



*Construction
Development
Retirement*

Pre-Construction Compliance Report:

GLEDSWOOD HILLS PUBLIC SCHOOL REV 5 (001)

PRE - CONSTRUCTION PHASE

ISSUED: 23RD AUGUST 2019



HINDMARSH
Leadership at work

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1. EXECUTIVE SUMMARY

This report was completed to assess the environmental controls established by Hindmarsh Constructions against the requirements of Development Consent SSD 8378 condition B32.

Overall, the project environmental documentation is in compliance with Development Consent SSD 8378 and satisfactorily met.

The report confirms that Hindmarsh has developed its Environmental Management Plan to a satisfactory level.

Non-compliances

Nil

Observations

Nil

2. INTRODUCTION

2.1 REVISION STATUS

Where revision is required the Revision Status table below shall be updated.

Date Issued	Revision	Details	Section	Page
9 October 2018	0	Report Developed	All	All
21 November 2018	1	Pre-Construction Report	All	All
24 June 2019	2	Pre-Construction Report	5, APP B	7, 13
9 August 2019	3	Pre-Construction Report	APP B	12-29
23 August 2019	5 (001)	Pre-Construction Report	All	All

2.2 PROJECT NAME & APPLICATION DETAILS

Company Name:	Hindmarsh Construction Australia Pty Ltd
ABN	15 126 578 176
Project:	Gledswood Hills Public School
Project Application No	SSD 8378
Client:	Department of Education
Contract:	GC 21 (Edition 2) Contract number SINSW-16-101

2.3 PROJECT ADDRESS

Location:	The Hermitage Way, Gledswood Hills, NSW 2557
Work Description:	Gledswood Hills Public School new build for up to 600 students. The Site is located within the Hermitage Way, Gledswood Hills, NSW 2557 on 28,000m ² . The surrounding area is under redevelopment for residential land uses.

2.4 PROJECT PHASE

The Pre-Construction Compliance Report (PCCR) has been prepared for Gledswood Hills Public School. Project phase is "Prior to Commencement of Works"

The Approval (SSD 8378) contains conditions which are broken into:

- Part A – Administrative Conditions
- Part B – Prior to Commencement of Works
- Part C – During Construction
- Part D – Prior to Occupation or Commencement of Use
- Part E – Post Occupation

2.5 COMPLIANCE REPORTING PERIOD

This compliance report is a pre-construction report. This report pertains to Phase B prior to commencement of works.

The purpose of this PCCR is to address the requirement of Co B32 as listed in Table 1 below together with the cross reference to where the requirements are addressed in this CCR.

2.6 PROJECT ACTIVITY STATUS

The summary of project activities that occurred during the reporting period; is as follows. Construction

Documentation relevant to Pre-Construction include:

- Development Consent (**SSD 8378**).

2.7 KEY PERSONNEL

NSW Construction Manager	Glen Allen
Construction Manager	David Last
SQE Manager	Ian Tyler
Project Manager	Ed Hartley
Site Manager	Stewart Barnes

2.8 DETAILED PROJECT DESCRIPTION

The NSW Department of Education has engaged Hindmarsh Constructions Australia (HCA) to construct a new Primary Education School known as Gledswood Hills Public School.

The proposed development comprises the following:

Design & Construction of Gledswood Hills Public School to accommodate up to 1000 students, including but not limited

to:

- Teaching spaces
 - Hall
 - Library
 - Administration & Staff Spaces
 - Civil & Landscaping
 - Engineering Services
- Promotion of the use of sustainable transport, including servicing with public bus transport services and connectivity to the regional cycling and walking pathway network;
 - Landscaping works including the planting of new trees, various shrubs, clumping plants, sensory garden plants and bio retention macrophytic reeds, and incorporating many landscape design elements; and
 - Connection of new public-school buildings into the existing stormwater network, and creation of new rainwater harvesting, bio-retention and raingarden infrastructure to manage stormwater across the new

Works will include:

- Site preparation works, including bulk earthworks and tree removal;

- Construction of a new public school (Kindergarten to Year 6) in two construction stages including:
 - three multi-purpose school buildings, two to three storeys in height;
 - one hard surface sports court and turfed outdoor playing areas;
 - on-site car parking for 75 vehicles;
 - covered outdoor learning areas;
 - one multi-purpose hall accommodating an out of school hours care facility;
 - landscaping works including tree planting and security fencing;
 - new vehicular access points off roads MC06 and MC07;
 - works within MC06 to provide a student drop-off and pick-up zone;
 - provision of pedestrian crossings / refuge on public roads;
 - construction of associated infrastructure services including stormwater management works and electricity substation; and
 - one business identification sign fronting MC07.

2.9 REPORT OBJECTIVES

The objective of this report was to undertake a pre-construction compliance review in compliance with the Development Consent Condition B32, in accordance with:

- the Construction Compliance & Reporting Program submitted to the Department and the Certifier under condition B32 of this consent; and
- the requirements for a Construction Compliance & Reporting Program guideline (Department 2018).

