

Operational Compliance Report – Stage 1

Darlington Public School
SSD 9914

May 2023



Education

Document Control

Version no.	Description	Prepared by	Reviewed by	Date
V0.1	Draft	Salina Pyakurel	Josh Malin	10 May 2023
V1.0	Final	Salina Pyakurel	Josh Malin	22 May 2023

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1 Introduction

This Operational Compliance Report has been prepared by Mace Australia on behalf of the School Infrastructure NSW (SINSW) for Darlington Public School (SSD 9914). The report has been prepared in accordance with the Compliance Reporting Post Approval Requirements (DPE, 2020).

This compliance report has been prepared to meet the requirements of condition A31 of the development consent and will be submitted to the Department of Planning and Environment (DPE) for information.

1.1 Project Overview

The project site is located at the corner of Golden Grove Street and Abercrombie Street, Darlington. The site address is 417-445 Abercrombie Street, Darlington.



Figure 1: Darlington Public School site

Darlington Public School upgrade project includes the upgrade and delivery of new facilities to provide for growing student enrolments in the area. The project is delivered over two construction stages with separate occupation dates. The scope of the project over two stages is outlined below:

Stage 1

- New learning and teaching spaces.
- Preschool spaces
- A new library.
- New administration area.

Stage 2

- More new learning and teaching spaces.
- A new hall
- A new canteen
- Covered outdoor learning areas (COLAs).
- Landscaping and play areas.
- New staff facilities

The Stage 1 of the project was completed in May 2022. Subsequently the School took occupation of the Stage 1 facilities on 23 May 2022.

1.2 Key personnel

The key personnel responsible for the environmental management of the development are listed in Table 1.

Table 1 Key personnel

Name	Role	Organisation	Contact details
Jacqueline Sellen	Project Director	SINSW	Jacqueline.Sellen@det.nsw.gov.au
Riley Barns	Contractor's Project Manager	AW Edwards	rbarns@awedwards.com.au
Josh Malin	Project Manager	Mace	Josh.Malin@macegroup.com
Salina Pyakurel	Asst. Project Manager	Mace	Salina.Pyakurel@macegroup.com

1.3 Compliance period

This compliance report covers the operational phase for Stage 1 from May 2022 to May 2023.

During this period, the following activities were undertaken:

- Stage 1: Construction complete and facilities occupied from 23 May 2022.
- Stage 2: Construction commencement 23 May 2022. Works are nearing completion and Stage 2 is scheduled for occupation by early July 2023.

1.4 Compliance status descriptors

The status of each compliance requirement for the project was assessed using the following descriptors in Table 2.

Table 2 Compliance status descriptors

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

2 Compliance summary

This section summarises the compliance performance during the reporting period. Refer to Appendix B for a compliance table showing the compliance status of each compliance requirement.

2.1 Non-compliances

There are no non-compliances identified during the operational reporting period.

2.2 Previous report actions

There are no actions from the previous report.

2.3 Incidents

No incidents have occurred during the reporting period.


2.4 Complaints

One complaint has been received during this reporting period and is outlined in the complaints register in the following table, Table 6.

Table 6 Complaints Register

Date of Complaint	Date of Response	Method of complaint	Nature of complaint	SINSW response	Complaint status
31 May 2022	20/06/2022	Email	Aesthetics and functionality of the new facilities, slip hazards and new furniture	SINSW confirmed that the recently completed facilities, including furniture, were designed, selected and built in accordance with the Educational Facilities Standards and Guidelines (EFSG). Slip hazards due to wet weather and suitability of new furniture has been reviewed by the project team and the school.	Closed

Appendix A -Compliance Report Declaration Form

Project Name	Darlington Public School
Application Number	SSD 9914
Description of Project	Upgrade of Darlington Public School
Project Address	417-445 Abercrombie Street, Darlington
Proponent	School Infrastructure NSW
Title of Compliance Report	Stage 1 Operational Compliance Report No. 1
Date	May 2023
<p>I declare that I have reviewed the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> the Compliance Report has been prepared in accordance with all relevant conditions of consent; the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements; the findings of the Compliance Report are reported truthfully, accurately and completely; due diligence and professional judgement have been exercised in preparing the Compliance Report; and the Compliance Report is an accurate summary of the compliance status of the development. <p>Notes:</p> <ul style="list-style-type: none"> Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both). 	
Name of Authorised Reporting Officer	Jacqueline Sellen
Title	Project Director
Signature	
Company	School Infrastructure NSW
Company Address	Level 8, 259 George Street, Sydney, NSW 2000

Appendix B - Compliance table

Condition ID	Subcondition	Compliance Requirements	Phase	Stage	Compliance status	Evidence	Comments
PART A ADMINISTRATIVE CONDITIONS							
Obligation to Minimise Harm to the Environment							
A1		In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Throughout	All stages	Compliant	Site inspection reports	Independent Environmental Audits
Terms of Consent							
A2		The development may only be carried out:	Throughout	All stages	Compliant		
	a	in compliance with the conditions of this consent;	Throughout	All stages	Compliant	Compliance Reports	Noncompliances notified where applicable
	b	in accordance with all written directions of the Planning Secretary;	Throughout	All stages	Not Triggered	Refer Approved plans	No written direction received from Planning Secretary
	c	generally in accordance with the EIS and Response to Submissions;	Throughout	All stages	Compliant	Site inspection records	Development generally in accordance with EIS & RtS. Refer inspection records, certifications etc.
	d	in accordance with the approved plans in the table below:	Throughout	All stages	Compliant	Site inspection records	Development in accordance with approved plans. Refer inspection records and certifications.
		Architectural drawings prepared by fjmt studio Dwg No.- Rev - Name of Plan - Date DTPS-2050 - 04 - General Arrangement Plans Lower Ground Plan – S2 - 20/08/2020 DTPS-2051 - 05 - General Arrangement Plans Upper Ground Plan – S2 - 31/11/2020 DTPS-2052 - 04 - General Arrangement Plans Level 1 Plan – S2 - 20/08/2020 DTPS-2053 - 04 - General Arrangement Plans Level 2 Plan – S2 - 20/08/2020 DTPS-2054 - 04 - General Arrangement Plans Roof Plan – S2 - 20/08/2020 DTPS-2101 - 02 - Demolition Plan – SSDA - 28/04/2020 DTPS-3200 - 05 Elevations – 1:200 - 10/11/2020 DTPS-3300 - 02 - Elevations – Signage - 28/04/2020 DTPS-4200 - 04 - Sections – 1:200 - 20/08/2020 DTPS-4201 - 04 - Sections – 1:200 - 20/08/2020	Throughout				
A3		Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Throughout	All stages	Not Triggered		No written direction received from DPE
	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;	Throughout	All stages	Not Triggered		No written direction received from DPE
	b	any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	Throughout	All stages	Not Triggered		No written direction received from DPE
	c	the implementation of any actions or measures contained in any such document referred to in (a) above.	Throughout	All stages	Not Triggered		No written direction received from DPE
A4		The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Throughout	All stages	Not Triggered		Nil inconsistencies to date
Limits of Consent							
A5		This consent lapses five years after the date of consent unless work is physically commenced.		All stages	Compliant		Construction commenced March 2021
Prescribed Conditions							
A6		The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Throughout	All stages	Compliant		
Planning Secretary as Moderator							

A7		In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		All Stages	Not Triggered		Nil disputes to date
Evidence of Consultation							
A8	a	(a) Consult with the relevant party prior to submitting the subject document for information or approval; and		All Stages	Compliant	Completed consultation records	All conditions that require consultation have been complied with. Refer to specific conditions for evidence of consultation records
A8	b	(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.		All Stages	Compliant	Completed consultation records	All conditions that require consultation have been complied with. Refer to specific conditions for evidence of consultation records
Staging							
A9		The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction (unless otherwise agreed by the Planning Secretary) of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation). Note: Works may commence upon the Planning Secretary's approval of the Staging Report and satisfaction of all relevant conditions.	Pre-Construction	All Stages	Compliant	21/02/21 - Staging report version 1.5 submitted 26/02/21- DPE Approval received	Compliance with Staging Report
A10	-	A Staging Report prepared in accordance with condition A9 must:	Pre-Construction	All Stages	Compliant	21/02/21 - Staging report version 1.5 submitted 26/02/21 - DPE Approval received	
A10	a	(a) If staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Pre-Construction	All Stages	Compliant		Section 1.2, Details of Proposed Staging Section 2, Table 2 - Staging Schdeule
A10	b	(b) If staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Pre-Construction	All Stages	Compliant		Section 1.2, Details of Proposed Staging Section 2, Table 2 - Staging Schdeule
A10	c	(c) Specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Pre-Construction	All Stages	Compliant		Appendix 1, Staging Conditions Matrix
A10	d	(d) Set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Pre-Construction	All Stages	Compliant		Section 4, Management of cumulative Impacts
A11		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary	Throughout	All Stages	Compliant	21/02/21 - Staging report version 1.5 submitted Approval received 26/02/21.	Compliance with Staging Report
A12		Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Throughout	All Stages	Compliant	21/02/21 - Staging report version 1.5 submitted Approval received 26/02/21.	Compliance with Staging Report
Staging, Combining and Updating Strategies, Plans or Programs							

