

Pre-construction Compliance Report

Alex Avenue Public School
SSD 9368

June 2020



Education

Document Control

Version no.	Description	Prepared by	Reviewed by	Date
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1 Introduction

This Pre-construction Compliance Report has been prepared by Jaron Hoffenberg, TSA Management on behalf of the NSW Department of Education (DoE) for Alex Avenue Public School (SSD 9368). The report has been prepared in accordance with the Compliance Reporting Post Approval Requirements (DPE, 2018).

This compliance report has been prepared to meet the requirements of condition B29 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for information.

1.1 Project Overview

Alex Avenue Public School is to be located at the corner of Farmland Drive and the future realignment of Pelican Road and is legally described as proposed Lots 1 and 2 DP1244925.

The NSW Government is investing \$6.7 billion over the next four years to deliver more than 190 new and upgraded schools to support communities across NSW. In addition, a record \$1.3 billion is being spent on school maintenance over five years. This is the largest investment in public education infrastructure in the history of NSW.

A project is underway to provide a new public school for Schofields. The project will include:

- innovative learning spaces
- a library and a hall
- modern core facilities such as staff and administration areas
- a covered outdoor learning area (COLA).

Delivery of the school will be via two stages. Stage 1 is the delivery of the library, hall, covered outdoor learning areas, basketball courts and hardstand, core facilities for administration and staff, and 19 home bases. At the completion of Stage 1, the area dedicated for Stage 2 will be grassed and will serve as play area. As all core facilities including carparking and pick-up/drop-off facilities are in Stage 1, the school will have the capacity to be fully operational until such time Stage 2 can be delivered. The school capacity at the end of Stage 1 is up to 600 students.

Stage 2 includes the remaining 20 home bases and rectification landscaping works. It will increase the school capacity up to 1000 students. Whilst the timing of Stage 2 delivery is currently unknown, the construction period is anticipated to take four to six months. During this time, the school will be operational and the shaded area detailed below will be a construction zone. Appropriate safety measures to separate the site including hoarding and traffic control will be implemented. Construction vehicles will access the site via Farmland Drive, per the Construction Traffic Management Plan and will be restricted during peak school times in the morning and afternoon.

Below is a summary of **Stage 1** construction activities,

Indicative works	Indicative timing
Module delivery	24 days
Bulk earthworks	10 days
In ground services	30 days
Lift	104 days
Hall	113 days
Main entry roof	75 days
Upper walkways	86 days
Services	102 days
External works (landscaping)	83 days
Commissioning and Handover	30 days

The construction of Stage 1 and 2 are distinct with no overlap in the delivery. Stage 1 will be completed in its entirety with the school operational prior to commencing Stage 2, at a later date.

Stage 2 program is yet to be finalised. A high level summary is below:

Indicative works	Indicative timing
Site establishment	5 days
Piling/foundations	10 days
Services	5 days
Module delivery	5 days
External works (landscaping)	10 days
Commissioning and Handover	50 days

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
Jim Lewis	Project Director	SINSW	0484630128

Martin Fenn	Project Manager	TSA Management	0436 480 857
Cameron Waller	Construction Manager	Richard Crookes Construction	0419 462 491
Chris Evans	Site Manager	Richard Crookes Construction	0400 711 424

1.3 Compliance period

This compliance report covers the Pre-construction period between 21st May 2020 and 10th June 2020.

During this period, the following activities were undertaken:

- Preparation of pre-commencement condition requirements including consultation and management plans.

1.4 Compliance status descriptors

The status of each compliance requirement for the project were 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

The compliance performance for the reporting period is summarised in this section. A compliance table showing the compliance status of each compliance requirement is in Appendix A.

Status	Number
Compliant	29
Non-compliant	0
Not triggered	132

2.1 Non-compliances

No non-compliances in this reporting period.

2.2 Previous report actions

This is the first compliance report for the development.

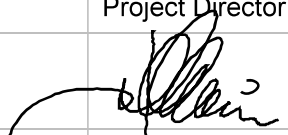

2.3 Incidents

No incidents have occurred from approval until the end of this reporting period.

2.4 Complaints

No complaints have been received on this project.

Appendix A -Compliance Report Declaration Form

Project Name	Alex Avenue Public School
Application Number	SSD 9368
Description of Project	Delivery of a new public school in Schofields
Project Address	Alex Avenue Public School is to be located at the corner of Farmland Drive and the future realignment of Pelican Road and is legally described as proposed Lots 1 and 2 DP1244925.
Proponent	Department of Education
Title of Compliance Report	SSD 9368 – B29 – Compliance – PCC Report – SINSW – 100620
Date	10 th June 2020
<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	Jim Lewis
Title	Project Director
Signature	
Qualification	BACHELOR OF BUILDING – SECOND CLASS HONOURS
Company	School Infrastructure NSW
Company Address	Level 1, 1 Oxford Street SYDNEY, NSW 2000, GPO Box 33 Sydney NSW 2001.
Endorsed: Executive Director, Projects NSW Department of Education	David Tonge
Signature	 10/06/2020

Appendix B - Compliance table

A compliance table has been prepared which identifies the compliance requirements from the SSD 9368 development consent and the associated monitoring methodology and evidence of compliance.

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
Part A - Administrative Conditions					
Obligation to minimise harm to 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	Not triggered		Not Commenced
Terms of Consent					
A2	The development may only be carried out:	Throughout	Compliant		All conditions in this consent have been complied with
	a) in compliance with the conditions of this consent;	Throughout			
	b) in accordance with all written directions of the Planning Secretary;	Throughout			
	c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions 2	Throughout			
	d) in accordance with the approved plans in the table below:				
	Architectural drawings prepared by Group GSA				
	Landscape Plans prepared by Group GSA				
Limits of Consent					
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Pre-construction	Compliant	PLAN_AUTH - 200605 - Alex Avenue - SSD 9368 - B4 - Notification - Cover Letter Submitted to DPIE on 5/6/20	

