational Waste Management Plan. Site inspection 19/09/19 No complaints received during reporting period regarding waste and rubbish leaving site, refer to photographic evidence of site in general tidy condition with no rubbish | Waste storage receptacles observed on site No litter observed on site or blowing outside site |
| C32 | Waste Storage and Processing | All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | Compliant | 26-04-2018, Foresight Environmental, Operational Waste Management Plan. Site inspection | Evidence provided |

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| | | | | 19/09/19 witnessed Bingo waste receipts indicated waste is classified and managed appropriately on site file records | |
| C33 | Waste Storage and Processing | The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises. | Compliant | <p>Site inspection 19/09/19 as per photos in appendix of IEA report</p> <p>Witnessed trucks covered, and also wash down area at the main vehicular gate, and all vehicles inspected before gate is opened and truck exits</p> <p>No complaints received regarding soil and dirt on public way.</p> | 26-04-2018, Foresight Environmental, Operational Waste Management Plan. |
| C34 | Waste Storage and Processing | The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse. | Compliant | <p>26-04-2018, Foresight Environmental, Operational Waste Management Plan.</p> <p>Site inspection 19/09/19 as per photos in appendix of IEA report</p> | Concrete waste disposed into tray to dry |

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| C35 | Handling of Asbestos | The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with. | Compliant | 08-10-2018, EIS, Remedial Action Plan. 21-05-2019, EIS, Asbestos Clearance Certificate. 22-05-2019, Ford Civil, Construction Checklist. 23-04-2019, Ford Civil SWMS, Compaction and Spreading ACM Soils in Containment Cell. 29-03-2019, Titan Contractors, Demolition Plan. | No asbestos waste encountered during construction. Appropriate clearance certificates obtained during demolition |
| C36 | Community engagement | The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on the Construction and Operational Noise Report prepared by Wilkinson Murray dated May 2018, the users of the Curl Curl North Public School, relevant regulatory authorities and other interested stakeholders. | Compliant | Meeting Minutes for the PRG 40 Meeting – Curl Curl North Public School 30/8/19. Letterbox drops 12/8/19 | Meeting Minutes for the PRG 40 Meeting – Curl Curl North Public School 30/8/19 includes Curl Curl North School and P&C members. Letterbox drops confirmed in Minutes as having occurred on 12/8/19 |
| C37 | Incident Notification, Reporting and Response | The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1. | Not triggered | Interview with auditees 19/09/19 | The Project advised that no notifiable incident occurred during the reporting period. |

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| C38 | Non-Compliance Notification | The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. | Non-compliant | <p>Interview with auditees 19/09/19</p> <p>Non-compliance with working hours due to concrete pour overrun on 3 July 2019 should have triggered a notification to DPIE under this requirement but this did not occur</p> <p>Notification of non-compliance with C46 sent to DPIE 06.02.20</p> <p>Notification of non-compliance with C44 sent to DPIE 06.02.20</p> | SINSW to notify Department via compliance email address of any future non-compliances within 7 day Project Manager (Coffeys) has informed ADCO to notify Project Manager of any potential non-compliances as soon as they become aware of one Project Manager to inform SINSW of any future non-compliances as soon as they become aware |
| C39 | Vehicular Crossing | An Authorised Vehicle Crossing Contractor must construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued. | Compliant | 13-2-19, Construction Traffic and Pedestrian Management Plan, Craig Reeves, Sydney Traffic Control. Site inspection 19/09/19 | A satisfactory "Vehicle Crossing Inspection" card issued with Council |
| C40 | Stormwater Drainage | All stormwater drainage pipelines connecting to the nearest Council drainage system must be constructed in accordance with AUSPEC specification for engineering works available at www.northernbeaches.nsw.gov.au . | Not triggered | 27-02-2019, Foran Industries, SWMS. Site inspection 19/09/19, not triggered | Drainage connections had yet to commence |