A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Throughout	All Stages	Compliant	Refer to Staged submission of Landscape Plan, LMP and LTEMP. Contractors CTPMP was updated for Stage 2.	
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Throughout	All Stages	Compliant	Revised Community Communication Strategy (CCS), submitted to DPE 31/10/22 CTPMSP updated to Rev 2, version 9, submitted to DPE 16/12/22 DPE Approval received 23/02/23	Ref SSD-9914-PA-39
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Throughout	All Stages	Not Triggered		
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Throughout	All Stages	Compliant	Evidence that updated plan has been approved, and previous versions have been superseded	Approved versions are in use.
Structural Adequacy						
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Construction	All Stages	Compliant	CDVC 4 PCA signoff 1/10/21	
External Walls and Cladding						
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	Construction	All Stages	Compliant	CDVC 4 PCA signoff 1/10/21	
Applicability of Guidelines						
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Throughout	All Stages	Compliant	Project Documents	
A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Throughout	All Stages	Compliant	Project Documents	
Monitoring and Environmental Audits						

A21		Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Throughout	All Stages	Compliant	Compliance Reporting and Environmental Audits carried out in accordance with Post Approval Requirements and Consent Conditions.	Submission of audit reports
Access to Information							
A22	-	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:	Pre-Construction	All Stages	Compliant	https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html#category-reports	Original upload to website - confirmed in writing by Digital team on 2/3/21.
A22	a	(a) Make the following information and documents (as they are obtained or approved) publicly available on its website: (i) The documents referred to in condition A2 of this consent; (ii) All current statutory approvals for the development; (iii) All approved strategies, plans and programs required under the conditions of this consent; (iv) Regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) A comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) A summary of the current stage and progress of the development; (vii) Contact details to enquire about the development or to make a complaint; (viii) A complaints register, updated monthly; (ix) Audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) Any other matter required by the Planning Secretary; and	Pre-Construction	All Stages	Compliant	Available on project website	Updated and new project information uploaded as required by Consent Conditions.
A22	b	(b) Keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Pre-Construction	All Stages	Compliant	Documents available and updated on project website	
Compliance							
A23		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	Throughout	All Stages	Compliant	Site Induction Records	
Incident Notification, Reporting and Response							
A24		The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Throughout	All Stages	Compliant	Incident Notifications	2 incidents have occurred on site to date: Nail incident occurred 10/09/2021 Notification issued to DPE 13/09/2021 Stormwater Runoff incident occurred 6/10/2022 Notification issued to DPE 6/10/2022
A25		Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Throughout	All Stages	Compliant	Incident Reports submitted to DPE	Nail Incident Report, AW Edwards, submitted to DPE 6/10/21 Stormwater Incident Report, AW Edwards, submitted to DPE 4/11/2022

Non-Compliance Notification							
A26		The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance	Throughout	All Stages	Compliant	Noncompliance notices submitted to DPE	3 Non-compliance letters to DPE submitted on: 19/1/21 4/3/22 24/3/23 No noncompliances identified by Certifier.
A27		The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Throughout	All Stages	Compliant	Non-Compliance Notices	Non-compliance notices comply with this condition
A28		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout	All Stages	Compliant		No duplication
Revision of Strategies, Plans and Programs							
A29	-	Within three months of the following items; the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Throughout	All Stages	Compliant	Evidence of notification, that a review is being carried out submitted to DPE and PCA	As set out below.
A29	a	(a) the submission of a compliance report under condition A32;	Throughout	All Stages	Not Triggered		
A29	b	(b) the submission of an incident report under condition A25;	Throughout	All Stages	Compliant	Notification of Review of Strategies, Plan and Programs carried out submitted to DPE : 2/9/21 DoE Letter to DPE, Incident Report, 6/10/21, including confirming review of plans underway Notice issued to DPE, 20/12/22	Review carried out as a result of nail incident on 10/9/21 Review carried out as a result of stormwater runoff incident on 6/10/22
A29	c	(c) the submission of an Independent Audit under condition C39 or C40;	Throughout	All Stages	Compliant	Notifications of Review of Strategies, Plan and Programs submitted to DPE on: 2/9/21 4/2/22 13/7/22 20/12/22	Review as a result of submission of Independent Audit reports IEA#1 - 13/7/2021 IEA #2 - 22/12/2021 Revised IEA#2 report and response submitted on 23/3/2022 IEA#3 8/7/2022 IEA#4 20/12/2022
A29	d	(d) the approval of any modification of the conditions of this consent; or	Throughout	All Stages	Not Triggered		No modification of the conditions of consent
A29	e	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,	Throughout	All Stages	Not Triggered		No direction received from DPE
Revision of Strategies, Plans and Programs							
A30		If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) 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.	Throughout	All Stages	Compliant	Revised Plans submitted to DPE and Certifier Ref SSD-9914-PA-35, DPE Acknowledgement letter	CEMP, updated to Rev H CNVMSP, updated to Rev 2
Compliance Reporting							
A31		Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Post Construction	All Stages	Compliant	Compliance Report	This Post Completion compliance report (May 2023) is the first for the project.
A32		Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Post Construction	All Stages	Compliant	This Compliance Report - completed within 12 months of commencement of Occupation.	
A33		The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary.	Throughout	All Stages	Not Triggered		

A34		Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Throughout	All Stages	Not Triggered		
Part B - Prior to Commencement of Construction							
Notification of Commencement							
B1		The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Pre-Construction	Stage 1	Compliant	Notification of intention to commence construction issued to DPE 22/02/21	Construction commenced 10/3/21 Letter to DPE issued 22/2/21
B2		If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-Construction	All Stages	Compliant	Notification of Commencement of Stage 1 construction submitted to DPE 22/02/21. Notification of Commencement of Stage 2 construction submitted to DPE 18/05/22	Stage 1 construction commenced 10/3/21 Stage 2 construction commenced 23/5/22
Certified Drawings							
B3		Prior to the commencement of construction (excluding the demolition and removal of buildings, bulk earthworks and tree removal), the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Pre-Construction	All Stages	Compliant	CDVC 6 PCA signoff 20/7/22	CDVC2 (inground, excavation, piling, footings, Slab on ground) - References structural drawings and design certificate issued by Meinhardt - Bonacci. CDVC 3 relates to above ground structures/ superstructure. CDVC 4 signoff by certifier - supplementary information to CDVC 2 & 3. CDVC 6 sign off by certifier - 20/7/22 - Stage 2 civil, structural, and inground services works
External Walls and Cladding							
B4		Prior to the installation of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Throughout	All Stages	Compliant	Documents showing products and systems proposed are in compliance with the requirements of BCA Evidence of certifying authority's acceptance Evidence of submission to DPE	PCA approval received 21/10/21 Letter and documents issued to DPE 25/10/21
Protection of Public Infrastructure							
B5	-	Prior to the commencement of construction, the Applicant must:	Pre-Construction	Stage 1	Compliant		
B5	a	(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;	Pre-Construction	Stage 1	Compliant	Evidence of consultation with infrastructure owners	Consultation carried out with Ausgrid, City of Sydney Council, Jemena, NBN, Sydney Water, Telstra. Consultation Records included in the submitted Dilapidation Report
B5	b	(b) Prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Pre-Construction	Stage 1	Compliant	Dilapidation Report, Darlington PS	Dilapidation report - Darlington PS, Sageview 21/12/20
B5	c	(c) Submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Pre-Construction	Stage 1	Compliant	Evidence of Dilapidation report submitted to Council, Certifier, and Planning Secretary	Dilapidation report submitted to Council - 4/2/21 Dilapidation report submitted to Certifier 10/2/21 Dilapidation report submitted to DPE 26/2/21
Pre-Construction Dilapidation Report							
B6		Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	Pre-Construction	Stage 1	Compliant	Dilapidation Report, Darlington PS	Dilapidation report submitted to Council - 4/2/21 Dilapidation report submitted to Certifier 10/2/21
Community Communication Strategy							