2.10 REPORT SCOPE

The following scope of this audit comprised of:

- Review of implementation of Hindmarsh Environmental Management & Sustainability Plan (EMP) Revision 0 dated 4 October 2018 and its appendices:
 - Appendix A – Environmental Risk and Opportunity Profile
 - Appendix B – Environmental and Sustainability Policy
 - Appendix C – Environmental Features and Controls Layout
 - Appendix D – Construction Noise & Vibration Plan
 - Appendix E – Construction Demolition & Waste Plan
 - Appendix F – Construction Traffic Management Plan
 - Appendix G – Unexpected Finds Procedure;

2.11 REPORT PERIOD

This was the first compliance audit conducted in the pre-construction phase on the project which covers only review of environmental documentation and records from the commencement of construction November 2018

3. REPORT METHODOLOGY

3.1 REPORT SCOPE DEVELOPMENT

Hindmarsh developed the audit scope and a checklist based on the Project Development Consent requirements Application No. SSD 8378. Refer to **Appendix B** of this report.

3.1.1 CONDUCT OF REPORT

Report activities included the following:

- Reviewed the project documentation (CEMP and sub-plans) to verify compliance with the Development Consent Conditions.

3.2 REPORT COMPLIANCE STATUS DESCRIPTORS

The following audit criteria were used for the rating of audit findings.

Audit Compliance Status		
C	–	Compliant
NC	–	Non-Compliant
O	–	Observations
NT	–	Not triggered

4. DOCUMENT REVIEW

The following documents were reviewed and/or sighted as part of this audit:

- Environmental Management & Sustainability Plan (EMP) Rev. 0 – 04/10/18
- Gledswood Hills Traffic Management Plan – 10/10/18
- Erosion and Sedimentation Control Plan – Appendix C of the CEMP – 18/10/2018
- CNVMP – Appendix D of the CEMP
- CDWMSP – Appendix E of the CEMP
- Construction Traffic Management Plan – Appendix F of the CEMP
- Contamination Procedure – Appendix G of CEMP
- Levy Receipt – 000350914 – 14/09/18
- Structural Design Certificate: Woolacotts
- Civil Design Certificate: Woolacotts
- Fire engineering report: MCD Fire (Section 4.4.8.3)
- HCA audit report for Safety and Environment
- SSD Amended Plans Letter: TSA SSD 8378 Conditional Requirements for Submission to DPE – 09/11/2018
- Construction Program: Commencement of Construction
- Dilapidation report: AusDilaps – 24/08/18 Council Assets (road conditions, utility services)
- JHA Report
- JHA ESD SEARS Report
- JHA Report (Power & Telcos)
- JHA Letter: Certificate of Design – Mechanical Services
- Community Communication Strategy prepared by DoE – Oct 2018
- Hindmarsh Induction Program
- Disability consultant de Chateau & Chun: Accessibility Checklist Ref. 16344-AC-R2
- Letter: Architect Perumal Pedavoli
- Crown Certificate – 21/11/18 Group DLA Ref. GDL 160497
- Woolacotts Stormwater Management Report – 19/10/18 16-238
- Woolacotts Traffic Report – 23/11/17 – 16-238
- Statement of Requirement: by Perumal Pedavoli cond. No. 2 (acoustic)
- Statement of Requirement: by Perumal Pedavoli cond. No. 3 (waste)
- Statement of Requirement: by Perumal Pedavoli cond. No. 4 (bicycle parking)
- Drawing Detail Sheet 2 No. 000055 Rev. 3 – Hydraulic Services by Woolacotts

5. REPORT FINDINGS

This report was completed to assess the environmental controls established by Hindmarsh Constructions against the requirements of Development Consent SSD 8378. The review confirmed that Hindmarsh has implemented its Environmental Management documentation to a satisfactory level.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	42
Non-Compliant	0
Observation	0
Not triggered	15

5.1 ASSESSMENT OF COMPLIANCE

The review determined that Hindmarsh Constructions has generally implemented required documentation to commence construction. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative	19	C – 8
		NC – 0
		O – 0
		NT – 11
Part B – Prior to Construction	38	C – 34
		NC – 0
		O – 0
		NT – 4
Total Requirements	57	C – 42
		NC – 0
		O – 0
		NT – 15

Hindmarsh note that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred to date.

No complaints have been received for the project

No.	Complaint Description	Corrective Action
1	NIL	

5.2 COMPLIANCE RECOMMENDATIONS

There were zero (0) Non-Compliances and zero (0) Observations identified during this audit. Details of the audit findings are as follows:

Finding No.	Condition No.	Audit Finding	Recommendation

5.3 SUITABILITY OF PLANS AND THE EMS

The EMP and sub-plans are generally compliant with the requirements of the Development Consent.

Hindmarsh environmental management system (EMS) is robust on documentation and record keeping, training and competence and non-conformance/corrective action processes.

5.4 ACTIONS FROM PREVIOUS REPORTS

This was the first compliance audit conducted for the Gledswood Hills Schools Project, so there were no previous issues identified.