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
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	Not triggered		Works have not commenced
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.	Throughout	Not triggered		No disputes between public authority and applicant
Evidence of Consultation					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	Throughout	Compliant		All conditions requiring consultation have demonstrated compliance with this condition
	(a) consult with the relevant party prior to submitting the subject document for information; and				
	(b) provide details of the consultation undertaken including:	Throughout			
	(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.	Throughout			
Staging					
A9	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the Supplementary Response to Submissions 2.	Throughout	Not triggered		No staging under this condition proposed
A10	Staging of the proposed development may be varied in accordance with a Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary.	Construction	Not triggered		No staging under this condition proposed
A11	Any Staging Report prepared in accordance with condition A10 must:	Pre-construction	Not triggered		No staging under this condition proposed
	(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			No staging under this condition proposed
	(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			No staging under this condition proposed
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Pre-construction			No staging under this condition proposed
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Pre-construction			No staging under this condition proposed
A12	Where a Staging Report is approved by the Planning Secretary, the project must be staged in accordance with the approved Staging Report.	Throughout	Not triggered		No staging under this condition proposed
A13	Where a Staging Report is approved by the Planning Secretary, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Staging Report must be complied with at the relevant time for that stage.	Construction	Not triggered		No staging under this condition proposed
Staging, Combining and Updating Strategies, Plans or Programs					

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
A14	With the approval of the Planning Secretary, 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);	Throughout	Not triggered		Strategy, plan or program has not been staged, combined or updated during this reporting period
	(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	Throughout			Strategy, plan or program has not been staged, combined or updated during this reporting period
	(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			Strategy, plan or program has not been staged, combined or updated during this reporting period
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Throughout	Not triggered		Strategy, plan or program has not been staged, combined or updated during this reporting period
A16	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	Not triggered		Strategy, plan or program has not been staged, combined or updated during this reporting period
A17	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	Not triggered		Strategy, plan or program has not been staged, combined or updated during this reporting period
Structural Adequacy					
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Construction	Compliant	SSD 9368 - B5 - Certifier Confirmation - EMAIL - 030620 SSD 9368 - B5 - Certified Drawings - Stamped Structural Drawings - Northrop - 290819 SSD 9368 - B5 - SL01-01 - AAPS Structural Design Certificate - Northrop - 100919 SSD 9368 - B5 - Certified Drawings - Modscape - Stamped Dwgs - Modscape - 300819 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-B2 - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-A - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-B1 - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-C - 280319	
External Walls and Cladding					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	Compliant	SSD 9368 - B6 - External Wall - Design Statement - Modscape - 170719 SSD 9368 - B6 - Design certificate - Group GSA - 020620 SSD 9368 - B6 - External Wall Test reports SSD 9368 - B6 - External Wall - Certifier Approval - EMAIL - 05.06.20 PLAN_AUTH - 200605 - Alex Avenue - SSD 9368 - B6 - Cover Letter Alex Avenue Public School - Post Approval Document Received - (SSD-9368-PA-5) - B6 - 050620	
Design and Construction for Bush Fire					
A20	Construction of proposed Buildings A, B1 and B2 must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	Pre-construction	Not triggered		Certifier has advised compliance with this condition not triggered at this stage of the development - refer Crown Certificate

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
A21	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Pre-construction	Not triggered		Certifier has advised compliance with this condition not triggered at this stage of the development - refer Crown Certificate
Applicability of Guidelines					
A22	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	Compliant		Guidelines, protocols, Australian Standards and policies used in this development are applicable to date of consent
A23	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	Not triggered		No directions issued by the Planning Secretary
Monitoring and Environmental Audits					
A24	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	Not triggered		Monitoring has not commenced during this reporting period
Access to Information					
A25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Pre-construction	Compliant	https://www.schoolinfrastructure.nsw.gov.au/projects/a/alex-avenue-new-primary-school.html	
	(i) the documents referred to in condition A2 of this consent;	Pre-construction		Approved Plans	
	(ii) all current statutory approvals for the development;	Pre-construction		Development Consent Crown Certificate	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	Pre-construction		SSD 9368 - B14 - CEMP - RCC - rev 2 - 030620	
	(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;	Pre-construction		Compiled as part of SSD 9368 - CEMP - RCC - rev 2 - 030620 Nil environmental impacts to date	
	(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;	Pre-construction			
	(vi) a summary of the current stage and progress of the development;	Pre-construction		Project Update - https://www.schoolinfrastructure.nsw.gov.au/projects/a/alex-avenue-new-primary-school.html#category-project-updates	
	(vii) contact details to enquire about the development or to make a complaint;	Pre-construction		Contact Us	

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
	(viii) a complaints register, updated monthly;	Pre-construction		Complaints Register - May 2020	
	(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;	Pre-construction			
	(x) any other matter required by the Planning Secretary; and	Pre-construction			
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Throughout			
Compliance					
A26	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	Not triggered		Contractor to undertake toolbox talk prior to commencement on site
Incident Notification, Reporting and Response					
A27	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Construction	Not triggered		No incident during this reporting period
A28	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Construction	Not triggered		No incident during this reporting period
Non-Compliance Notification					
A29	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Throughout	Not triggered		No non-compliances during this reporting period
A30	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	Not triggered		No non-compliances during this reporting period
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout	Not triggered		No non-compliances during this reporting period
Revision of Strategies, Plans and Programs					
A32	Within three months of: (a) the submission of a compliance report under condition B27;	Throughout	Not triggered		Has not been 3 months of submissions of such documents
	(b) the submission of an incident report under condition A27;	Throughout			Has not been 3 months of submissions of such documents
	(c) the submission of an Independent Audit under condition C33;	Throughout			Has not been 3 months of submissions of such documents
	(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review.	Throughout			Has not been 3 months of submissions of such documents
	the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.	Throughout			Has not been 3 months of submissions of such documents
A33	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information within six weeks of the review. 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	Not triggered		Has not been 3 months of submissions of such documents