B7	-	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Pre-Construction	Stage 1	Compliant	Community Communication Strategy (CCS), submitted to DPE 17/12/20 Revised CCS submitted to DPE 31/10/22	Darlington Public School Community Communication Strategy, submitted to DPE 17/12/20 CCS updated to a new template October 2022
B7	a	(a) Identify people to be consulted during the design and construction phases;	Pre-Construction	Stage 1	Compliant		CCS Section 3 and 4
B7	b	(b) Set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Pre-Construction	Stage 1	Compliant		CCS Section 4
B7	c	(c) Provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Pre-Construction	Stage 1	Compliant		CCS Section 4
B7	d	(d) Set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Pre-Construction	Stage 1	Compliant		CCS Section 6
Ecologically Sustainable Development							
B8	-	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:	Prior to construction (excluding earthworks)	Stage 1	Compliant	Alternative Pathways approval	Request for approval submitted to DPIE 23/02/21. Approval received 26/02/21
B8	a	(a) Registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or	Prior to construction (excluding earthworks)	Stage 1	N/A		
B8	b	(b) Seeking approval from the Planning Secretary for an alternative certification process.	Prior to construction (excluding earthworks)	Stage 1	Compliant		
Outdoor Lighting							
B9		Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Prior to commencement of lighting installation	All Stages	Not Triggered		Certifier has confirmed not applicable - correspondence 12/07/21
Demolition							
B10		Prior to the commencement of demolition, demolition work plans required by AS 2601-2001. The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Prior to commencement of demolition	Stage 2	Compliant	Stage 1 - N/A Demolition Work plan (DWP) Stage 2, Metropolitan Demolitions Group, Issue 4, 16/3/22 Demolition Compliance Statement - 25/5/22 Submission to DPE 31/5/22 Submission to Certifier 28/5/22	Stage 1 did not involve demolition.
Environmental Management Plan Requirements							

B11		Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: •The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval •The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Pre-Construction	All Stages	Compliant	Management Plans under B12-B17 include the following:	Refer B12-B17, Construction Env. Management Plan and subplans
Construction Environmental Management Plan							
B12	-	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:	Pre-Construction	All Stages	Compliant	CEMP/PMP submitted to Certifier: 25/2/21 Certier approval received 26/2/21 Submitted to DPE 1/3/21	PMP updated to Rev G dated 23/9/21
	a	(a)Details of: (i)Hours of work; (ii)24-hour contact details of site manager; (iii)Management of dust and odour to protect the amenity of the neighbourhood; (iv)External lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v)Community consultation and complaints handling as set out in the Community Communication Strategy required by condition B7;	Pre-Construction	All Stages	Compliant	Revised CEMP/PMP, Rev G submitted to DPE 3/5/22	Appendices 6.1 Project Scope; Construction Hours, Section 1.2 Appendices Section 6.3 Project Organisation Chart and Contact Details; Section 2.2.3 Section 5.11.5 Section 5.11.6
	b	(b)an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;	Pre-Construction	All Stages	Compliant		Section 5.11.14, Appendix 6.10
	c	(c)an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	Pre-Construction	All Stages	Compliant		Section 5.11.10
	d	(d)Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);	Pre-Construction	All Stages	Compliant		Refer B13
	e	(e)Construction Noise and Vibration Management Sub-Plan (see condition B14);	Pre-Construction	All Stages	Compliant		Refer B14
	f	(f)Construction Soil and Water Management Sub-Plan (see condition B15);	Pre-Construction	All Stages	Compliant		Refer B15
	g	(g)Biodiversity Management Sub-Plan (see condition B16);	Pre-Construction	All Stages	Compliant		Refer B16
B13	-	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Pre-Construction	All Stages	Compliant	CTPMSP prepared and submitted to DPE 1/3/21	Refer CTPMSP, Rev 2 V9
	a	(a)Be prepared by a suitably qualified and experienced person(s);	Pre-Construction	All Stages	Compliant	CTPMSP updated to Rev 2, version 9, submitted to DPE 16/12/22	Appendix G
	b	(b)Be prepared in consultation with Council and TfNSW;	Pre-Construction	All Stages	Compliant		Appendix H
	c	(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; and	Pre-Construction	All Stages	Compliant		Section 5
	d	(d)Detail heavy vehicle routes, access and parking arrangements.	Pre-Construction	All Stages	Compliant		Section 4.3
B14	-	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Pre-Construction	All Stages	Compliant	CNVMP, Rev 0 prepared by Acoustic logic, 27/1/21 submitted to DPE 1/3/21	Refer CNVMP, Rev 1, 11/3/22
	a	(a)Be prepared by a suitably qualified and experienced noise expert;	Pre-Construction	All Stages	Compliant		Appendix A
	b	(b)Describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Pre-Construction	All Stages	Compliant	CNVMP updated to Rev 1, submitted to DPE 3/5/22	Section 9
	c	(c)Describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Pre-Construction	All Stages	Compliant		Section 9.3, Appendix B
	d	(d)Include strategies that have been developed with the community for managing high noise generating works;	Pre-Construction	All Stages	Compliant		Section 10, Appendix B
	e	(e)Describe the community consultation undertaken to develop the strategies in condition B14;	Pre-Construction	All Stages	Compliant		Section 10, Appendix B

	f	(f) Include a complaints management system that would be implemented for the duration of the construction; and	Pre-Construction	All Stages	Compliant		Section 9.9, Section 10
	g	(g) Include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B11.	Pre-Construction	All Stages	Compliant		Section 0.7.7 & Section 9.7.8
B15	-	The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:	Pre-Construction	All Stages	Compliant	CSWMSP prepared by Bonacci, Rev 2, 25/2/21 submitted to DPE 1/3/21	
	a	(a) Be prepared by a suitably qualified expert, in consultation with Council;	Pre-Construction	All Stages	Compliant		Refer Appendix B - Author CV & Council consultation records
	b	(b) Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Pre-Construction	All Stages	Compliant		Section 2.8.1
	c	(c) Describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	Pre-Construction	All Stages	Compliant		Sections 2.8.1 and 2.8.2 Appendix A - Soil and Water Management Plan CEMP - App 6/15 Erosion and Sediment control Plan (ESCP)
	d	(d) Provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Pre-Construction	All Stages	Compliant		Section 2.8.1, 2.8.2 and 2.8.3 Appendix A - Soil and Water Management Plan CEMP App 6.15 Erosion and Sediment control Plan (ESCP)
	e	(e) Detail all off-Site flows from the Site; and	Pre-Construction	All Stages	Compliant		Section 2.6
	f	(f) Describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.	Pre-Construction	All Stages	Compliant		Section 2.8.2
B16	-	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) The mitigation measures and actions set out in the Biodiversity Development Assessment Report dated 12 May 2020 and prepared by Eco Logical Australia; and (b) Additional mitigation measures and actions for Microbats set out in Table 2 of the supplementary letter dated 30 July 2020 and prepared by Eco Logical Australia.	Pre-Construction	All Stages	Compliant	BMSP, EcoLogical 11/2/21, Rev 2 Submitted to DPE 1/3/21	Section 2.1 Section 2.2
B17	-	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	Pre-Construction	All Stages	Compliant	Appendix D to the CTPMSP submitted to DPE 1/3/21 CTPMSP updated to V9 submitted to DPE 16/12/22	
	a	(a) Minimise the impacts of earthworks and construction on the local and regional road network;	Pre-Construction	All Stages	Compliant		Refer Page 1-3
	b	(b) Minimise conflicts with other road users;	Pre-Construction	All Stages	Compliant		Refer Page 1-3
	c	(c) Minimise road traffic noise; and	Pre-Construction	All Stages	Compliant		Refer Page 1
	d	(d) Ensure truck drivers use specified routes.	Pre-Construction	All Stages	Compliant		Refer Page 4-11, Truck Routes
Construction Parking							
B18		Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Pre-Construction	Stage 1	Compliant	Construction worker transport strategy, AW Edwards, Rev 2 submitted to the certifier 25/2/21 Certifier approval 26/2/21 Submitted to DPE 26/2/21	
Operational Noise – Design of Mechanical Plant and Equipment							
B19		Prior to installation of mechanical plant and equipment, a detailed assessment of mechanical plant and equipment must be undertaken by a suitably qualified person as recommended in the SSDA Acoustic Assessment dated 4 June 2020 and prepared by Acoustic Logic. Noise from mechanical plant and equipment must achieve no greater than background noise +5db.	Construction	All Stages	Compliant	CDVC 4 PCA signoff 1/10/21 PCA correspondence 12/10/21	PCA correspondence notes satisfaction of condition B19 and B20 regarding the design and assessment of noise of mechanical plant and equipment.
B20		Evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under B19 have been incorporated into the design	Construction	All Stages	Compliant		
Archaeological Inspection– Historic Archaeology							