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| C41 | Stormwater Drainage | The Applicant must reconstruct all affected kerb and gutter, bitumen reinstatements, adjust all vehicular crossings for paths, grass verges and household stormwater connections to suit the kerb and gutter levels. Details demonstrating compliance must be submitted to the Certifying Authority | Not triggered | Site inspection 19/09/19, not triggered | Kerb and gutter works had yet to commence. |
| C42 | Independent Environmental Audit | No later than 3 months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. | Non-compliant | 03-09-2019 Independent Audit Program submitted to Certifier. 29-08-2019 Independent Audit Program submitted to DPIE. 29-08-2019, NSW Govt DPIE to NSW Dept Ed Statutory Planner, Agreement of Independent Auditor Curl Curl North Public School. 29-08-2019, NSW Govt Education to Planning Secretary, DPIE, Submission of Independent Audit Program. 02-08-2019, NSW Govt Education to Planning Secretary, DPE, Nomination of WolfPeak as Independent Auditor. 15-04-2019, NSW | The Audit Program was not submitted within 3 months of commencement of construction. The Audit Program has subsequently been submitted to both the Planning Dept and Certifier. |

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| | | | | Govt Education School Infrastructure, Notification of Construction Commencement. | |
| C43 | Independent Environmental Audit | Independent Audits of the development must be carried out in accordance with: a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C42 of this consent; and b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). | Compliant | 18-02-20 IEA Report submitted to Certifier. 04-10-19 IEA Report submitted to DPIE. Independent Audit Report completed and submitted to DPIE. | This audit has been undertaken in accordance with the Program and the IAPAR |
| C44 | Independent Environmental Audit | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C43 of this consent; b) submit the response to the Department and the Certifying Authority; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. | Non-compliant | Response to Audit sent to DPIE 06.11.19 18-02-20 submitted to Certifier. Notification of making IEA public was not given at least 7 days before this is done. In response to this non- | IEA response was submitted, however, notification at least 7 days before making the IEA and response public was not submitted. The Audit Report has subsequently been submitted to both the Planning Dept and Certifier. |

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| | | | | compliance, notification of making IEA and response public was send to DPIE 06.02.20. Notification send on 06.02.20 giving 7 days to make IEA response public. | |
| C45 | Independent Environmental Audit | Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance. | Not triggered | Operations have not commenced, not triggered | Operations have not commenced |
| C46 | Revision of Strategies, Plans and Programs | Within three months of: (a) the submission of a compliance report under condition B36; (b) the submission of an incident report under condition C44; (c) the submission of an Independent Audit under condition C41; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out. | Non-compliant | Notification to DPIE of undertaking of a review of CEMP sent to DPIE 06.02.20. This notification was not within 3 months of the Audit which was not within 3 months as prescribed | Notification of undertaking a review was not submitted within 3 months of PCCR. Notification has subsequently been submitted to Planning Dept. |

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| C47 | Revision of Strategies, Plans and Programs | If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. 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. | Not triggered | Interview with auditees 19/04/19, not triggered | At the time of the audit, no revision had been required. |
| Part D - Prior to Occupation or Commencement of use | | | | PARTS D TO E NOT TRIGGERED AND THEREFORE NOT AUDITED AT THIS STAGE | AS THESE ARE PRIOR TO OCCUPATION, COMMENCEMENT OF USE AND POST OCCUPATION REQUIREMENTS |
| D1 | Notification of Occupation | The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage. | Not triggered | | Notify DPE of commencement to occupation of the development Correspondence with DPE including cover letter from SINSW |
| D2 | External Walls and Cladding | Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | Not triggered | | BCA certification |

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| D3 | External Walls and Cladding | The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it. | Not triggered | | Provide a copy of documentation given to the Certifying authority to DPE External walls and cladding documentation, Correspondence with DPE including cover letter from SINSW |
| D4 | Protection of Public Infrastructure | <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <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>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by any contributions required by this consent.</p> | Not triggered | | Correspondence with applicable authority |
| D5 | Post-construction Dilapidation Report | Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is to ascertain whether the construction created any structural damage to adjoining buildings or public infrastructure including the adjoining road reserves and stormwater assets. The report must be submitted to the Certifying Authority for approval. | Not triggered | | Post-construction dilapidation report, Approval from CA |
| D6 | Post-construction Dilapidation Report | In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: | Not triggered | | Post-construction dilapidation report, Correspondence with Council and relevant authority, |
| | | <p>a) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> | | | |