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
Part B - Prior to Commencement of Construction					
External materials and finishes					
B1	Prior to the commencement of construction of Stage 1, a schedule of materials and finishes of the proposed Stage 1 and Stage 2 buildings must be submitted to the Certifier. The materials and finishes must reflect the appearance of the buildings shown in the renders included in Appendix B of the Response to Submissions.	Pre-construction	Compliant	B1. 200520_ External finishes Schedule_rev01 200528_GSA_AA_Design certificate_Rev2 EMAIL - SSD 9368 - B1 - Certifier Confirmation - 03.06.20	Evidence of acceptance from Certifier on 3/6/20
Road safety evaluation					
B2	Following the dedication of Pelican Road and the extension of Farmland Drive to Council, a Road Safety Evaluation must be conducted on all relevant sections of the local road network surrounding the site to be utilised for bus and private vehicle drop-off / pick-up in accordance with the Guidelines for Road Safety Audit Practices (NSW Centre for Road Safety, 2011) and Austroads Guide to Road Safety Part 6: Road Safety Audit. The Road Safety Evaluation must be submitted to the Certifier, Council and the Planning Secretary.	Construction	Not triggered		Dedication of Pelican Rd and Farmland Dr has not occurred
Notification of commencement					
B3	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Pre-construction	Not triggered		Refer to B4
B4	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	Compliant	PLAN_AUTH - 200605 - Alex Avenue - SSD 9368 - B4 - Notification - Cover Letter	
Certified drawings					
B5	Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Pre-construction	Compliant	SSD 9368 - B5 - Certifier Confirmation - EMAIL - 030620 SSD 9368 - B5 - Certified Drawings - Stamped Structural Drawings - Northrop - 290819 SSD 9368 - B5 - SL01-01 - AAPS Structural Design Certificate - Northrop - 100919 SSD 9368 - B5 - Certified Drawings - Modscape - Stamped Dwgs - Modscape - 300819 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-B2 - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-A - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-B1 - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-C - 280319	Evidence of submission to Certifier 03/6/20
External walls & cladding					
B6	Prior to the commencement of construction of Stage 1 and Stage 2, 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.	Pre-construction	Compliant	SSD 9368 - B6 - External Wall - Design Statement - Modscape - 170719 SSD 9368 - B6 - Design certificate - Group GSA - 020620 SSD 9368 - B6 - External Wall Test reports SSD 9368 - B6 - External Wall - Certifier Approval - EMAIL - 05.06.20 PLAN_AUTH - 200605 - Alex Avenue - SSD 9368 - B6 - Cover Letter Alex Avenue Public School - Post Approval Document Received - (SSD-9368-PA-5) - B6 - 050620	Submitted to DPIE within 7 days of PCA acceptance.
Protection of public infrastructure					
B7	Prior to the commencement of Stage 1 and Stage 2, the Applicant must:				
	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Pre-construction		Consultation Summary - Endeavour Energy Consultation Summary - Jemena Consultation Summary - NBN Consultation Summary - Sydney water	
	(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		SSD 9368 - B7 - Public Infrastructure - Dilap Report - Tyrells - 300120	
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Pre-construction	Compliant	EMAIL - SSD 9368 - B7, B8 - Certifier Confirmation SSD 9368 - B7 B8 - Dilapidation Report - EMAIL to council 270520 PLAN_AUTH - 200604 - Alex Avenue - SSD 9368 - B7 - Cover Letter Alex Avenue Public School - Post Approval Document Received - (SSD-9368-PA-6) - B7 - 050620	Evidence of approval from Certifier - 3/6/20 Evidence of submission to Council 27/5/20 Evidence submission to DPIE - 04/06/20

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
Pre-Construction Dilapidation Report					
B8	Prior to the commencement of Stage 1 and Stage 2, 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 and Council assets that are likely to be impacted by the proposed works.	Pre-construction	Compliant	SSD 9368 – B8 - Pre-construction Dilap Report - Tyrells – 300120 SSD 9368 - B7 B8 - Dilapidation Report - EMAIL to council 270520 EMAIL - SSD 9368 - B7, B8 - Certifier Confirmation SSD 9368 - B8 - Confirmation no adjoining buildings impacted - EMAIL	Evidence of approval from Certifier - 3/6/20 Evidence of submission to Council 27/5/20
Unexpected Contamination Procedure					
B9	Prior to the commencement of construction of Stage 1, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B14 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Pre-construction	Compliant	SSD 9368 - B9 - Unexpected Finds Protocol - 260719	
Community communication strategy					
B10	No later than 48 hours before the commencement of Stage 1 and Stage 2, 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: (a) identify people to be consulted during the design and construction phases;	Pre-construction	Compliant	SSD - 9368 – B10 - Community Comms Strategy - CCS - SINSW - FINAL - 200527 PLAN_AUTH - 200601 - Alex Avenue - SSD 9368 - B10 - Cover Letter Alex Avenue Public School - Post Approval Document Received - (SSD-9368-PA-2)	Evidence of submission to Planning 1/6/20
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Pre-construction		Section 5, Stakeholders, p12 Section 6.1, General community input, p14 and Table 3, School Infrastructure NSW Communication Tools, pp15-18	
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Pre-construction		Section 6.1, General community input, p14 and Table 3, School Infrastructure NSW Communication Tools, pp15-18	
	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant;	Pre-construction		Section 8.5, Enquires and complaints management, p22	
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and	Pre-construction		Section 8.5, Enquires and complaints management, p22	
	(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		Section 8.5.1. Disputes involving compensation and rectification, p24	
Ecologically sustainable development					
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (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	Pre-construction	Compliant	PLAN AUTH - 200601 - AAPS - SSD 9368 - B11a - ESD - Alternative Pathway	Alternative Pathway Request to defer registration pending approval of the Alternative Pathway submitted to DPIE on 1/6/20 this is consistent with the Alternative process on all DoE projects - acception pending
	(b) seeking approval from the Planning Secretary for an alternative certification process.	Pre-construction			
Outdoor lighting					