B21	-	Prior to the commencement of construction in the south-west corner of the site, evidence must be submitted to the Certifier that the following recommendations contained in the Historical Archaeological Assessment dated September 19 and prepared by Casey and Lowe are to be implemented:	Pre-Construction	All Stages	Compliant	Casey and Lowe letter 6/9/22 Submitted to certifier 28/10/22	Casey and Lowe engaged to undertake site inspection and testing in south-west corner of the site.
	a	(a) The site be inspected and tested by archaeologist after demolition;	Pre-Construction	All Stages	Compliant	Casey and Lowe letter 6/9/22	Site inspected and tested by Casey and Lowe after demolition
	b	(b) If relics are found then: (i) Archaeological recording recommended in accordance with the Archaeological research design in section 6.0 of the Casey and Lowe Report; and (ii) A report is to be prepared on the results of the archaeological program (including an analysis of the artefacts recovered from the study area) in accordance with Heritage Council guidelines.	Pre-Construction	All Stages	Compliant	Casey and Lowe letter 6/9/22	No relics found The letter reports the results of archaeological program
B22		Historical archaeological testing and inspection required under condition B21 must be undertaken by a suitably qualified and experienced professional. Any salvage excavation is to be undertaken in accordance with the requirements of Heritage NSW and section 6 of the Historical Archaeological Assessment.	Pre-Construction	All Stages	Compliant	Casey and Lowe letter 6/9/22	No salvage excavation was required Site testing and inspection undertaken by Tony Lowe, Director, Casey & Lowe Pty Ltd
Biodiversity							
B23		Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	Pre-Construction	All Stages	Compliant	DPE correspondence 16/2/21	Clearing commenced prior to biodiversity credit being finalised. Non-compliance notified and addressed
B24		The requirement to retire credits in condition B22 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	Pre-Construction	All Stages	Compliant	Statement confirming payment to Biodiversity Conservation Fund, 12/2/21	Payment into biodiversity Conservation Fund, 4/2/21
B25		Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B22 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.	Pre-Construction	All Stages	Compliant	Statement confirming payment to Biodiversity Conservation Fund, 12/2/21 DPE correspondence, 16/2/21 acknowledging payment	Payment into biodiversity Conservation Fund, 4/2/21
		A PCT as specified below - PCT 1281 Turpentine – Grey Ironbark open forest on shale in the lower Blue Mountains, Sydney Basin Bioregion Number of Credits - 2 In the below IBRA subregions - Sydney Basin IBRA region and Cumberland subregion					
Construction and Demolition Waste Management							
B26		Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	Pre-Construction	All Stages	Compliant	Refer consultation record, CTPMSP, submitted to DPE 1/3/21	Consultation with TfNSW held 12/2/21 CTPMSP and driver code of conduct includes truck routes and TCPs.
						Refer Consultation record , CTPMSP Rev 2, version 9, submitted to DPE 16/12/22	Further consultation with TfNSW held 19/8/22 and 12/9/22
Operational Waste Storage and Processing							
B27		Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) Is constructed using solid non-combustible materials; (b) Is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) Includes a hot and cold water supply with a hose through a centralised mixing valve; (d) Is naturally ventilated or an air handling exhaust system must be in place; and (e) Includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Prior to commencement of construction of waste storage and processing areas	Stage 1	Compliant	Refer documentation submitted for CDVC 4 and PCA sign off 1/10/21	
Construction Access arrangements							

B28		Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (a) All vehicles must enter and leave the Site in a forward direction; (b) The swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) The safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Pre-Construction	Stage 1	Compliant	CTPSMP submitted to Certifier Certifier satisfaction received 26/2/21	Refer Appendix E, CTPMSP
Public Domain Works							
B29		Prior to the commencement of construction of any footpath or public domain works, a Public Domain Works Deposit must be submitted to Council as an unconditional bank guarantee or insurance bond as per Council's Performance Bond Policy in favour of Council as security for completion of the obligations under this consent (Guarantee). The Guarantee amount will be determined in accordance with Council's adopted fees and charges and the Public Domain Manual and other relevant Council policy. The amount will be based on the approved works. The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to Council's standards and approval and the required certifications, warranties and works-as executed documentation are submitted and approved by Council in writing. Upon obtaining Council's approval, 90% of the security will be released and 10% will be retained for the duration of the specified Defects Liability Period.	Construction	All Stages	Compliant	Bond paid to Council - Acknowledgement in Council approval - 22/12/21 Site inspection - 10/5/22 City of Sydney - Stage 1 works acceptance letter dated 18/5/22	Stage 2 works pending.
B30	-	Prior to the commencement of public domain works, a detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council. The Public Domain Plan must document:	Pre-Construction	All Stages	Compliant	Public Domain Plan sent to certifier 2/3/22 Public domain plans sent to council 16/12/21	
	a	(a) A set of hold points for approved public domain, civil and drainage work in accordance with the Council's Public Domain Manual and Sydney Streets Technical Specification;	Pre-Construction	All Stages	Compliant	Council approval of plans received 22/12/21	
	b	(b) All works required to ensure that the public domain complies with the City of Sydney's Public Domain Manual, Sydney Streets Code and Sydney Streets Technical Specification, including requirements for road pavement, footway pavement, kerb and gutter, drainage, vehicle crossovers, signage and other public domain elements; and	Pre-Construction	All Stages	Compliant		
	c	(c) Any approved or amended Alignment Levels if applicable. Note: All works to Council's public domain, including rectification of identified defects, are subject to a 6-month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Practical Completion for public domain works.	Pre-Construction	All Stages	Compliant		
Site Contamination							
B31		Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Pre-Construction	Stage 1	Compliant	ZOIC engaged 27/01/21	
Hazardous Materials and Asbestos Management Plan							
B32		Prior to the commencement of construction, a Hazardous Materials and Asbestos Management Plan prepared by a suitably qualified and experienced consultant must be submitted to the satisfaction of the Certifier. The plan must: (a) Comply with the recommendations of the Hazardous Materials Survey prepared by Douglas Partners and dated 20 April 2018; (b) Apply to the entire site (the entirety of existing Lot 100 DP 623500 and Lot 592 DP 752049); and (c) Include arrangements and procedures to be implemented prior to and during construction as well as on an ongoing operational basis.	Pre-Construction	Stage 1	Compliant	HMAP prepared by Greencap, Ver 4, 23/2/21 Submitted to certifier 25/02/21. Certifier Satisfied 26/02/21	
Archival recording							

B33	Prior to the commencement of construction and while the school is operational, or alternative timing as agreed to in writing by the Planning Secretary, a photographic archival record of the external and internal areas of the school must be made in accordance with the recommendations contained in the Heritage Impact Statement prepared by GML Heritage and dated June 2020. The archival recording must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. The record must include views from key vantage points.	Pre-Construction	Stage 1	Compliant	Photographic Archival Recording, GML, Issue 4, 10/9/21	Archival Recording prepared by GML Heritage, sent to NSW Heritage and Council via email, 30/9/21
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Part C - During Construction