5.5 KEY STRENGTHS

Overall, the project environmental performance in compliance with Development Consent SSD 8378 is satisfactorily met.

Appendix A. Declaration Form

Compliance Report Declaration Form

Project Name	Gledswood Hills Public School
Project Application Number	SSD 8378
Description of Project	Gledswood Hills Public School new build for up to 600 students.
Project Address	The Hermitage Way, Gledswood Hills NSW 2557
Proponent	
Title of Compliance Report	Pre-Construction Compliance Report
Date	24 th June 2019

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

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

Notes:

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

Name of Authorised Reporting Officer	Anthony Moran
Title	Senior Project Manager
Signature	
Qualification	
Company	Hindmarsh Construction Australia Pty Ltd
Company Address	Level 27, 100 Miller St, North Sydney NSW 2060 Australia

Appendix B. Audit Checklist and Audit Findings

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
Part A – Administrative Controls					
A1	<p>Obligation to Minimise Harm to the Environment</p> <p>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.</p>	No works currently onsite		Pre-Construction & Construction	NT
A2	<p>Terms of the Consent</p> <p>The development may only be carried out:</p> <ol style="list-style-type: none"> In compliance with State Significant Development Application SSD 8378; in accordance with all written directions of the Planning Secretary EIS, except where amended by the RtS and RtS Addendum; Drawings listed in SSD 8378 Development Consent dated 21st September 2018, except for: <ol style="list-style-type: none"> Any modifications which are Exempt or Complying Development; and as otherwise provided by the conditions of this consent. 	<p>The document revision noted in the condition where now amended in the Crown Certificate – Crown Building Certificate by Group DLA e.g. CC1 Ref. GDL160497 dated 21/11/18 Slabs on ground;</p> <p>The development will be completed in line with the plans outlined in this condition.</p>	The result of evaluation is indicating compliance with this condition	Pre-Construction & Construction	C
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ol style="list-style-type: none"> the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and 	<p>DPE comments were noted regarding the submitted CEMP and subplans 29 October 2018 (Aconex correspondence TSA). DPE comments came on 1 November 2018 (ref B14 & B15 CEMP).</p> <p>No written directions, other than use the names of the Plans as they wanted them (e.g. “CEMP” with all sub-plans, on 4/10/2018); submitted back to DPE on 9</p>	The result of evaluation is indicating compliance with this condition	Pre-Construction & Construction	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	c) the implementation of any actions or measures contained in any such document referred to in (a) above	November 2018. The CEMP revision date remain as this Revision.			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) and A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Nothing to note in terms of inconsistencies.		Pre-Construction & Construction	NT
A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Note only. Project is expected to be completed by December 2019		Pre-Construction & Construction	NT
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation	Compliant with Part 6 Division 8A of the EP&A Regulations i.e. signage on site, contact details etc.	The result of evaluation is indicating compliance with this condition	Pre-Construction & Construction	C
A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter must be binding on the parties.	Note only		Pre-Construction & Construction	NT
A8	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Payment record sighted, e.g. 000350914 of 14/9/18 – Levy Receipt.	The result of evaluation is indicating compliance with this condition	Pre-Construction & Construction	C
A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	Noted. TSA manages all the correspondence with the Department of Planning.	The result of evaluation is indicating compliance with this condition	Pre-Construction & Construction	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
A10	<p>Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifier for approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (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. 	<p>Consultation has occurred with Camden Council, Sydney Water, Endeavour Energy, NBN, DoP, Transport for NSW, RMS as noted in Conditions in Part B, e.g.</p> <p>B5 – Camden Council for dilapidation report B9 – Department of Planning for development of community consultation strategy B31 – Camden Council for landscape requirements in public domain works</p>	<p>The result of evaluation is indicating compliance with this condition</p>	Pre-Construction & Construction	C
A11	<p>Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may:</p> <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	<p>No staging. Program prepared by Hindmarsh, updated monthly and submitted to TSA.</p>		Pre-Construction & Construction	NT
A12	<p>If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p>	NT		Pre-Construction & Construction	NT

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	NT		Pre-Construction & Construction	NT
A14	<p>Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	<p>Sighted Certificate by Woolacotts: Structural Design Certificate; it has a list of the structural drawings.</p> <p>Civil Design Certificate by Woolacotts</p>	The result of evaluation is indicating compliance with this condition	Pre-Construction & Construction	C
A15	<p>External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	Fire engineering report by MCD Fire of 8/11/18 notes compliance of this condition in Section 4.4.8.3	The result of evaluation is indicating compliance with this condition	Pre-Construction & Construction	C
A16	<p>Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p> <p>However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.</p>	Noted – included in the design certificate reports.	The result of evaluation is indicating compliance with this condition	Pre-Construction & Construction	C
A17	<p>Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9</p>	NT		Pre-Construction & Construction	NT

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	<p>of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>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.</p>				
A18	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) complaint register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant’s response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Information has been made publicly available on the SINSW website</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Pre-Construction & Construction</p>	<p>C</p>