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
B12	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.	Pre-operation	Compliant	SSD 9368 - B12 - Electrical- Design Statement-AAPS-04 SSD 9368 - B12 - Certifier Approval - EMAIL - 03.06.20	Evidence of approval from Certifier 3/6/20
Environmental Management Plan Requirements					
B13	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Pre-construction	Compliant	SSD 9368 - B14 - Condition Satisfaction Table SSD 9368 - B16 - Condition Satisfaction Table SSD 9368 - B17 - Condition Satisfaction Table SSD 9368 - B18 - Condition Satisfaction Table SSD 9368 - B19 - Condition Satisfaction Table	
	(a) detailed baseline data:				
	(b) details of:				
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions):	Pre-construction			
	(ii) any relevant limits or performance measures and criteria; and	Pre-construction			
	(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures:	Pre-construction			
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Pre-construction			
	(d) a program to monitor and report on the:	Pre-construction			
	(i) impacts and environmental performance of the development;	Pre-construction			
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	Pre-construction			
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible:	Pre-construction			
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time:	Pre-construction			
	(g) a protocol for managing and reporting any:	Pre-construction			
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria):	Pre-construction			
	(ii) complaint;	Pre-construction			
(iii) failure to comply with statutory requirements; and	Pre-construction				
(h) a protocol for periodic review of the plan.	Pre-construction				
Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans					
Construction environmental management plan					
	Prior to the commencement of Stage 1 and Stage 2, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifying Authority and provide a copy to the Planning Secretary and to Council. The CEMP must include, but not be limited to, the following:	Pre-construction		SSD 9368 - B14 - CEMP - RCC - rev 2 - 030620 SSD 9368 - B14 - CEMP - PCA Approval SSD 9368 - B14 - CEMP - Alex Avenue Public School - CEMP - Council email PLAN AUTH - 200605 - Alex Avenue - SSD 9368 - B14 - CEMP - Cover Letter	Evidence of submission to certifier 05/6/20 Evidence of approval from certifier 05/6/20 Evidence of submission to Council - 05/6/20 Evidence of submission to DPIE - 05/6/20
	(a) Details of:				
	(i) hours of work;	Pre-construction		Section 1.2, Hours of Work, p6	
	(ii) 24-hour contact details of site manager;	Pre-construction		Section 1.3, 24 hour Contact Details, p6	
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	Pre-construction		Section 7, Management of Dust and Odour, p21	
	(iv) stormwater control and discharge;	Pre-construction		Section 9, Stormwater Control, p26	

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
B14	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Pre-construction	Compliant	Section 10, Measures of Sediment Control, p28	
	(vi) groundwater management plan including measures to prevent groundwater contamination;	Pre-construction		Section 15, Measures to Prevent Groundwater Contamination, p39 Appendix J, Unexpected Finds Protocol	
	(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	Pre-construction		Section 16, External Lighting, p40, and Appendix C	
		Pre-construction		Section 17.2, Community Consultation and Complaints Handling, p41	
	(viii) community consultation and complaints handling;	Pre-construction		Appendix F – Construction Traffic and Pedestrian Management Sub-Plan	
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);	Pre-construction		Appendix G - Construction Noise & Vibration Management Sub-Plan	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);	Pre-construction		Appendix H - Construction Waste Management Sub-Plan	
	(d) Construction Waste Management Sub-Plan (see condition B18);	Pre-construction		Appendix I - Construction Soil & Water Management Sub-Plan	
	(e) Construction Soil and Water Management Sub-Plan (see condition B19);	Pre-construction		Appendix J – Unexpected Finds Protocol for Contamination	
	(f) an unexpected finds protocol for contamination and associated communications procedure;	Pre-construction		Appendix K – Unexpected Finds Protocol for Aboriginal & Non-Aboriginal Heritage	
	(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.	Pre-construction		Appendix L – Waste Classification and Validation	
	(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site;	Pre-construction		Environmental Management Measure Element: Waste Management, p31	
	(i) procedures to ensure that the proposed works do not result in a change of contamination risk for the site; and	Pre-construction		Appendix M - ACHAR	
	(j) recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 13 March 2019.	Pre-construction			
B15	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Pre-construction	Compliant	SSD 9368 - B14 - CEMP - PCA Approval PLAN AUTH - 200605 - Alex Avenue - SSD 9368 - B14 - CEMP - Cover Letter	Evidence of approval from Certifier - 050620 Evidence submission to DPIE - 050620
B16	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	Pre-construction	Compliant	Appendix F, CEMP rev 2 – 03/06/20: SSD 9368 - B16 - CTPMSP - Jims Traffic - v2.1 - 200518 <u>Credentials</u> p24 Council Consultation, p21 Post Approval Consultation Record, Appendix C	
	(b) be prepared in consultation with Council and TfNSW;	Pre-construction		Environmental, p20-22	
	(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;	Pre-construction		Egress, pp6-18	
	(d) detail heavy vehicle routes, access and parking arrangements;	Pre-construction		Drivers' Code of Conduct, p21	
	(e) include a Driver Code of Conduct to:	Pre-construction		Drivers' Code of Conduct, p21	
	(i) minimise the impacts of earthworks and construction on the local and regional road network;	Pre-construction			

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
	(ii) minimise conflicts with other road users;	Pre-construction		Drivers' Code of Conduct, p21	
	(iii) minimise road traffic noise; and	Pre-construction		Access/Egress of Vehicles, pp6-18	
	(iv) ensure truck drivers use specified routes;	Pre-construction		TCP Monitoring and Reporting, p24	
	(f) include a program to monitor the effectiveness of these measures; and	Pre-construction		Disruption to neighbours, p21	
	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Pre-construction		Not applicable.	
B17	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	Pre-construction	Compliant	Appendix G, CEMP rev 2 - 03/06/20: SSD 9368 - B17 - CEMP - CNVMSP - Acoustic Logic - 01 - 200429 Qualifications, p22 & 23	
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Pre-construction		Section 6, Construction Noise Codes & Guidelines, p8 Section 11, Control of Construction Noise and Vibration Generally, p17 Section 12, Noise and Vibration Control Measures, p18	
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Pre-construction		Section 10.5 Excavator Mounted Hammering and Piling – Noise and Vibration Assessment, p15	
	(d) include strategies that have been developed with the community for managing high noise generating works;	Pre-construction		Section 11, Control of Construction Noise and Vibration Generally, p17	
	(e) describe the community consultation undertaken to develop the strategies in condition B17(d);	Pre-construction		Section 13, Community Interaction and Complaints, p19	
	(f) include a complaints management system that would be implemented for the duration of the construction; and	Pre-construction		Section 13, Community Interaction and Complaints Handling, p19	
	(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B13(d).	Pre-construction		Section 13, Community Interaction and Complaints Handling, p19	
B18	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	Pre-construction	Compliant	Appendix H, CEMP rev 2 03/06/20: SSD 9368 – B18 – Construction Waste Management Sub-Plan Phase 2: Construction, p10	
	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Pre-construction		Phase 1: Excavation, p7	
B19	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSWP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	Pre-construction	Compliant	Appendix I, CEMP rev2 – 03/06/20: SSD 9368 - B19 - CSWMP - Northrop - 3 – 200516 Appendix E, CV, p16 Appendix D, Council Consultation, p15	
	(b) describe all erosion and sediment controls to be implemented during construction;	Pre-construction		Section 2.2, Sediment and Erosion Control Measures, p7 – to be read in conjunction with civil engineering plans	
	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	Pre-construction		Appendix C, Wet Weather Management Plan	
	(d) detail all off-Site flows from the Site; and	Pre-construction		Appendix A: Soil and Water Management Plans, p12	