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	Site Notice					
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	Construction	All Stages	Compliant	Site Daily Reports, Independend Env. Audits Photos of site entry Hazard observations checklist	
	Operation of Plant and Equipment					
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner	Construction	All Stages	Compliant	Plant & equipmant maintenance records plant inductions on Hammertech	
	Demolition					
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.	Construction	All Stages	Compliant	DemolitionWork plans for Stage 2, Metropolitan Demolitions Group, Issue 4, 16/3/22 submitted to certifier - 28/5/22 (Satisfaction of B10 under CDVC 6 Stage 2)	
	Construction Hours					
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	Construction	All Stages	Compliant	Site Diaries Site inspections	
C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	Construction	All Stages	Compliant	Site Diaries IEAs CNVMP prepared by Acoustic logic Rev 1 Hazard Obs	Refer to non-conformance table where hours were not met.
C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	Construction	All Stages	Compliant	Site Diaries IEA CNVMP Hazard Obs	
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction	All Stages	Compliant	Project work notifications Complaint Register	
C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	Construction	All Stages	Not triggered	Site inspections	No rock breaking, rock hammering, sheet piling

		Implementation of Management Plans					
C9		The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction	All Stages	Compliant	AWE Inductions IEAs CEMP Updates Submitted to DPIE,	
		Construction Traffic					
C10		All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Construction	All Stages	Compliant	Council Work zone Approval,- 23/3/21 Council email extension of work zone email - 13/4/22 IEA CTPMSP Hazard and Observation checklist	
		Hoarding Requirements					
C11		The following hoarding requirements must be complied with: (a) No third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (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.	Construction	All Stages	Compliant	Hazards Observation checklist Graffiti register	
		No Obstruction of Public Way					
C12		The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Construction	All Stages	Compliant	CTPMSP Inspection Workszone approval Site Diaries	
		Construction Noise Limits					
C13		The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction	All Stages	Compliant	IEA CNVMP	Refer noncompliance notices for works undertaken outside approved working hours, where noise levels exceeded background noise +5dB.
C14		The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Construction	All Stages	Compliant	IEA Site inspection records	
C15		The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Construction	All Stages	Compliant	IEA Plant Induction records Site inspections	
		Vibration Criteria					
C16		Vibration caused by construction at any residence or structure outside the site must be limited to: (a) For structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) For human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction	All Stages	Compliant	CNVMP, Acoustic logic, 11/03/22 Vibration monitoring report - Acoustic logic, 14/5/21 Stage 2 Sensitive Receiver Map Acoustic Logic Report dated 5/9/22	
C17		Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Construction	All Stages	Compliant	CNVMP, Acoustic logic, 11/03/22 Vibration monitoring report - Acoustic logic, 14/5/21 Stage 2 Sensitive Receiver Map Acoustic Logic Report dated 5/9/22	Vibration monitoring confirmed that compacting equipment did not cause any exceedance of vibration criteria at residential buildings which are within 30m from the nearest work area
C18		The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	Construction	All Stages	Compliant	CNVMP	
		Trees approved for removal					

C19		Unless otherwise agreed by the Planning Secretary under condition C20, tree removal must be limited to trees numbered 1, 2, 7, 8, 16, 26-32, 47-48, and 52-55 in the Arboricultural Report dated May 2020 and prepared by Moore Trees.	Construction	All Stages	Compliant	Tree Management Plan Hazard Observation Inspections Tree protection Photos	
		Trees to be retained					
C20		Trees numbered 6, 12, 13, 14, 15, 17, 18 and 19 in the Arboricultural Report dated May 2020 and prepared by Moore Trees are to be retained.	Construction	All Stages	Compliant	Tree Management Plan Hazard Observation Inspections Tree protection Photos	
		Arboricultural investigations					
C21	-	Prior to the commencement of works that would encroach into the tree protection zones of trees numbered 4, 5, 9, 10 and 11 in the Arboricultural Report dated May 2020 and prepared by Moore Trees, the Applicant must:	Construction	All Stages	Compliant		
	a	(a) undertake further investigations to determine the landscape design changes and measures and methods required to retain the trees. These investigations are to incorporate advice from a Level 5 (Australian Qualification Framework) qualified arborist, and include non-destructive root investigations undertaken in accordance with Australian Standard AS 4970-2009 Protection of Trees on Development Sites (AS4970), where required to inform the landscape design changes;	Construction	All Stages	Compliant	SSDA Condition C21 Satisfaction Report, AW Edwards, Rev A dated 7/2/2021 SSD-914-PA-22 C21 DPE Approval Letter 25/03/22	
	b	(b) submit a report documenting the findings of the investigations for the approval of the Planning Secretary that details the design changes and methods and measures to retain the trees. Where it has been concluded that the retention of a tree would prevent the objectives of the landscape design and/or project overall being achieved, sufficient details must be provided to support the conclusions, including: (i) alternative landscape design options considered; (ii) details of levels or other critical factors; (iii) advice from appropriately qualified persons; and	Construction	All Stages	Compliant	SSD-914-PA-22 C21 DPE Approval Letter 25/03/22	
	c	(c) submit an updated Tree Protection Plan (scaled drawing) to the Planning Secretary that reflects the outcome of the investigations and shows the tree protection zones, structural root zones and canopies for trees affected by the proposed development.	Construction	All Stages	Compliant	SSDA Condition C21 Satisfaction Report, AW Edwards, Rev A dated 7/2/2021 SSD-914-PA-22 C21 DPE Approval Letter 25/03/22	
		Tree Protection					

C22		<p>For the duration of the construction works:</p> <p>(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;</p> <p>(b) All street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) The following trees must be protected during construction in accordance with the Australian Standard AS 4970-2009 Protection of Trees on Development Sites (AS4970):</p> <p>(i) Trees to be retained in accordance with condition C20</p> <p>(ii) Trees numbered 4, 5, 9, 10 and 11 in the Arboricultural Report dated May 2020 and prepared by Moore Trees, unless otherwise agreed by the Planning Secretary under condition C20;</p> <p>(iii) Trees numbered 35, 36, 37, 38, 39, 44, 45 and 46 in the Existing Tree Location Plan (dated 15 October 2020) and provided in response to the Department's request for additional information.</p> <p>(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.</p>	Construction	All Stages	Compliant	Tree Management Plan Hazard Observation Inspections Tree protection Photos
		Landscaping				
C23	-	Prior to the installation of landscaping, the Applicant must prepare a revised Landscape Plan to the satisfaction of the Planning Secretary. The plan must:	Construction	All Stages	Compliant	Landscape Plan for Stage 1, Rev B dated 22/02/22
	a	(a) Include planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity;	Construction	All Stages	Compliant	DPE letter 1/03/22, Ref: SSD-9914-PA-20
	b	(b) Provide for: (i) The retention of additional trees to be retained under condition C20; (ii) A minimum 62% canopy cover within the site as stated in the 'Response letter to DPIE' by Ethos Urban dated 15 October 2020; (iii) A new Eucalyptus saligna (to replace tree 48) in garden bed between COLA fire stairs pavement and kickabout area; (iv) Six Flindersia australis (200L pot size), three Banksia integrifolia (200L pot size) and one Magnolia grandiflora (400L pot size); (v) Compensatory tree planting of at least 36 trees with 30% of the tree species having a mature height of at least 6 metres, 30% mature heights of at least 10 metres and 40% mature heights of at least 20 metres;	Construction	All Stages	Compliant	Landscape Plan for Stage 2, dated 4/1/23 DPE letter 6/3/23 , Ref SSD-9914-PA-43
	c	(c) Include trees: (i) That represent a diverse range of species consistent with the expected mature heights and growth within the Sydney area and avoid palms, fruit trees and species recognised to have a short life span; (ii) Are grown to Australian Standard 2303:2015 'Tree stock for landscape use' and have a pot size at installation of at least 200 litres (except as otherwise stated in these conditions) and a minimum height of 3 metres; (iii) That are planted in natural ground with adequate soil volumes to allow maturity to be achieved; (iv) That are appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction;	Construction	All Stages	Compliant	
	d	(d) Include details of earthworks and soil depths including finished levels and any mounding, with minimum soil depths for planting on slab of 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers; and	Construction	All Stages	Compliant	