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
AN1	<p>ADVISORY NOTES</p> <p>All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.</p>	<p>No licences and permit required to date.</p> <p>Will need a Road Occupancy License (ROL) for Road Opening Permit around September 2019.</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Pre-Construction & Construction</p>	<p>NT</p>
Part B – Prior to Commencement of Construction					
B1	<p>Design Modifications</p> <p>Prior to commencement of works for specific elements of the proposed development (as specified in the conditions below), the Applicant must prepare amended plans and submit for approval by the Planning Secretary:</p> <p>(a) Prior to commencement of works for Block A, the Applicant must prepare amended plans including the provision of an awning or canopy projecting forward from the building line above the opening demarcating the entry point to Block A on MC07; and</p> <p>(b) Prior to the commencement of construction of the boundary fencing, the Applicant must prepare an amended site plan relocating the boundary fence to provide a setback of at least 1m – 2m from the western, southern and eastern (up to the southern edge of the car parking area) boundaries with a minimum setback of 1.2m from the building line.</p>	<p>SSD Amended Plans Letter to TSA SSD 8378 Conditional Requirements for submission to DPE dated 9 November 2018.</p> <p>These plans have been approved in writing by the DPE 18/12/18 and are in accordance with all BCA and consent conditions.</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>
B2	<p>Notification of Commencement</p> <p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Letter of notification was sent by TSA.</p> <p>Hindmarsh have provided an email confirming the construction date commencement on 9 November 2018.</p> <p>Construction Program commencement of construction e.g. cut and fill.</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
B3	<p>Certified Drawings</p> <p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ol style="list-style-type: none"> the relevant clauses of the BCA; and this development consent 	<p>Same as Condition A14 – Structural Certificates from Woolacotts Consulting Engineer 9. Civil Design Certificate by Woolacotts Consulting Engineer. All documentation in accordance with BCA and development consent.</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>
B4, (A15)	<p>External Walls and Cladding</p> <p>Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>Same as Condition A15 – Fire Engineering Report by MCD Fire Engineering 8 November 2018. The fire engineering report has been approved by the certifier within the and submitted to DPE on the 9/11/18.</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>
B5	<p>Protection of Public Infrastructure</p> <p>Before the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> 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; prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and submit a copy of the dilapidation report to the Certifier and Council. 	<p>Consultation occurred with Sydney Watre,NBN, Endeavour Energy as per B7 condition below.</p> <p>Dilapidation report by AusDilaps on 24/8/18 Council Assets (road conditions, utility services) was submitted to the certifier on 18/2/19</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>
B6	<p>Unexpected Contamination Procedure</p> <p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the Construction</p>	<p>Appendix G of CEMP</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	Environmental Management Plan (CEMP) in accordance with condition B14 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.				
B7	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Section 73 Submission on 26/10/18 with approval received on 4/12/18 JHA was contracted to conduct all associated utility works communications and approvals with service providers. JHA Report – Refer attached 14/2/19 correspondence for approval dates. <ol style="list-style-type: none"> 1. (Ausgrid) Endeavour 2. Telecommunications NBN, lighting (power and comms) 3. Sighted SW Plan of the site (existing infrastructure). Submission of Approval to Sydney Water on 26 October 2018. Letter of approval from Sydney Water dated 4 November 2018. 26 Oct 2018 submitted by Hindmarsh (Sect 73) (sighted Section 73 Approval Milestone) 	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B8	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	As above	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B9	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including	Community Communication Strategy prepared by DoE Oct 2018.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	<p>adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.</p>	<p>Approved by Planning 21/11/18 – sighted email by TSA with signed approval.</p> <p>Confirmed.</p>			
B10	<p>Compliance</p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Sighted Hindmarsh Induction Program – some environmental information included. The induction program includes all relevant consent conditions</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
B11	<p>Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifier demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in <i>ESD SEARs Report</i> prepared by JHA Services dated 15 June 2017.</p>	Sighted JHA ESD SEARs Report – outlines ecologically sustainable initiatives to the certifiers satisfaction.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B12	<p>Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifier.</p>	JHA Report (Power & Telcos) e.g. includes calculations for external lighting. It has reference to compliance with AS 1158.3.1:2005 & AS 4282-1997. Submitted to the certifiers acceptance on 14/2/19	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B13	<p>Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction for each construction stage, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans. The certified plans for Stage 1 of the construction works must incorporate additional temporary ramps to demonstrate that all parts of the site provide access for people with disabilities.</p>	Disability consultant de Chateau & Chun “Accessibility Checklist”. Ref. 16344-AC-R2. Letter from the Architect Perumal Pedavoli of stating compliance with part D3 of BCA as per the de Chateau & Chun report Ref 16322-AC-R2.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B14	<p>Construction Environmental Management Plan Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge;</p>	Environmental Management & Sustainability Plan (EMP) GLEDWOOD HILLS PUBLIC SCHOOL REV. 0 4 October 2018 – submitted to TSA 1 st November 2018. TSA submitted to Planning, came back with comment to include all the subplans as part of the CEMP, which was done. No further comments received.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	<ul style="list-style-type: none"> (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition B16); (c) Construction Noise and Vibration Management Sub-Plan (see Condition B17); (d) Construction and Demolition Waste Management Sub-Plan (see Condition B18); (e) Construction Soil and Water Management Sub-Plan (see Condition B19); (f) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure and associated communications procedure; and (g) 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. 				
B15	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	Sighted Crown Certificate Ref. GDL 160497 of 21/11/18 by Group DLA with approval of the CEMP – section 6.28 and submitted to DPE on 1/11/18	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; 	<p>CEMP APPENDIX F – CONSTRUCTION TRAFFIC MANAGEMENT PLAN Hindmarsh Gledswood Hills Public School, The Hermitage Way, Gledswood Hills Traffic Management Plan. Author: Paul Winter, dated 10th Oct 2018</p> <p>RTC is the Traffic Controller; Submitted the application to RMS (heavy vehicle traffic to & from site) – 31/10/2018.</p>	The result of evaluation is indicating compliance with this condition	Prior to Construction	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	<p>(e) include a Driver Code of Conduct to:</p> <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	<p>No comments received (sighted email trails for internal circulation within RMS).</p> <p>Traffic management Plans submitted to Camden Council for consultation on 5th October/18, with response from them on 10th October/18 – received and reviewed.</p>			
B17	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers (wherever applicable); (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B17(d); and (f) include a complaints management system that would be implemented for the duration of the construction. 	<p>CNVMP (Appendix D of the CEMP) – standard Hindmarsh plan submitted to TSA & DPE. Refer Appendix D of the CEMP.</p> <p>No noisy works to be done outside working hours.</p> <p>The Construction Noise and Vibration Management Plan (CNVMP) outlines items a-f</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	C
B18	<p>The Construction and Demolition Waste Management Sub-Plan (CDWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (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 	<p>CDWMSP – Appendix E of the CEMP outlines items a-b</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.				
B19	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) be submitted to the approval of the Certifier prior to the commencement of construction; (c) describe all erosion and sediment controls to be implemented during construction; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). 	<p>Sighted Erosion and Sedimentation Control Plan prepared by Woolacotts engineers (Appendix C of the CEMP), dated 18/10/2018.</p> <p>Approved by the certifier on 23/11/18 within Construction Certificate 1.</p>	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B20	<p>Construction Parking</p> <p>The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p>	<p>There is sufficient parking for workers with heavy vehicles – within the site and off site, but within a road that has not yet been handed over.</p> <p>There are no residences adjacent to the site.</p>	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B21	<p>Road Design and Traffic Facilities</p> <p>All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.</p>	<p>No road works carried out as yet, but will be done around September 2019.</p> <p>Includes letter with the Civil Design Certificate confirming design in accordance with Council and RMS</p>		Prior to Construction	NT