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
	(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, and 1 in 5- year ARI.	Pre-construction		Northrop Commentary, p10	
Construction Parking					
B20	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities.	Pre-construction	Compliant	SSD 9368 - B20 - Construction Worker Transport Strategy - B20. CWTS 28 Farmland Drive, Schofields SSD 9368 - B20 - Certifier Confirmation - EMAIL 03.06.20	
Stormwater Management System					
B21	Prior to the commencement of construction (excluding earthworks/remediation/site establishment works), the Applicant must submit details of the proposed stormwater management system to support the development to the satisfaction of Council and the Planning Secretary. The stormwater management system must: (a) be designed by a suitably qualified and experienced person(s);	Pre-construction	Compliant	SSD 9368 - Condition B21 - Email to council - original submission date 27/5/20 SSD 9368 - B21 – Stormwater Management System - Civil Design Certificate SSD 9368 - B21 – Civil Drawings - 182535-01 ALEX AVENUE, PRIMARY SCHOOL [DD] SSD 9368 - B21 - Stormwater Management System - EMAIL - Council approval 050620 SSD 9368 - B21- Northrop - Civil Engineer CV PLAN_AUTH - 200605 - Alex Avenue - SSD 9368 - B21 - Stormwater - Cover Letter Alex Avenue Public School - Post Approval Document Received - (SSD-9368-PA-8) - B21 - 050620 SSD 9368 - B21 - Stormwater Management System - DPIE approval	Design Certificate includes the engineer's qualifications Evidence of Original submission issued to Council on 27/5/20 Evidence of approval from council 5/6/20 Evidence of approval from council 5/6/20 Evidence of submission to DPIE 5/6/20 Approval from DPIE ETA 10/6/20
	(b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions 2 and Appendix B of the document titled 'Review of Environmental Factors Stormwater and Drainage Services' dated 15 April 2020;	Pre-construction		SSD 9368 - B21 – Stormwater Management System - Civil Design Certificate SSD 9368 - B21 – Civil Drawings - 182535-01 ALEX AVENUE, PRIMARY SCHOOL [DD]	
	(c) discharge into Council's nominated discharge point (Drainage Reserve 886) immediately to the south of Lot 1/1209060;	Pre-construction		SSD 9368 - B21 – Stormwater Management System - Civil Design Certificate SSD 9368 - B21 – Civil Drawings - 182535-01 ALEX AVENUE, PRIMARY SCHOOL [DD] - C04.03	
	(d) incorporate appropriate on site detention and water quality measures;	Pre-construction		SSD 9368 - B21 – Civil Drawings - 182535-01 ALEX AVENUE, PRIMARY SCHOOL [DD] - C01.11, C04.01, C04.02, C04.41	
	(e) be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook Draft June 2013; and	Pre-construction		SSD 9368 - B21 – Stormwater Management System - Civil Design Certificate SSD 9368 - B21 – Civil Drawings - 182535-01 ALEX AVENUE, PRIMARY SCHOOL [DD]	
(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;	Pre-construction	SSD 9368 - B21 – Stormwater Management System - Civil Design Certificate SSD 9368 - B21 – Civil Drawings - 182535-01 ALEX AVENUE, PRIMARY SCHOOL [DD]			
Landscaping					
B22	Prior to the installation of landscaping, the Applicant must submit evidence to the Certifier, including amended landscape plans if necessary, that the landscape plans: (a) include planting along the Farmland Drive frontage that matches the landscaping depicted in the renders included in Appendix A of Supplementary Response to Submissions 1;	Construction	Not triggered		Landscaping not commenced
	(b) comply with Endeavour Energy's requirements for planting in close proximity to the proposed electrical substation;	Construction			Landscaping not commenced
	(c) provide for the planting of at least 55 trees, including 25 trees of intermediate mature height of up to 12 metres and 30 larger trees with a mature height of between 15 metres and 25 metres;	Construction			Landscaping not commenced
	(d) detail the location, species, maturity and height at maturity of plants to be planted on-site;	Construction			Landscaping not commenced
	(e) include species (trees, shrubs and groundcovers) indigenous to the local area; and	Construction			Landscaping not commenced

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
	(f) comply with the principles of Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> .	Construction			Landscaping not commenced
Operational Waste Storage and Processing					
B23	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:	Construction	Not triggered		Construction not yet commenced
	(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;	Construction			Construction not yet commenced
	(c) includes a hot and cold water supply with a hose through a centralised mixing valve;	Construction			Construction not yet commenced
	(d) is naturally ventilated or an air handling exhaust system must be in place; and	Construction			Construction not yet commenced
	(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Construction			Construction not yet commenced
Rainwater Harvesting					
B24	Within three months of the commencement of construction of Stage 1, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. The rainwater tank is to achieve a minimum of 80% non-potable reuse using MUSIC in accordance with Part J of Council's DCP Part J and contain flow meters to measure the non-potable use and % reuse.	Construction	Not triggered		Not within 3 months of commencement
Construction Car Parking and Access Arrangements					
B25	Prior to the commencement of construction of Stage 1 and Stage 2, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:	Pre-construction	Compliant	SSD 9368 - B25 - Design Statement - PTC - 020620 SSD 9368 - B25 - Parking and Access - Certifier - EMAIL - 05.06.20	
	(a) all vehicles must be able to 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	Pre-construction		SSD 9368 - B25 - Swept path analysis	
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Pre-construction		SSD 9368 - B25 - Design Statement - PTC - 020620	
Operational Car Parking and Access Arrangements					
B26	Prior to the commencement of construction of Stage 1, evidence of compliance of the final design of operational parking and access arrangements with the following requirements must be submitted to the satisfaction of Council and the Planning Secretary:	Pre-construction	Compliant	SSD 9368 - B26 - Operational Car Park & Access - Design Statement - PTC - 010620 SSD 9368 - B26 - Operational Car Park & Access - Design Statement R2 - PTC - 090620 SSD 9368 - B26 - Operational Car Park & Access - C04.01 SSD 9368 - Condition B26 - Alex Avenue Public School - EMAIL to council 010620 SSD 9368 - B26 - Council Approval - EMAIL - 090620 PLAN_AUTH - 200605 - Alex Avenue - SSD 9368 - B26 - Car Parking & Access - Cover Letter Alex Avenue Public School - Post Approval Document Received - (SSD-9368-PA-7) B26 - 050620 SSD 9368 - B26 - DPIE Approval	Evidence of submission to council 1/6/20 Evidence of approval from council 9/6/20 Evidence of submission to DPIE 5/6/20 Approval from DPIE: ETA 10/6/20
	(a) the proposed access/egress locations and driveway configuration comply with Section 3.2.3 of AS2890.1; and				
	(b) the proposed special needs drop-off and accessible parking area is restricted to west bound one way traffic only.	Pre-construction		SSD 9368 - B26 - Operational Car Park & Access - C04.01	
Public Domain Works					