	e	Include details of planting procedures, drainage, waterproofing and watering systems.	Construction	All Stages	Compliant		
Air Quality							
C24		The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction	All Stages	Compliant	Site diaries, Inspection, hazard observations	
	-	During construction, the Applicant must ensure that:	Construction	All Stages	Compliant		
	a	Exposed surfaces and stockpiles are suppressed by regular watering;	Construction	All Stages	Compliant	IEA, Site Diaries, Site Photos	
	b	All trucks entering or leaving the site with loads have their loads covered;	Construction	All Stages	Compliant	IEA, Site Diaries, Site Photos, SWMS	
C25	c	Trucks associated with the development do not track dirt onto the public road network;	Construction	All Stages	Compliant	IEA, Site Diaries, Site Photos, SWMS, Hazards obs Inspections	
	d	Public roads used by these trucks are kept clean; and	Construction	All Stages	Compliant	IEA, Site Diaries, Site Photos	
	e	Land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction	All Stages	Compliant	IEA, Site Diaries, Site Photos	
Imported Soil							
C26	-	The Applicant must:	Construction	All Stages	Compliant		
	a	Ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Construction	All Stages	Compliant	Imported materials register	
	b	Keep accurate records of the volume and type of fill to be used; and	Construction	All Stages	Compliant	Imported materials register	
	c	Make these records available to the Certifier upon request.	Construction	All Stages	Compliant	Imported materials register	
Disposal of Seepage and Stormwater							
C27		Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Construction	All Stages	Compliant	Works not discharging to council stormwater system. Inspected during Environmental Audits	
Emergency Management							
C28		The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Construction	All Stages	Compliant	Site inductions Emergency Management Plans Emergency Drill training records.	
Stormwater Management System							
C29	-	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:	Construction	Stage 1	Compliant	Bonacci drawings (reference 1191701C C031 Stage 1, C032 Stage 2) submitted to PCA28/05/21.	
	a	Be designed by a suitably qualified and experienced person(s);	Construction	Stage 1	Compliant	PCA signoff confirmed via Aconex 4/06/21	
	b	Be generally in accordance with the conceptual design in the EIS;	Construction	Stage 1	Compliant		
	c	Be in accordance with applicable Australian Standards and the City of Sydney's Stormwater Drainage Manual, technical specifications, standards and policies;	Construction	Stage 1	Compliant		
	d	Incorporate on-site detention in accordance with Sydney Water requirements;	Construction	Stage 1	Compliant		
	e	Incorporate appropriate water quality measures; and	Construction	Stage 1	Compliant		
	f	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;	Construction	Stage 1	Compliant		
Unexpected Finds Protocol – Aboriginal Heritage							
C30		In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group 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 EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Construction	All Stages	Not triggered	No unexpected Aboriginal heritage finds	

C31		If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Construction	All Stages	Not triggered	No unexpected Aboriginal heritage finds	
Waste Storage and Processing							
C32		All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction	All Stages	Compliant	CEMP/PMP Rev G Bingo Waste Reports Site inspection records Site Audits	
C33		All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction	All Stages	Compliant	Bingo Waste Reports Waste reports for offsite spoil disposal Site inspection records	
C34		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.	Construction	All Stages	Compliant	Site inspection records	
C35		The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Construction	All Stages	Compliant	BINGO Waste Industries Waste Recycling Reports	
C36		The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Construction	All Stages	Compliant	Site Inspection - 10/05/22 Airsafe summary clearance certificate dated 23/7/21 Interim auditor advice (IA4), 29/04/22 Letter from DPE to DoE, 19/05/22, Ref: SSD-9914-PA-29	
Outdoor Lighting							
C37		The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	Construction	All Stages	Compliant	No external lighting	No night works undertaken
Site Contamination							
C38	-	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:	Construction	All Stages	Compliant	RAP- R.001, Rev 4, 19/08/20 CEMP - Rev E, 25/2/21, within PMP Rev G 23/9/21	Stage 2 Audit advice pending
	a	(a) The site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;	Construction	All Stages	Compliant	copies of waste records for offsite spoil disposal - 1/07/21	
	b	(b) The reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and	Construction	All Stages	Compliant	Greencap inspection notes - 15/5/21 and classification records: 1 July 2021 C107251 SP8&9: J169905; 10/6, SP7; SP6 4/6/21 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1)	
	c	(c) The recommendations of the Remedial Action Plan prepared by Douglas Partners dated August 2020, the Interim Advice 2 (IA2) (prepared by Zoic Environmental, dated 21 August 2020) and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.	Construction	All Stages	Compliant	RAP addendum V2 30/10/21, by Greencap	
C39		Remediation of the site must be carried out in accordance with the Remedial Action Plan prepared by Douglas Partners dated August 2020; or (a)(b) , any variations approved by an NSW EPA-accredited Site Auditor and/or the recommendations of the site investigations undertaken under condition C38 or the unexpected finds protocol prepared in accordance with condition B12(c).	Construction	All Stages	Compliant	RAP- R.001, Rev 4, 19/08/20 RAP addendum V2 by Greencap 30/10/21 HMAP, Ver 4, 23/2/21 CEMP - Rev E, 25/2/21 Site inspections	

C40		If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Pre-Operation	All Stages	Compliant	Refer Stage 1 Interim Audit Advice , Geosyntec Consultants 29/4/22	Stage 2 Audit advice pending
C41		The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Construction	All Stages	Compliant	Refer Stage 1 Interim Audit Advice , Geosyntec Consultants 29/4/22	Stage 2 Audit advice pending
Independent Environmental Audit							
C42		Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Throughout	All Stages	Compliant	DPE Letter, 18/2/21, approval of auditors	
C43		Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Throughout	All Stages	Compliant	Audit program- 4/5/21 IEA#1, May 2021 IEA#2, November 2021 IEA#3, May 2022 IEA#4, November 2022 IEA#5 May 2023	Audits undertaken in accordance with the PAR
C44		The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	Throughout	All Stages	Not triggered		
C45	-	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Throughout	All Stages	Compliant		
	a	(a) Review and respond to each Independent Audit Report prepared under condition C39 of this consent, or condition C40 where notice is given;	Throughout	All Stages	Compliant	Independent Environmental Audit reports and response submitted to DPE on IEA#1 - 13/7/2021 IEA #2 - 22/12/2021 Revised IEA#2 report and response submitted on 23/3/2022 IEA#3 8/7/2022 IEA#4 20/12/2022	IEA#5 report pending
	b	(b) Submit the response to the Planning Secretary; and	Throughout	All Stages	Compliant	Independent Environmental Audit reports and response submitted to DPE on IEA#1 - 13/7/2021 IEA #2 - 22/12/2021 Revised IEA#2 report and response submitted on 23/3/2022 IEA#3 8/7/2022 IEA#4 20/12/2022	
	c	(c) Make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Throughout	All Stages	Compliant	Refer project website	Audit reports and Responses made available on project website within 60 days of submission

C46		Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Throughout	All Stages	Compliant	Independent Environmental Audit reports and response submitted to DPE on IEA#1 - 13/7/2021 IEA #2 - 22/12/2021 Revised IEA#2 report and response submitted on 23/3/2022 IEA#3 - 8/7/2022 IEA#4 - 20/12/2022	IEAs underatken as follows: IEA#1, 14 May 2021 IEA#2, 5 November 2021 IEA#3, 10 May 2022 IEA#4, 7 November 2022
C47		Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Operation	All Stages	Not triggered		
Operational Readiness Work							
C48	-	Operational readiness work must not commence on site until the following details have been submitted to the Certifier:	Pre-Operation	All Stages	Not triggered		No Operational Readiness Work carried out
	a	(a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);	Pre-Operation	All Stages	Not triggered		
	b	(b) the maximum number of staff to be involved in operational readiness work on site at any one time;	Pre-Operation	All Stages	Not triggered		
	c	(c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and	Pre-Operation	All Stages	Not triggered		
	d	(d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	Pre-Operation	All Stages	Not triggered		
C49	-	Operational readiness work must only be undertaken in accordance with the details submitted under condition C44 and the following requirements:	Pre-Operation	All Stages	Not triggered		No Operational Readiness Work carried out
	a	(a) no more than 15 staff are involved in operational readiness work on site at any one time;	Pre-Operation	All Stages	Not triggered		
	b	(b) no more than 5 vehicles must access the school related to the operational readiness work;	Pre-Operation	All Stages	Not triggered		
	c	(c) no students or parents are permitted on the site; and	Pre-Operation	All Stages	Not triggered		
	d	(d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.	Pre-Operation	All Stages	Not triggered		
Art Strategy							
C50		Within three months of the commencement of construction, an elevation must be prepared in consultation with the Government Architect NSW and submitted to the Certifier showing the location and dimensions of an artwork to be installed on the elevation of the building at the corner of Golden Grove Street and Abercrombie Street. This must be of a scale and elevated location that assists in breaking-up the blank portion of the facade of the building and provides additional visual interest.	Within 3 month of commencement of construction	Stage 2	Compliant	CDVC 4 PCA signoff 1/10/21 Philip Chun Consultation record with Government Architect NSW (Carol Marra), 1/6/21	
C51		Within three months of the commencement of construction, an Art Strategy prepared by a suitably qualified person in consultation with the Government Architect NSW must be submitted to the Certifier. The Strategy must include the installation of artwork to improve the public domain presentation at the corner of Golden Grove Street and Abercrombie Street.	Within 3 month of commencement of construction	Stage 2	Compliant	Refer consutlation with Government architect & PCA close out correspondence 1/10/21	
Aboriginal Cultural Heritage							