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
B22	<p>Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;</p>	<p>Sighted Woolacotts Stormwater Management Report 19/10/2018 16-238 submitted and approved by the certifier on 23/11/18 within Construction Certificate 1. Includes letter with the Civil Design Certificate confirming design in accordance with: Council standards; Conceptual design in the EIS; and Australian Standards.</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>
B23	<p>Operational Noise – Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the with the <i>Acoustic Assessment Report 6130-1.1R Rev E</i> prepared by Day Design Pty Ltd dated 2 August 2018 into the detailed design drawings. The Certifier must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the with the <i>Acoustic Assessment Report 6130-1.1R Rev E</i> prepared by Day Design Pty Ltd dated 2 August 2018.</p>	<p>Sighted Statement of Requirement by Perumal Pedavoli cond. No. 2 (acoustic) and Day Design Acoustic Report is included within the construction certificate.</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>
B24	<p>Construction and Demolition Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.</p>	<p>Done as part of the Traffic Mgt Plan submitted to RMS on 31/10/18</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>
B25	<p>Operational Waste Storage and Processing Prior to the commencement of construction of the waste storage area, the Applicant must design of the operational waste storage area in accordance with Council's guidelines and specifications to</p>	<p>Sighted Statement of Requirement by Perumal Pedavoli cond. No. 3 (waste).</p>	<p>The result of evaluation is indicating compliance with this condition</p>	<p>Prior to Construction</p>	<p>C</p>