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
B27	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Construction	Not triggered		Footpath or public domain works not yet commenced
Compliance reporting					
B28	No later than 48 hours before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.	Pre-construction	Compliant	SSD 9368 - B28 - Compliance Monitoring Program - TSA - 200601 PLAN_AUTH - 200601 - Alex Avenue - SSD 9368 - B28 - Cover Letter FW Alex Avenue Public School - Post Approval Document Received - (SSD-9368-PA-3) SSD 9368 - Alex Avenue - Compliance Monitoring Program - EMAIL - Certifier Confirmed 030620	Evidence of submission to DPIE 1/6/20 Evidence of submission to Certifier 3/6/20
B29	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	Throughout	Not triggered		
B30	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operation	Not triggered		
Part C - During Construction					
Site Notice					
C1	A site notice(s): (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: (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;	Construction	Not triggered		
	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Construction			
	(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 (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.	Construction			
		Construction			
		Construction			
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	Not triggered		
Construction Hours					
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Construction	Not triggered		
C4	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	Construction	Not triggered		
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Construction			
	(c) where the works are inaudible at the nearest sensitive receivers; or	Construction			

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
	(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.	Construction			
C5	Notification of such construction activities as referenced in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction	Not triggered		
C6	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Construction	Not triggered		
Implementation of Management Plans					
C7	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	Not triggered		
Construction Traffic					
C8	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 before stopping.	Construction	Not triggered		
Hoarding Requirements					
C9	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	Construction	Not triggered		
	(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			
No Obstruction of Public Way					
C10	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	Not triggered		
Access and Services to Lot 4 DP1244925					
C11	Construction of Stage 1 must be managed so as not impinge upon the temporary access and services easement located along the eastern boundary of the site so as to comply with the terms of the easement and any other legal agreements entered into with the owner of Lot 4 DP1244925.	Construction	Not triggered		
Construction Noise Limits					
C12	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	Not triggered		
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition C3.	Construction	Not triggered		
C14	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	Not triggered		
Vibration Criteria					
C15	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	Construction	Not triggered		
	(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			
C16	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 C15.	Construction	Not triggered		
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	Construction	Not triggered		

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
Tree Protection					
C18	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Construction	Not triggered		
	(b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Construction			
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment Report (Rev. 01) prepared by Paul Shearer Consulting dated 12 February 2019; and	Construction			
	(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.	Construction			
Air Quality					
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction	Not triggered		
C20	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	Construction	Not triggered		
	(b) all trucks entering or leaving the site with loads have their loads covered;	Construction			
	(c) trucks associated with the development do not track dirt onto the public road network;	Construction			
	(d) public roads used by these trucks are kept clean; and	Construction			
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction			
Erosion and Sediment Control					
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Construction	Not triggered		
Imported Soil					
C22	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Construction	Not triggered		
	(b) keep accurate records of the volume and type of fill to be used; and	Construction			
	(c) make these records available to the Certifier upon request.	Construction			
Disposal of Seepage and Stormwater					
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of 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	Not triggered		
Unexpected Finds Protocol - Aboriginal Heritage					

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
C24	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 not recommence until the written approval of EES Group.	Construction	Not triggered		
Unexpected Finds Protocol - Historic Heritage					
C25	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	Not triggered		
Waste Storage and Processing					
C26	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	Not triggered		
C27	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	Not triggered		
C28	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	Not triggered		
Outdoor Lighting					
C29	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Construction	Not triggered		
Independent Environmental Audit					
C30	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Pre-construction	Not triggered		
C31	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Construction	Not triggered		
		Construction			
C32	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	Construction	Not triggered		
C33	Independent Audits of the development must be carried out in accordance with Independent Audit Post Approval Requirements.	Construction	Not triggered		
C34	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C31 of this consent or condition C32 where notice is given; (b) submit the response to the Planning Secretary; and	Construction	Not triggered		
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Construction			
		Construction			
C35	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.	Construction	Not triggered		

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
C36	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Construction	Not triggered		
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 each stage, of the date of commencement and the development to be carried out in that stage.		Not triggered		
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.		Not triggered		
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.		Not triggered		
Post-construction Dilapidation Report					
D4	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:		Not triggered		
	a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;				
	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.				
	(c) to be forwarded to Council.				
Protection of public infrastructure					
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:		Not triggered		
	(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.				
Protection of Property					
D6	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.		Not triggered		
Utilities and Services					
D7	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.		Not triggered		
Works as Executed Plans					