C52	-	The development must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage and dated 9 June 2020 in relation to the:	Ongoing	All Stages	Compliant		
	a	(a) Continuation of Aboriginal community engagement for internal design;	Ongoing	All Stages	Compliant	Refer artwork committee meeting minutes #1-#4 (June - Oct 2021)	
	b	(b) Archival recording of the existing school prior to demolition;	Prior to commencement	All Stages	Compliant	GML Heritage, Darlington Public School, Photographic Archival Recording, August 2021	
	c	(c) Transferring the existing movable art collection to the new school;	Pre-Operation	All Stages	Compliant	All artwork moved into new school	Completion of stage 2 will finalise installations and storage as per Artwork Strategy.
	d	(d) Photographing of murals which cannot be retained and printed on large canvasses; and	Prior to commencement	All Stages	Compliant	Photos as per Archival Recording.	Photos have been taken. Printing to be completed in Stage 2.
	e	(e) incorporation of spaces in the new school for the creation of new art.	Ongoing	All Stages	Compliant	Refer Heritage Interpretation Plan for artwork integrated into project and spaces for future artworks.	Locations include timber totem poles, wall spaces etc.
Part D - PRIOR TO COMMENCEMENT OF OPERATION							
Notification of Occupation							
D1		At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of operation of each stage, of the date of commencement for that stage.	Pre-Operation	All Stages	Compliant	Notice to DPE submitted 30/3/22	Notice of commencement provided 30/3/22 with expected commencement date of 2/5/22. Stage 1 Operation commenced 23/5/22
External Walls and Cladding							
D2		Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Pre-Operation	All Stages	Compliant	External Walls and Cladding Certificate - PCA approval, 11/05/22 COVC2 PCA approval 13/05/2022	COVC2 Item 7, External Wall System Installation Certificate
D3		The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Pre-Operation	All Stages	Compliant	External Walls and Cladding Certificate - PCA approval, 11/05/22 Submitted to DPE. 12/05/22	
Works as Executed Plans							
D4		Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Pre-Operation	All Stages	Compliant	COVC2 PCA approval 13/5/22	COVC2 includes works as executed plans
D5		The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Pre-Operation	All Stages	Compliant	PCA email 30/5/22	Correspondence from PCA confirmed condition D5 has been satisfied.
Outdoor Lighting							
D6	-	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	Pre-Operation	All Stages	Compliant	Lighting installation certificate, Kerfoot, Luke Horinek, 01/04/22 COVC2, Philip Chun, 13/5/22	PCA correspondence confirming D6 satisfaction, COVC2
	a	(a) Complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	Pre-Operation	All Stages			
	b	(b) Has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Pre-Operation	All Stages			
Mechanical Ventilation							
D7	-	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	Pre-Operation	All Stages	Compliant	COVC2 PCA approval 13/5/22	Mechanical Ventilation Services including Part J Installation Certificate and Commissioning Results from Whiffen & Andrews Air Conditioning 31/03/22 and RICCI Air Conditioning
	a	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and	Pre-Operation	All Stages			

	b	(b) any dispensation granted by Fire and Rescue NSW.	Pre-Operation	All Stages			Engineers Pty Ltd 28/03/22
Operational Noise – Design of Mechanical Plant and Equipment							
D8		Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B19 have been incorporated into the design of mechanical plant and equipment.	Pre-Operation	All Stages	Compliant	COVC2 PCA approval 13/5/22 AWE letter dated 3/03/22	
Fire Safety Certification							
D9		Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Pre-Operation	All Stages	Compliant	Fire Safety Certificate submitted to council 26/4/22 COVC2 PCA approval 13/5/22	Stage 2 pending
Structural Inspection Certificate							
D10	-	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	Pre-Operation	All Stages	Compliant	COVC2, Philip Chun, 13/5/22 Email from Rhoebie Clemente of Philip Chun, 30/5/22 DoE letter to DPE, 10/5/22 Email from City of Sydney Council, 04/04/22	Letter to DPE includes D10 – Structural Inspection Certificate – Certifier Approval – Philip Chun – 5/05/2022 and references documents provided to certifier: 1. Structural Design Certificate (Bonacci) 2. Structural Design Certificate (Quantum) 3. Screw Piling Installation Certificate (Sub 4. Final Drawing Set
	a	(a) The site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	Pre-Operation	All Stages	Compliant		
	b	(b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Pre-Operation	All Stages	Compliant		
Compliance with Food Code							
D11		Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Pre-Operation	All Stages	Not triggered		No commercial kitchen in Stage 1 Stage 2 pending
Post-construction Dilapidation Report							
D12	-	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	Pre-Operation	Stage 2	Not triggered		
	a	(a) To ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	Pre-Operation	Stage 2	Not triggered		
	b	(b) To be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) Compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) Have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	Pre-Operation	Stage 2	Not triggered		
	c	(c) To be forwarded to Council for information.	Pre-Operation	Stage 2	Not triggered		
Protection of Public Infrastructure							
D13		Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) Repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) Relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.	Pre-Operation	Stage 2	Not triggered		
Road Damage							
D14		Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Pre-Operation	Stage 2	Not triggered		
Protection of Property							

D15		Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Pre-Operation	Stage 2	Not triggered			
Bicycle Parking and End-of-Trip Facilities								
D16	-	Pre-Operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:	Pre-Operation	Stage 2	Not triggered		Bicycle parking and end-of trip facilities will be completed in Stage 2.	
	a	(a) The provision of a minimum 63 bicycle and 82 scooter parking spaces;	Pre-Operation	Stage 2	Not triggered			
	b	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements and design intent of the latest version of AS 2890.3:2015 Parking facilities -Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;	Pre-Operation	Stage 2	Not triggered			
	c	(c) The provision of end-of-trip facilities for staff; and	Pre-Operation	Stage 2	Not triggered			
	d	(d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.	Pre-Operation	Stage 2	Not triggered			
School Zones								
D17		Prior to the commencement of operation, any required changes to School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	Pre-Operation	Stage 2	Not triggered		No changes to School Zone signage, speed management signage	
D18		The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Pre-Operation	Stage 2	Not triggered		No installation, altering or removal required	
Drop-off/pick-up facilities								
D19		Prior to the commencement of operation, the Applicant must undertake changes to on-street drop-off/pick-up facilities (where approved by Council) to the satisfaction of Council . The Applicant must obtain approval for any works under section 138 of the Roads Act 1993. Note: All costs associated with the proposed works must be borne by the Applicant.	Pre-Operation	All Stages	Compliant	Council letter, 18/5/22 - Stage 1 public domain works acceptane		
School Transport Plan								
	-	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:	Pre-Operation	Stage 2	Compliant	School Transport Plan, Cardno, Rev F, submitted to DPE 28/4/2023	Refer Schhol Transport Plan, Cardno, Rev F	
	a	(a) Be prepared by a suitably qualified consultant in consultation with Council and TfNSW;	Pre-Operation	Stage 2			Approval pending	Refer Appendix B - Consultation Records Refer Appendix C - Author CV
	b	(b) Include arrangements to promote the use of active and sustainable transport modes, including: (i) Objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation); (ii) Specific tools and actions to help achieve the objectives and mode share targets; (iii) Details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	Pre-Operation	Stage 2				Refer Section 4 Refer Section 6 Refer Section 7