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| | | A copy of the approved report must be forwarded to Council. | | | |
| D7 | Utilities and Services | Prior to occupation of the building, 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. | Not triggered | | Compliance certificate |
| D8 | Road Safety Evaluation | <p>A Road Safety Evaluation (RSE), refer to NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) must be conducted on all relevant sections of Playfair Road and Abbott Road utilised for bus and private vehicle drop-off and pick-up, prior to the occupation of the buildings constructed in Stage 1 of the construction works. Appropriate road safety measures and/or traffic management measures must be implemented based on the outcomes of the RSE in consultation with Council and submitted to Council or any other relevant road authority prior to commencement of use of the buildings approved under this development consent. These safety measures may include (but not be limited to):</p> <ul style="list-style-type: none"> a) construction of a pedestrian refuge at the crossing of Pitt Road / Playfair Road; b) repair / reconstruction of the footpath along the Playfair Road frontage of the site; and c) construction of a pedestrian refuge at the intersection of Playfair Road / Abbott Road. | Not triggered | | Road Safety Evaluation (RSE), Correspondence and approval from Council and any other relevant road authority |

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| D9 | Roadworks, Signposting and Line marking | <p>Prior to the commencement of operation, the Applicant must demonstrate that the following requirements are provided to the satisfaction of the Certifying Authority:</p> <ul style="list-style-type: none"> a) provision of 12 car spaces within the identified drop-off and pick-up zone on Playfair Road; b) provision of sign posting along the nominated student drop-off and pick-up zone on Playfair Road, identifying the use of the area as a student drop-off and pick-up zone on school days between 8am - 9:30am and 2:30pm - 4pm on school days; c) provision of all required signage associated with the children's crossing and associated traffic controller requirements on Playfair Road; and d) implementation of all kerbside parking restrictions on the drop-off and pick-up area (and other areas along the frontage of the site, where relevant) and associated line marking must be implemented to the satisfaction of Council. | Not triggered | | Approval from CA |
| D10 | Roadworks, Signposting and Line marking | <p>Following installation of pavement markings and signposting, as required by Condition D9 of this consent, the Applicant must arrange an inspection with Roads and Maritime Services for formal handover of assets. The handover of assets must occur prior to commencement of operation.</p> | Not triggered | | Inspection records with RMS, Correspondence with RMS |
| D11 | Works as Executed Plans | <p>Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.</p> | Not triggered | | Works-as-executed drawings signed by a registered surveyor, CA correspondence |

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| D12 | Work Place Travel Plan | <p>Prior to the commencement of operation of any part of the development, the Applicant must update the Work Place Travel Plan to the satisfaction of the Certifying Authority. The Work Place Travel Plan must:</p> <ul style="list-style-type: none"> a) be prepared in consultation with Transport for NSW; b) include recommendations and initiatives in the Workplace Travel Plan, prepared by Traffix dated 29 August 2018; c) include clear targets for two, five and ten years, that would result in further reduction in private car use by staff, and parent drop-off and pick-up at the school; d) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and e) describe pedestrian and bicycle linkages and end of trip facilities available on-site. | Not triggered | | Work Place Travel Plan, Correspondence with TfNSW, Approval from CA |
| D13 | Work Place Travel Plan | The Applicant must not commence operation until the Work Place Travel Plan is approved by the Certifying Authority. | Not triggered | | Work Place Travel Plan, Correspondence with TfNSW, Approval from CA |
| D14 | Operational Transport and Access Management Plan | <p>Prior to the commencement of use of the site, an Operational Traffic and Access Management Plan (OTAMP) must be prepared for the school, by suitably qualified consultant in consultation with Council, TfNSW and RMS, to the satisfaction of the Planning Secretary. The OTAMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) detailed pedestrian analysis including the identification of safe route options and identifying management measures (if needed); b) location of all car parking spaces within the site and the proposed use of such spaces; c) identification of bus stop locations, kerbside car parking spaces and associated infrastructure requirements; d) bus routes and bus services, the level of | Not triggered | | Review the OTAMP and submit to DPE OTAMP, Correspondence with Council, TfNSW and RMS, Correspondence with DPE including cover letter from SINSW, DPE approval |