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	reduce the pollution due to the bins and accommodate the required number of skip bins.				
B26	<p>Mechanical Ventilation</p> <p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifier prior to the commencement of construction.</p>	<p>Sighted JHA Letter - Certificate of Design – Mechanical Services.</p> <p>Includes BCA compliance and AS 1668.2-2012 compliance. Submitted to the certifier on 14/2/19.</p>	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B27	<p>Rainwater Harvesting</p> <p>Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.</p>	Rain harvesting as part of Drawing Detail Sheet 2 No. 000055 Rev. 1, – Hydraulic Services by Woolacotts Engineers.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B28	<p>Roadworks and Access</p> <p>The Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a 11.5m long heavy rigid vehicle when the car park is not in use.</p>	<p>Sighted Woolacotts Traffic Report of 23 November 2017 - 16-238, which addresses the turning path of a 11.5m long rigid vehicle.</p> <p>In order to satisfy the condition prior to construction, the Traffic Management Report was submitted to RMS and confirmation was obtained with no objections.</p>	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B29	<p>Car Parking and Service Vehicle Layout</p> <p>Plans demonstrating compliance with the following requirements shall be submitted to the satisfaction of the Certifier prior to the commencement of works:</p> <p>(a) all vehicles are capable of entering and leaving the site in a forward direction;</p> <p>(b) all on-site car parking spaces are designed in accordance with AS2890.1 – 2002;</p> <p>(c) all turning areas and parking spaces for service vehicles are designed in accordance with AS2890.2 – 2002 (for a 11.5m</p>	<p>Sighted Woolacotts Traffic Report of 23 November 2017 - 16-238,</p> <p>Includes letter with the Civil Design Certificate confirming design in accordance with Council and RMS</p>	The result of evaluation is indicating compliance with this condition	Prior to Construction	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	long heavy rigid vehicle) when the car park is not in use (empty car park); and (d) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, are in accordance with AUSTRROADS.				
B30	Bicycle Parking and End-of-Trip Facilities Plans demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: (a) the provision of a minimum 60 bicycle parking spaces including 40 spaces located adjacent to the entrance gate to MC06 and 20 spaces adjacent to the entrance gate to MC07; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; and (c) the provision of end-of-trip facilities for staff	Sighted Statement of Requirement by Perumal Pedavoli dated 30 condition No. 4 (bicycle parking) to the certifiers satisfaction.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B31	Public Domain Works 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.	Drawing and perimeter landscape requirements were submitted to Council. Hindmarsh issued all the drawings to Council, e.g. sighted emails	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B32	Compliance Reporting No later than two weeks before the date notified for the commencement of construction a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifier.	Prepared a Compliance Reporting Program and Audit Program Rev. 0 – submitted to TSA for them to forward to Dept of Planning – (email of 29/10/2018). Received Aconex response from 30/10/18 – Part B Conditions required prior to	The result of evaluation is indicating compliance with this condition	Prior to Construction	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifier in writing at least seven days before this is done.	commencement by TSA, confirming that the program was submitted to Planning. (Note: Same email for conditions B9, B32, B33 & B36)			
B33	Independent Environmental Audit No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifier.	Independent Environmental Audit Program Rev 0 Issued to TSA (Rev. 0 was sent to TSA 29 October 2018). The Auditor was approved by DPE on 17 April 2019.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B34	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifier under condition B33 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	NT		Prior to Construction	NT
B35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition B34(b) of this consent; (b) submit the response to the Department and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifier in writing when this has been done.	Not triggered yet		Prior to Construction	NT
B36	Aboriginal Cultural Heritage Prior to the commencement of above ground works, the details of a design strategy for incorporating elements of Aboriginal cultural heritage in the school design, including in relation to wayfinding,	Received Aconex response from 30/10/18 – Part B Conditions required prior to commencement by TSA (refer to comments under condition B32).	The result of evaluation is indicating compliance with this condition	Prior to Construction	C

Audit Compliance Codes: NC: Non-Compliant; NT: Not triggered; OFI: Observation for Improvement

SSD Cond.	Compliance Criteria	Compliance Monitoring & Evidence	Compliance Finding	Development Phase	Compliance Rating
	signage, room naming, materials and colour selection, placemaking and 'welcome to country' signage must be submitted for the approval of the Planning Secretary.	DPE approval received 19/12/18			
B37	Sydney Water Compliance The approved plans must be submitted to the Sydney Water Tap in online service to determine whether the development the development will affect any Sydney Water sewer or water main, stormwater drains and / or easement, and if further requirements need to be met.	Section 73 notice submitted Submitted 28/10/18 and approval 4/12/18.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C
B38	Water Conservation Details demonstrating the proposal would achieve a 40% reduction in baseline potable water consumption in accordance with Section 8.1 of the Turner Road Development Control Plan 2007 are to be submitted to the satisfaction of the Certifier.	Woolacotts Engineering prepared calculations – sighted letter regarding confirmation of proposal to achieve 40% baseline & calc sheet submitted to the certifiers satisfaction.	The result of evaluation is indicating compliance with this condition	Prior to Construction	C

APPENDIX C – Construction Certificate

21/11/2018

Our Ref: GDL160497

Hindmarsh Construction Australia
Attn: Edward James Hartley
Level 27, 100 Miller Street
North Sydney NSW 2060

Gledswood Hills Public School
Lot C, The Hermitage Way, Gledswood Hills NSW 2557
SECTION 6.28 CROWN CERTIFICATE – Crown Building Certificate

Further to our engagement for the abovementioned project, please find attached the Crown Building Certificate in respect to the proposed new School, as required by Section 6.28 (formally known as 109R) of the Environmental Planning and Assessment Act.

In reviewing the content herein, we draw particular attention to both the design documentation listed and conditions of approval listed in this Crown Certificate.