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
D8	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.		Not triggered		
Roadworks and Access					
D9	Prior to the commencement of operation of Stage 1, evidence must be submitted to the Planning Secretary that Pelican Road and the extension to Farmland Drive have been constructed and registered as public roads to the satisfaction of Council.		Not triggered		
D10	Prior to the commencement of operation of Stage 1, evidence must be submitted to the Planning Secretary that a footpath has been constructed along the southern side of Farmland Drive and eastern side of Pelican Drive for the length of the frontages of the site to the satisfaction of Council.		Not triggered		
Access and Services to Lot 4 DP1244925					
D11	Prior to the commencement of operation of Stage 1, the Applicant must submit evidence to the satisfaction of the Planning Secretary that the temporary access and services easement has been extinguished in accordance with the terms of the easement and any legal agreement entered into between the parties which are subject to the easement.		Not triggered		
D12	The design and construction of a road within the permanent access and services easement shall be undertaken to the satisfaction of Council in accordance with the terms of the easement and any legal agreement entered into between the parties subject to the easement.		Not triggered		
Temporary bus turning area					
D13	Prior to the commencement of operation of Stage 1, the Applicant must provide sufficient evidence to the Certifier that demonstrates that the construction of Pelican Drive allows for safe manoeuvring of buses to service the school.		Not triggered		
School Zones					
D14	Prior to the commencement of operation of Stage 1, all required School Zone signage, speed management signage and associated pavement markings along the adjoining public roads that have been dedicated to Council must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS). In the event that the relevant approvals have not been obtained for Pelican Road and the extension of Farmland Drive due to the timing of the dedication, School Zone signage must be approved and implemented as soon as possible. <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>		Not triggered		
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		Not triggered		
Car Parking Arrangements					
D16	Prior to the commencement of operation of Stage 1, evidence must be submitted to the Certifier that demonstrates that either: (a) 80 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the school during school hours. Where the parking and drop-off / pick-up spaces have been provided off site, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking; or		Not triggered		
	(b) 32 temporary car parking spaces and five drop-off / pick-up spaces have been provided on site as set out in the Supplementary Response to Submissions 2 and in accordance with relevant Australian Standards.				
D17	In the event that a temporary car park is provided in accordance with condition D16(b), the temporary car park must be removed and permanent site landscaping treatment implemented as set out in the approved plans listed in condition A2(d) within three months of alternative permanent offsite car parking arrangements being implemented, or other timeframe agreed in writing by the Planning Secretary.		Not triggered		

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
D18	Prior to the commencement of operation of Stage 2, if not already provided in accordance with condition D16(a), evidence must be submitted to the Certifier that demonstrates that 80 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the school during school hours. Where the parking and drop-off / pick-up spaces have been provided off site, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking.		Not triggered		
Road Damage					
D19	Prior to the commencement of operation Stage 1 and Stage 2, 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		Not triggered		
Green Travel Plan					
D20	Prior to the commencement of operation of Stage 1 and Stage 2, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;		Not triggered		
	(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;				
	(c) include specific tools and actions to help achieve the objectives and mode share targets;				
	(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;				
	(e) include arrangements for the implementation of a walking school bus as proposed in the Green Travel Plan included in the Supplementary Response to Submissions 2. The route(s) for the walking school bus must be determined in consideration of the available pedestrian infrastructure as identified in a pedestrian infrastructure conditions assessment undertaken in support of the GTP;				
	(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; include an annual review of demand for bicycle parking on the site which includes recommendations for the provision of additional bicycle parking on site where demand has been found to exceed the existing capacity on site; and				
	(g) be updated to meet the requirements of Stage 2.				
Operational Transport and Access Management Plan					
	Prior to the commencement of operation of Stage 1, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW(RMS), and be submitted to the Certifier and a copy provided to the Planning Secretary. The OTAMP must address the following: (a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;				
	(b) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);				

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
D21	(c) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;		Not triggered		
	(d) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements;				
	(e) delivery and services vehicle and bus access and management arrangements;				
	(f) management of approved access arrangements;				
	(g) 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 parking;				
	(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and				
	(i) a monitoring and review program, including the review of the performance of the drop-off and pick-up area within 12 months of operation and identification of additional measures where required to improve the performance of the drop-off and pick-up parking and mitigate impacts on the local road network				
Mechanical Ventilation					
D22	Prior to commencement of operation of Stage 1 and Stage 2, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and		Not triggered		
	(b) any dispensation granted by Fire and Rescue NSW.				
Operational Noise – Design of Mechanical Plant and Equipment					
D23	Prior to the commencement of operation of Stage 1, the Applicant must submit evidence to the Certifier that a comprehensive detailed assessment of noise impacts of proposed mechanical plant and equipment on surrounding noise receivers has been prepared as set out in the Alex Avenue Public School Environmental Noise and Vibration Assessment (Revision 3) prepared by Acoustic Logic included in Appendix C of Supplementary Response to Submissions 1 and that the recommended mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in condition E7.		Not triggered		
Fire Safety Certification					
D24	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		Not triggered		
Structural Inspection Certificate					

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
D25	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 satisfaction of 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: (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		Not triggered		
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.				
Compliance with Food Code					
D26	Prior to the commencement of operation of Stage 1, the Applicant is to obtain a certificate from a suitably qualified person, 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.		Not triggered		
D27	Prior to the commencement of operation of Stage 1, evidence must be provided to the Planning Secretary that the school canteen has been be registered with Council as a food business.		Not triggered		
Stormwater Quality Management Plan					
D28	Prior to the commencement of operation of Stage 1, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices;		Not triggered		
	(b) record and reporting details;				
	(c) relevant contact information; and				
	(d) Work Health and Safety requirements.				
Rainwater Harvesting					
D29	Prior to the commencement of operation of Stage 1 and Stage 2, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifier.		Not triggered		
Warm Water Systems and Cooling Systems					
D30	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.		Not triggered		
Outdoor Lighting					
D31	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: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and		Not triggered		

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
	(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.				
Signage					
D32	Prior to the commencement of operation of Stage 1 and Stage 2, way-finding signage and signage identifying the location of staff car parking must be installed.		Not triggered		
D33	Prior to the commencement of operation of Stage 1 and Stage 2, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.		Not triggered		
D34	Prior to the commencement of operation of Stage 1 and Stage 2, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.		Not triggered		
Operational Waste Management Plan					
D35	Prior to the commencement of operation of Stage 1, 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;		Not triggered		
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);				
	(c) detail the materials to be reused or recycled, either on or off site; and				
	(d) include the Management and Mitigation Measures included in Section 9 of the EIS.				
Landscaping					
D36	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of 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 9 of the EIS;		Not triggered		
D37	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.		Not triggered		
Street Tree Planting					
D38	Prior to the commencement of operation of Stage 1, the Applicant must undertake street tree planting along the Farmland Drive and Pelican Road frontages of the site. Species and spacing of trees are to be determined in consultation with Council.		Not triggered		
Asset Protection Zones					
D39	Prior to the commencement of operation, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.		Not triggered		
Evacuation and Emergency Planning					