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| | | <p>reliability and service, measures to ensure staggered bus arrival and departure times, as necessary;</p> <p>e) the location and operational management procedures of the drop-off and pick-up zone located on Playfair Road, including staff management / traffic controller arrangements;</p> <p>f) measures to manage parking behaviours for users of the student drop-off and pick-up zone;</p> <p>g) the location and operational management procedures for drop-off and pick-up of students by buses and coaches for excursions and sporting activities;</p> <p>h) schedule of delivery and service vehicle access to the site and management measures;</p> <p>i) car parking arrangements and management associated with the proposed use of school facilities by community members;</p> <p>j) recommended traffic management measures on the surrounding roads to address any road safety; and</p> <p>k) a review and monitoring programme.</p> <p>The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.</p> | | | |
| D15 | Mechanical Ventilation | <p>Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:</p> <p>(a) the BCA;</p> <p>(b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;</p> <p>(c) the development consent and any relevant modifications; and</p> <p>(d) any dispensation granted by the NSW Fire Brigade.</p> | Not triggered | | Correspondence with CA |

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| D16 | Car Parking Arrangement | Unless otherwise agreed by the Planning Secretary, commencement of use of the buildings completed under Stage 1 construction works must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating the following: a) that 27 car parking spaces have been provided on the site or an agreement has been reached with Council to use the on-street car parking spaces (as required by B1); and b) and the drop-off and pick-up zone is operational with 12 car spaces including the required line marking and signposting. | Not triggered | | Submit evidence of approval and installation of relevant signage to the DPE Parking plans, photos etc, Correspondence with DPE including cover letter from SINSW, |
| D17 | Road Damage | The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development. | Not triggered | | Correspondence with Council or other Public Authorities, Records of payments |
| D18 | Fire Safety Certification | Prior to the final occupation, a Fire Safety Certification must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certification must be prominently displayed in the building. | Not triggered | | Fire safety certificate, Correspondence with relevant authority and council |
| D19 | Structural Inspection Certificate | A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the | Not triggered | | Structural Inspection Certificate or a Compliance Certificate, Electronic set of final drawings, Approval of CA, Correspondence with approval authority and Council |

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| | | <p>structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p> <p>(c) person/s authorised to, for the life of the development.</p> | | | |
| D20 | Compliance with Food Code | <p>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 467 4 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.</p> | Not triggered | | <p>Certificate of compliance with Food Code, Approval from CA</p> |
| D21 | Stormwater Quality Management Plan | <p>Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p> | Not triggered | | OMP |
| D22 | Stormwater Quality Management Plan | <p>Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.</p> | Not triggered | | Correspondence with CA |
| D23 | Rainwater Harvesting | <p>A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.</p> | Not triggered | | <p>Signed works-as-executed Rainwater Re-use Plan, Correspondence with CA</p> |
| D24 | Signage | <p>Four unilluminated approved signs must be installed at the pedestrian and vehicular entrances to the site prior to occupation of the buildings in the respective stages of construction.</p> | Not triggered | | |

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| D25 | Signage | Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation. | Not triggered | | |
| D26 | Signage | Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation. | Not triggered | | |
| D27 | Signage | 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed with the site prior to occupation. | Not triggered | | |
| D28 | Operational Waste Management Plan | <p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site.</p> | Not triggered | | WMP, Correspondence with DPE including cover letter from SINSW, Correspondence with CA |