The builder and the Crown authority need to be aware of these conditions whilst undertaking the works, as they represent items that we shall either be focusing on in the inspection or be seeking installation certificates for on completion of the works, and it is the responsibility of the crown authority and builder engaged for the works to ensure these are complied with as part of the works.

Should you have any further enquiries please do not hesitate to contact Nick Aitchison or the undersigned.

Yours faithfully



Brett Clabburn
Director

BCA DESIGN COMPLIANCE REVIEW

PRELIMINARIES

CERTIFICATE NO.	GDL160497
Property Details	Lot C, The Hermitage Way, Gledswood Hills NSW 2557
Client	NSW Department of Education
Date	19/11/2018
Proposal	Proposed new Gledswood Hills Public School <i>Note: This approval is for early works up to and including ground floor slabs</i>

DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	9b
Use:	Primary School
Subject Area:	Lot C, The Heritage Way, Gledswood Hills NSW 2557

BASIS OF CERTIFICATION

This certificate is based upon: -

- The NCC Building Code of Australia (BCA) 2016
- The Design Documentation listed in this certificate below

EXCLUSIONS

This certificate relates only to the assessment and application of the Building Code of Australia to the proposed building works contained within the Design Documentation listed below and excludes: -

- General (non-BCA) electrical, mechanical, hydraulic building services
- Service providers requirements relating to electricity, gas, water and telecommunications
- The regulatory compliance of existing components/areas of the premises/site unaffected by the works.
- Disability (Access to Premises – Buildings) Standards 2010 compliance
- Development Consent, and any assessment as to the requirement for obtaining planning consent and any conditions to any consents obtained, as this only relates to an assessment of elements listed in Section 6.28 (formally known as 109R) of the Environmental Planning and Assessment Act.
- Review of existing population densities throughout the building with respect to the new works

STATEMENT OF COMPLIANCE

We hereby confirm that the proposed design shall accord with the relevant principles and provisions of the Building Code of Australia 2016 subject to: -

- Compliance with the conditions of approval nominated below; and
- Certification of the installation of the nominated fire safety systems

FIRE SAFETY SCHEDULE

Fire Safety Measures	Standard of Performance	Proposed Fire Safety Measures
Emergency Lighting	AS 2293.1 – 2005 E4.2 E4.4, E4.7	<input checked="" type="checkbox"/>
Exit Signs	AS 2293.1 – 2005 E4.5, NSW E4.6 & E4.8	<input checked="" type="checkbox"/>
Fire Doors	AS 1905.1-2015 Spec C3.4 (fire doors), C3.10 (lift doors), C3.11	<input checked="" type="checkbox"/>
Fire Hose Reel Systems (Multipurpose Hal Only)	AS 2441 – 2005 E1.4, EP1.1	<input checked="" type="checkbox"/>
Fire Hydrant Systems	AS 2419.1-2005E1.3, EP1.3	<input checked="" type="checkbox"/>
Fire Seals (protecting openings in fire resisting components of the building)	AS 4072.1 – 2005 AS 1530.4 – 2015 C3.12, C3.13, C3.15	<input checked="" type="checkbox"/>
Mechanical Air Handling Systems Automatic Shutdown of ducted air-conditioning systems only	AS/NZS 1668.1 – 2015 AS 1668.2 – 2012 E2.2, Spec E2.2a	<input checked="" type="checkbox"/>
Portable Fire Extinguishers & Fire Blankets	AS 2444 – 2001	<input checked="" type="checkbox"/>
Warning and Operational Signs	D2.23	<input checked="" type="checkbox"/>
Paths of Travel	-	<input checked="" type="checkbox"/>
Performance Solution, Report No. S17133, Rev 1.1, Issued by MCD Fire Engineering, dated 1 December 2017		
- To permit a 900mm spandrel that does not extend 600mm above the intervening floor, contrary to BCA C2.6.	CP2, Clause C2.6	
- To review and permit a fire exit stair to not be fire isolated when connecting or passing through/ by up to 3 storeys / levels.	DP4, DP5, EP2.2, Clause D1.3	<input checked="" type="checkbox"/>
- To review and permit the unprotected openings with 6m of the stairs that are required to be fire-isolated.	DP4, EP2.2, Clause D1.7(c)	
- To permit the omission of a sound system and intercom systems for a school building having a rise in storey of more than 3m.	EP4.3, Clause E4.9	

DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment;