D20	c	(c) Include operational transport access management arrangements, including: (i) Detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (ii) The location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) The location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) The location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) Delivery and services vehicle and bus access and management arrangements; (vi) Management of approved access arrangements; (vii) Potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) Car parking arrangements and management associated with the proposed use of school facilities by community members; and	Pre-Operation	Stage 2			Refer Section 2 Refer Section 2.3 - Walking and cycling Refer Section 2.6.2 - Kiss and Drop Refer Section 2.6.3 - Buses Refer Section 2.6.1 - Access Refer Section 3 - Traffic Impacts on Surrounding and Mitigation Measures Refer Section 2.6.2 - Kiss and Drop
	d	(d) Measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and	Pre-Operation	Stage 2			Refer section 7 - Monitoring and Review Program Refer Section 8 - Action and Responsibilities
	e	(e) A monitoring and review program.	Pre-Operation	Stage 2			Refer section 7 - Monitoring and Review Program Refer Section 8 - Action and Responsibilities
Utilities and Services							
D21		Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Pre-Operation	All Stages	Compliant	Sydney Water Developer Compliance Certificate, Case 182991, signed 23/02/22	
Stormwater Operation and Maintenance Plan							
D22		Prior to the commencement of operation, an Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) Maintenance schedule of all stormwater quality treatment devices; (b) Record and reporting details; (c) Relevant contact information; and (d) Work Health and Safety requirements.	Pre-Operation	All Stages	Compliant	Stormwater Operation and Maintenance Plan (SOMP), Meinhardt-Bonacci dated 19/4/22 COVC2 PCA approval 13/5/22	
Signage							
D23		Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that any installed digital signage board on Abercrombie Street is capable of having the intensity of its illumination adjusted and that it is capable of being switched off automatically.	Pre-Operation	Stage 2	Not triggered		No digital signage board will be installed
D24		Prior to the commencement of operation, way-finding signage must be installed within the site.	Pre-Operation	All Stages	Compliant	site inspections	Stage 2 way-finding signage will be installed prior to handover of Stage 2
D25		Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Pre-Operation	Stage 2	Not triggered		
Operational Waste Management Plan							

D26		Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) restrict waste collection to daytime hours only; (c) 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); (d) detail the materials to be reused or recycled, either on or off site; and (e) include the Management and Mitigation Measures included in Section 7 of the EIS.	Pre-Operation	All Stages	Compliant	Operational Waste Management Plan, JBS&G Australia, 11/2/22	
Site Contamination							
D27		Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Pre-Operation	All Stages	Compliant	Interim Site Audit Statement, Geosyntec Consultants, 29/4/22 Interim Longterm Environmental Management Plan, Greencap, 7/4/2022 Submitted to DPE - 12/5/22	Stage 2 Pending
Landscaping							
D28		Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.	Pre-Operation	All Stages	Compliant	Landscaping Certificate , Precision Landscapes, 24/2/22	Stage 2 Pending
D29		Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 in the EIS.	Pre-Operation	All Stages	Compliant	Landscape Management Plan, Precision Landscapes, 24/2/22	
Heritage Interpretation Plan							
D30		Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan in accordance with the recommendations of the Heritage Impact Statement prepared by GML Heritage and dated June 2020, to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Council; and (b) incorporate the relevant recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage and dated April 2020.	Pre-Operation	Stage 2	Compliant	Heritage Interpretation Plan, GML Consultation records Heritage NSW and City of Sydney	HIP submitted to DPE 27/04/23 Approval Pending
Archaeological Salvage – Historic Archaeology							
D31		The Applicant must prepare an archaeological report of any salvage excavation undertaken in accordance with condition B21. An interim report of the salvage excavation must be provided for the information of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the Heritage NSW and Council.	Within 1 month of any salvage excavation	All Stages	Not triggered		No archaeological salvage excavation required
Consolidation of Lots							
D32		Prior to the commencement of operation, Lot 100 in DP 623500 and Lot 592 in DP 7523049 must be consolidated into one lot on title and the plan lodged with the NSW Land Registry Services.	Pre-Operation	Stage 2	Compliant	Plan of Consolidation registered 17/1/23	
Aboriginal Cultural Heritage							

D33	Prior to the commencement of operation, evidence must be submitted to the Certifier that the recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage dated 9 June 2020 have been implemented, as required under condition C51.	Pre-Operation	Stage 2	Not triggered		
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PART E - POST OCCUPATION

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		Out of Hours Event Management Plan					
E1		<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <p>(a) The number of attendees, time and duration;</p> <p>(b) Arrival and departure times and modes of transport;</p> <p>(c) Where relevant, a schedule of all annual events;</p> <p>(d) Measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) Details of the use of the school hall and sports court, where applicable, restricting use before 8am and after 10pm;</p> <p>(f) Measures to minimise localised traffic and parking impacts; and</p> <p>(g) Include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan</p>	Operation	All Stages	Compliant	<p>Darlington Public School - Out of Hours Events Management Plan , dated 4/8/22.</p> <p>City of Sydney Council Consultation Record</p>	<p>OOHEMP submitted to DPE 22/8/22 DPE approval received 30/8/22</p> <p>OHEMP endorsed by Council, 5/8/22</p>
E2		The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Operation	All Stages	Compliant	Confirmation from School	No out of hour events with more than 100 attendees have occurred.
E3		<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <p>(a) The number of attendees, time and duration;</p> <p>(b) Arrival and departure times and modes of transport;</p> <p>(c) Where relevant, a schedule of all annual events;</p> <p>(d) Measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) Details of the use of the school hall and sports court, where applicable, restricting use before 8am and after 10pm;</p> <p>(f) Measures to minimise localised traffic and parking impacts; and</p> <p>(g) Measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	Operation	All Stages	Compliant	<p>Darlington Public School - Out of Hours Events Management Plan , dated 4/8/22.</p> <p>City of Sydney Council Consultation Record</p>	<p>OOHEMP submitted to DPE 22/8/22 DPE approval received 30/8/22</p> <p>OHEMP endorsed by Council, 5/8/22</p>
E4		The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	Operation	All Stages	Compliant	Confirmation from School	No out of hour events with more than 100 attendees have occurred.
		Operation of Plant and Equipment					
E5		All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner	Operation	All Stages	Compliant	Maintenance Records	
		Warm Water Systems and Cooling Systems					
E6		The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease	Operation	All Stages	Compliant	Maintenance Records	
		Community Communication Strategy					
E7		The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Operation	Stage 2	Not triggered		
		Environmental Management Plan					
E8		Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D25 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	Operation	All Stages	Compliant	Bi-Annual site inspection report, Greencap, dated 28/11/22	Bi-annual site inspections as required under the Long Term Env. Management Plan
		Operational Noise Limits					
E9		The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in SSDA Acoustic Assessment dated 4 June 2020 and prepared by Acoustic Logic.	Operation	Stage 2	Not triggered		Noise Monitoring will be undertaken after completion of Stage 2

E10		The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of the final stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of the final stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in condition B19. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Operation	Stage 2	Not triggered		Noise Monitoring will be undertaken after completion of Stage 2
Unobstructed Driveways and Parking Areas							
E11		All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Operation	All Stages	Compliant	Site inspections	
School Transport Plan							
E12		The School Transport Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Operation	Stage 2	Not triggered		
Ecologically Sustainable Development							
E13		Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Operation	Stage 2	Not triggered		Alternate Certification process is ongoing. Compliance of implementation will be provided after completion of Stage 2.
Outdoor Lighting and Signage							
E14		Notwithstanding condition D6, should outdoor lighting (including from signage) result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Operation	All Stages	Not triggered		
E15		The Applicant must ensure that the digital signage board is illuminated only between the hours of 7am and 5pm. Should the illumination of the signage board result in amenity impacts, the illumination must be adjusted to reduce the impacts to an acceptable level.	Operation	All Stages	Not triggered		No digital signage board installed
Landscaping							
E16		The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D29 for the duration of occupation of the development.	Operation	All Stages	Compliant	Maintenance Records	
E17		The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D30.	Operation	Stage 2	Not triggered		
Installation of Artwork							
E18		Within 12 months of the commencement of operation, evidence must be provided to the Certifier that artwork has been installed in accordance with the details submitted under condition C50.	Operation	Stage 2	Not triggered		
Archival recording							
E19		Within 12 months of completing the archival recording prepared under condition B33, a digital copy must be provided to Heritage NSW and Council.	Operation	Stage 1	Compliant	Evidence of submission of digital copy of PAR : Email correspondence to Heritage NSW and Council	PAR submitted to Heritage NSW - 30/9/21 PAR submitted to Council -30/9/21