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| D29 | Validation Report | <p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <ul style="list-style-type: none"> a) be prepared by an EPA suitably qualified environmental consultant; b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; c) be prepared in accordance with the Remedial Action Plan dated 8 October 2018 and prepared by Environmental Investigation Services and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); d) include, but not be limited to: <ul style="list-style-type: none"> (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material; (v) details of the volume of treated material emplaced within the containment cell and its location; (vi) results of any validation sampling, compared to relevant guidelines/criteria; and (vii) discussion of the suitability the remediated areas for the intended land use. | Not triggered | | Submit validation report to DPE Validation report, Correspondence with DPE including cover letter from SINSW, Correspondence with EPA and CA |
| D30 | Site Audit Report and Site Audit Statement | Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s). | Not triggered | | Site Audit Statement, Site Audit Report |
| D31 | Site Audit Report and Site Audit Statement | Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the | Not triggered | | Approval from CA |

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| | | requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006). | | | |
| D32 | Long Term Environmental Management Plan | <p>The Applicant must prepare a Long Term Environmental Management Plan (LTEMP), and submit to the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA; b) be submitted to EPA for review and be submitted to the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary; and c) include, but not be limited to: <ul style="list-style-type: none"> (i) a description of the nature and location of any contamination remaining on site; (ii) provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; (iii) a description of the procedures for monitoring the integrity of the containment cell; (iv) mechanisms to report results to relevant agencies; (v) triggers that would indicate if further remediation is required; and (vi) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination. | Not triggered | | <p>Confirm endorsement of person preparing LTEMP with DPE and EPA, Submit LTEMP to DPE and EPA</p> <p>Long Term Environmental Management Plan (LTEMP), Correspondence with DPE and EPA, Approval from DPE</p> |
| D33 | Long Term Environmental Management Plan | Upon completion of the remediation works, the Applicant must manage the site in accordance with the LTEMP and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997. | Not triggered | | |

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| D34 | Landscaping | <p>Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> a) provide for the planting in accordance with the approved L301 - D Indicative Planting Schedule prepared by Context dated 17 August 2018; b) detail the species to be planted on-site; c) identify that all trees planted on the site are established prior to the occupation of the premises; d) install artificial nest boxes in accordance with the approved landscape plans in Condition A2; e) describe the monitoring and maintenance measures to manage revegetation and landscaping works. | Not triggered | | LMP |
| D35 | Landscaping | The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority. | Not triggered | | Correspondence with CA |
| Part E - Post Occupation | | | | | |

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| E1 | Operating hours <p>The operation of the school and the community uses or out of hours events within the site must be restricted to the following hours:</p> <ul style="list-style-type: none"> a) the multi-purpose school hall must only be used up to 10pm Monday to Saturday; b) the multi-purpose school hall must be used only up to 6pm on Sunday or on public holidays; and c) the 'futsal' fields and outdoor sports courts must not be made available for community use: <ul style="list-style-type: none"> i) during week day mornings; ii) later than 6pm on week nights; iii) other than between the hours of 8am and 6pm on Saturdays; and iv) on Sundays and public holidays. d) Grounds maintenance involving the use of power equipment must be restricted to: <ul style="list-style-type: none"> i) 7:30am and 6pm Mondays to Fridays. e) Grounds maintenance involving use of power equipment can be undertaken during: <ul style="list-style-type: none"> i) 8am to 6pm occurring a maximum of six Saturdays per year if neighbours are notified two weeks prior to the use of such equipment within the premises. f) No ground maintenance works are permitted on Sundays and public holidays. g) Waste collection times are restricted to the following times: <ul style="list-style-type: none"> i) 6am and 6pm, Monday to Friday. h) If any noise complaints are received from the nearby residents due to waste collection activities, the waste collection hours would be restricted to: <ul style="list-style-type: none"> i) 7:30am and 6pm, Monday to Friday. i) No delivery and waste collection can occur during the following AM and PM school peak hours: <ul style="list-style-type: none"> i) 8am – 9:30am and 3pm – 4pm, Monday to Friday (excluding school holidays). j) The lights of the homebases and the premises (except for security lights) must be | Not triggered | <p>Prepare plan and consult with Council Submit plan to Council and DPE prior to each relevant event</p> | <p>Out of Hours Event Management Plan (EMP), Correspondence with Council Correspondence with DPE</p> |
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| | | switched off between 10pm and 7am on all days. | | |
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| E2 | Out of Hours Event Management Plan | <p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events, that involve 100 or more people occurring within the multi-purpose school hall. The plan must be prepared, in consultation with Council, and include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) the maximum duration of each event; e) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); f) details of restriction of the hours of use of the multi-purpose hall; g) measures to minimise localised traffic and parking impacts; and h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event occurring at the site for the first time.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant on each occasion of out of hours community use.</p> | Not triggered | | <p>Prepare plan and consult with Council Submit plan to Council and DPE prior to each relevant event Out of Hours Event Management Plan (EMP), Correspondence with Council Correspondence with DPE</p> |
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| E3 | Out of Hours Event Management Plan | <p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by external parties that involve 100 or more people within the school site. The plan must be prepared, in consultation with Council, and include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of restriction of the hours of use of the multi-purpose hall; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event occurring at the site for the first time.</p> | Not triggered | | Submit monitoring report to DPE |
| E4 | Operation of Plant and Equipment | <p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner. | Not triggered | | Noise monitoring results |