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
D40	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.		Not triggered		
Aboriginal Cultural Heritage					
D41	Prior to the commencement of operation of Stage 1, evidence must be submitted to the Certifier that the recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 13 March 2019 have been implemented.		Not triggered		
Artwork on School Hall					
D42	Prior to the commencement of operation of Stage 1, an elevation must be submitted to the Certifier showing the location and dimensions of an artwork to be installed on the northern elevation of the school hall facing Farmland Drive. This must be of a scale and elevated location that assists in breaking-up the visual mass of the building and provides additional visual interest.		Not triggered		
Bicycle Parking and End-of-Trip Facilities					
D43	Within three months of the operation of Stage 1, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 56 bicycle parking spaces;	Pre-operation	Not triggered		
	b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;	Pre-operation			
	c) the provision of end-of-trip facilities for staff;	Pre-operation			
	d) appropriate pedestrian and cyclist advisory signs are to be provided; and	Pre-operation			
	e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Pre-operation			
Site Audit Report and Site Audit Statement					
D44	Prior to commencement of operation of Stage 1, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use. The Site Audit Report and Site Audit Statement must be provided for the information of the Planning Secretary and the Certifier.		Not triggered		
Drainage Easement					
D45	Prior to commencement of operation of Stage 1, the Applicant must provide and register a minimum 1.5 m wide drainage easement with a Restriction to User along the line of the 450 mm outlet pipe from the detention system to the outlet in accordance with the requirements of the Council's Engineering Guide for Development 2005. The easement is to burden Lot 1/1209060 and be in favour of lot 2/1244925. The Restriction to User and drainage easement must be registered with Land Registry Services NSW prior to operation.		Not triggered		

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments
D46	Prior to the commencement of operation of Stage 1, the Applicant must provide and register a suitably worded instrument pursuant to Section 88B of the Conveyancing Act 1911 to provide an appropriate restriction on the use of the land with respect to the area indicated as 'Proposed Council Easement' on the plan titled Proposed Site and Roof Plan Drawing Number AA-AR-1100 Issue 5 dated 21/02/2020 as an area that is not to be built upon to ensure no additional stormwater flows are directed offsite given the existing state of nature of this area. The Section 88B Instrument must contain a provision that it may not be extinguished or altered except with the Consent of Blacktown City Council. Details of the Restriction as to User must be indicated on the Section 88B Application to Council.		Not triggered		
Part E - Post Occupation					
Out of Hours Event Management Plan					
E1	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 Planning Secretary. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport;		Not triggered		
	(c) where relevant, a schedule of all annual events;				
	(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);				
	(e) measures to minimise localised traffic and parking impacts; and				
	(f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.		Not triggered		
Operation of Plant and Equipment					
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.		Not triggered		
Warm Water Systems and Cooling Systems					
E4	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		Not triggered		
Community Communication Strategy					
E5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.		Not triggered		
Operational Transport and Access Management Plan (OTAMP)					
E6	The OTAMP(s) approved under condition D21 (as revised from time to time) must be implemented by the Applicant for the life of the development.		Not triggered		
Operational Noise Limits					
	The Applicant must ensure that noise generated by operation of the development does not exceed: (a) the noise limits prescribed in Table 1 under standard meteorological conditions set out in Fact Sheet D of the Noise Policy for Industry (EPA, 2017); or				

Unique ID	Compliance Requirement	Phase	Condition Status	Evidence	Comments																							
E7	<p>(b) the noise limits prescribed in Table 1 plus 5dB under non-standard meteorological conditions set out in Fact Sheet D of the Noise Policy for Industry (EPA, 2017).</p> <p>Table 1: Project Noise Trigger Levels</p> <table><tr><th rowspan="3">Receiver location</th><th colspan="4">Noise limits dB(A)</th></tr><tr><th colspan="3">L_{Aeq, 15 min}</th><th>L_{Amax}</th></tr><tr><th>Day</th><th>Evening</th><th>Shoulder</th><th>Shoulder</th></tr><tr><td>Residential receivers to the north, west and east of the school site</td><td>43</td><td>43</td><td>43</td><td>60</td></tr><tr><td>Residential receivers to the south of the school site</td><td>44</td><td>42</td><td>42</td><td>58</td></tr></table>	Receiver location	Noise limits dB(A)				L _{Aeq, 15 min}			L _{Amax}	Day	Evening	Shoulder	Shoulder	Residential receivers to the north, west and east of the school site	43	43	43	60	Residential receivers to the south of the school site	44	42	42	58		Not triggered		
Receiver location	Noise limits dB(A)																											
	L _{Aeq, 15 min}			L _{Amax}																								
	Day	Evening	Shoulder	Shoulder																								
Residential receivers to the north, west and east of the school site	43	43	43	60																								
Residential receivers to the south of the school site	44	42	42	58																								
E8	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels prescribed in condition E7. 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		Not triggered																									
Hours of Operation for Waste Collection and Outdoor Maintenance																												
E9	Waste collection and ground maintenance using powered equipment must be undertaken during the hours of 7:30am to 6pm Monday to Friday.		Not triggered																									
Unobstructed Driveways and Parking Areas																												
E10	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		Not triggered																									
Green Travel Plan																												
E11	The Green Travel Plan required by condition D20 of this consent must be updated annually or other timeframes agreed by the Planning Secretary and implemented.		Not triggered																									
Ecologically Sustainable Development																												
E12	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 B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.		Not triggered																									
Outdoor Lighting																												
E13	Notwithstanding Condition D31, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		Not triggered																									
Landscaping																												
E14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development.		Not triggered																									
Asset Protection Zones																												
E15	The asset protection zones required by condition D39 shall be maintained for the duration of occupation of the development.		Not triggered																									
Artwork on School Hall																												
E16	Within 12 months of Stage 1 operation, and prior to any subsequent stage of operation, evidence must be provided to the Certifier that the artwork required under condition D42 has been installed.		Not triggered																									