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| E5 | Operational Noise Limits | The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Construction and Operational Noise Report prepared by Wilkinson Murray dated May 2018. All recommendations of the report must be adhered to at all times, with regard to: a) the use of the multi-purpose school hall; b) the outdoor sports fields and futsal fields; c) the mechanical plant and machinery; and d) the public-address system and school bell system. | Not triggered | | |
| E6 | Operational Noise Limits | The Applicant must carry out a short-term noise monitoring program for the use of the following: a) multi-purpose school hall during school-term and after hours use of the hall; and b) the weekend and after hours use of the 'futsal fields' and the outdoor sports courts and associated facilities such as the car park. | Not triggered | | |
| E7 | Operational Noise Limits | The noise monitoring must be carried out by an appropriately qualified person and include (but not be limited to) the following: a) audience/spectator noise; b) referee whistle noise; c) training sessions as well as sporting events; d) any amplified sound during sporting events and any associated training sessions; and e) post-event audience/spectator noise, including vehicle door slamming and departure noise. | Not triggered | | |
| E8 | Operational Noise Limits | The noise monitoring report must be submitted to the Planning Secretary within six months of commencement of operation of the hall to verify that operational noise levels do not exceed the recommended noise levels identified in the Construction and Operational Noise Report prepared by Wilkinson Murray dated May 2018. | Not triggered | | |

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| E9 | Operational Noise Limits | Should the noise monitoring, required under Condition E6, identify any exceedance of the recommended noise limits noise limits specified in Construction and Operational Noise Report prepared by Wilkinson Murray dated May 2018, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers. | Not triggered | | |
| E10 | Operational Noise Limits | The implementation of noise attenuation measures, on-site and at the affected receiver(s), if required, must be provided within three months of the completion of the short-term noise monitoring required under Condition E6 or other appropriate period as agreed by the Planning Secretary. | Not triggered | | |
| E11 | Community Communication Strategy | The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction. | Not triggered | | |
| E12 | Unobstructed Driveways and Parking Areas | 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. | Not triggered | | |
| E13 | Unobstructed Driveways and Parking Areas | A total of 27 car parking spaces must be made available for use by staff at all times unless alternative arrangements are agreed with Council. | Not triggered | | |
| E14 | Work Place Travel Plan | The Work Place Travel Plan required by condition D12 of this consent must be updated annually and implemented. | Not triggered | | |

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| E15 | Lighting | The Applicant must ensure the lighting associated with the development: a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. | Not triggered | | |
| E16 | Fire Safety Certificate | The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement. | Not triggered | | |
| E17 | Operational Traffic and Access Management Plan | The OTAMP required by Condition D14 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary. | Not triggered | | |
| E18 | Operation Management Measures | The Applicant must ensure that the following operational measures are complied with: a) all internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are maintained at all times. b) all service and delivery vehicles accessing the Site vehicles must not exceed 8.8m in length; c) all vehicles within the staff car-parking area enter and leave the site in a forward direction; d) all loading and unloading of materials is carried out on-site. | Not triggered | | |

Appendix 2 – Compliance Report Declaration Form

Compliance Report Declaration Form

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|----------------------------|--|
| Project Name | Curl Curl North Public School |
| Project Application Number | SSD8310 |
| Description of Project | Curl Curl North Public School is currently undergoing a NSW Department of Education, School Infrastructure upgrade project to provide new permanent teaching spaces along with a new hall, library, administration, refurbishments to existing buildings and upgrades to external play and sporting areas. The project is being staged to allow the school to continue to operate during the upgrade. Temporary classrooms are being utilised during the construction of the project. The new classrooms, administration and library will be delivered in April 2020. The new hall will enter construction after this stage of the project is delivered. This is because the temporary classrooms need to be removed from site for the building works to commence. |
| Project Address | Playfair Rd, Curl Curl North NSW 2099 |
| Proponent | Department of Education |
| Title of Compliance Report | Construction Compliance Report (26 February 2020) |
| Date | 26.02.2020 |

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

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

Notes:

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

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| Name of Authorised Reporting Officer | Andreas Winkelmeier |
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| Title | Project Director |
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| Signature |  |
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| Company | School Infrastructure NSW |
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| Company Address | Level 8, 259 George Street, Sydney, 2000 |
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| Endorsed by | |
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| Executive Director, Delivery NSW Department of Education | |
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| David Tonge |
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| Signature |
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Appendix 3 – Curl Curl North Public School Complaints Register

Curl Curl North Public School Complaints Register

Last updated 25 February 2020

This is a register of complaints received by School Infrastructure NSW about Curl Curl North Public School. A complaints register is a requirement for all State Significant Development (SSD) projects.

| Date of complaint | Date of response | Method of complaint | Nature of complaint | SINSW response | Complaint status | Is this complaint an emergency |
|-------------------|------------------|---------------------|---------------------------------------|---|------------------|--------------------------------|
| 23/02/2020 | 25/02/2020 | Email | Use of wifi in the new school | Assured that the department is committed to providing everyone in its schools with a safe and healthy working and learning environment. | Closed | No |
| 14/01/2020 | 15/01/2020 | Email | Contractor smoking | Provided additional information to the contractors about designated smoking areas. | Closed | No |
| 10/12/2019 | 12/12/2019 | Email | Location of substation | Provided proof of safety and EMF study that was carried out. | Closed | No |
| 5/07/2019 | 8/07/2019 | Email | Building work exceeding working hours | Investigated and ensured builders would not exceed working hours as per SSD moving forward. | Closed | No |
| 15/05/2019 | 17/05/2019 | Email | Vibration and noise | Investigated with the contractor and agreed to relocate classes during noisy works. | Closed | No |
| 7/05/2019 | 17/05/2019 | Email | Asbestos removal and hoarding | Ensured the resident that asbestos was being removed and contained in accordance to regulation. The hoarding against the classroom was re-engineered. | Closed | No |

| Date of complaint | Date of response | Method of complaint | Nature of complaint | SINSW response | Complaint status | Is this complaint an emergency |
|-------------------|------------------|---------------------|--|---|------------------|--------------------------------|
| 28/03/2019 | 29/03/2019 | Email | Authorized personnel leaving gate open | Held meeting with PM to ensure gates were only open during delivery times. | Closed | No |
| 25/02/2019 | 28/02/2019 | Email | Noise and vibration | Investigated with the contractor and agreed to advise principal when noisy works would commence. | Closed | No |
| 14/02/2019 | 18/02/2019 | Email | Lack of parking | Held a meeting with the contractor and ensued they included the "no parking zones" to their toolbox meetings. | Closed | No |