Drawing No.	Titled	Prepared by	Revision	Dated
00_002	Civil Works Plan Sheet 1	Perumal Pedavoli Architects	B	16/11/2018
00_003	Civil Works Plan Sheet 2	Perumal Pedavoli Architects	B	16/11/2018
00_004	Erosion & Sediment Control Plan	Perumal Pedavoli Architects	B	16/11/2018
00_005	Civil Details – Sheet 1	Perumal Pedavoli Architects	B	16/11/2018
00_006	Civil Details – Sheet 2	Perumal Pedavoli Architects	B	16/11/2018
00_007	Civil Details – Sheet 3	Perumal Pedavoli Architects	B	16/11/2018
00_008	Civil Details – Sheet 4	Perumal Pedavoli Architects	B	16/11/2018
01_001	Bulk Earthworks Plan	Perumal Pedavoli Architects	01	09/11/2018
01_002	Erosion & Sediment Control Plan and Details	Perumal Pedavoli Architects	01	09/11/2018
A-120	Lower Ground Level Furniture Plan	BKA Architecture	-	19/11/2018
A-121	Ground Level Furniture Plan	BKA Architecture	-	19/11/2018
A-122	Level 01 Furniture Plan	BKA Architecture	-	19/11/2018
A-123	Level 02 Furniture Plan	BKA Architecture	-	19/11/2018

SUPPLEMENTARY DOCUMENTATION

The following additional documentation was reviewed as part of this assessment;

- Application for Crown Certificate issued by Edward James Hartley of Hindmarsh Construction Australia, dated 16/11/2018
- Compliance Monitoring and Reporting Program Report, Rev 0, issued by Hindmarsh Construction Australia, dated 09/10/2018
- Construction Compliance Report, Rev 0, issued by Hindmarsh Construction Australia dated 05/10/2018
- Design and Construction Tender Plans
- Email Correspondence regarding Conditions required prior to Commencement of Construction issued by Joshua Smith of TSA Management, dated 30/10/2018
- Email Correspondence regarding Heavy Vehicle Routes, issued by Paul Winter of RTC, dated 31/10/2018
- Email Correspondence regarding Submitted Plans approved by Council, issued by Ryan Pritchard of Camden Council, dated 1/11/2018
- Gledswood Hills Primary School Wayfinding and Sign Package Preliminary Design Presentation, issued by Perumal Pedavoli Architects, dated 16/10/2018
- Condition 3 Plans issued by Traffix

- Erosion and Sediment Control Details Plan issued by Perumal Pedavoli Architects, dated 04/10/2018
- Environmental Management & Sustainability Plan (EMP), Rev 0, issued by Hindmarsh Construction Australia, dated 04/10/2018
- Condition B9 – Community Consultation Strategy Letter issued Joshua Smith of TSA Management, dated 21/11/2018
- Community Communication Strategy Report issued by NSW Department of Education, dated November 2018
- Letter regarding Condition B9 Community Communications Strategy Reference No. SSD 8378 issued by Karen Harragon of NSW Department of Planning and Environment, dated 21/11/2018

CONDITIONS OF APPROVAL

PART A – CONDITIONS OF CONTRUCTION

BCA CLAUSE	Comments
C1.10	<p>Materials must have fire hazard properties in accordance with BCA Specification C1.10 as follows: -</p> <ul style="list-style-type: none"> • <u>Floor Coverings</u> <ul style="list-style-type: none"> (i) a critical radian flux no less than 1.2kW/m² sprinkler protected or 2.2kW/m² for non-sprinkler protected buildings (ii) a maximum smoke development rate of 750 percent minutes • <u>Wall and Ceiling linings</u> <ul style="list-style-type: none"> (i) a group number of ; and (ii) a smoke growth rate index of not more than 100; or (iii) an average specific extinction area less than 250m²/kg • <u>Air handling ductwork</u> <ul style="list-style-type: none"> (i) Rigid and flexible ductwork must comply with the fire hazard properties set out in AS 4254 – 1995
C3.15	Any new service penetrations between fire rated floors or fire walls must be fire sealed in accordance with Clause C3.15 of BCA 2015.
D1.6	Paths of travel to exits must have a clear width of no less than 1000mm. Note: Measured between fixed items, such as workstations, openings without doors, etc
D2.21	All door latching mechanisms to be located between 900-1100mm from the finished floor level.
E4.2/E4.5	New emergency lighting to be undertaken in accordance with BCA Clause E4.2 and AS2293.1 - 2005
E4.5/E4.6	New exit signage and alterations to suit new arrangement must be undertaken in accordance with BCA Clause E4.5, E4.6 and AS2293.1 - 2005
F4.4	New artificial lighting must accord with AS/NZS 1680.0 – 2009 to all rooms and corridors, lobbies and internal circulation spaces, and certified by a suitably qualified contractor upon completion.
F4.5	New / alterations to ventilation must be in accordance with AS1668.2-2012
Part J6	New artificial lighting must accord with Part J6 of BCA 2016, and certified by a suitably qualified contractor upon completion.

This certificate confirms compliance to Clause 6.28 (formally known as 109R) of the Environmental Planning and Assessment Act for the proposed works, and is reliant upon the listed documentation, design certification and compliance with the conditions of this document as listed



Brett Claburn
 Director
 Building Professionals Board / BPB0064

07/03/2019

Our Ref: GDL160497.1

Hindmarsh Construction Australia
Attn: Edward James Hartley
Level 27, 100 Miller Street
North Sydney NSW 2060

Gledswood Hills Public School
Lot C, The Hermitage Way, Gledswood Hills NSW 2557
SECTION 6.28 CROWN CERTIFICATE – Crown Building Certificate

Further to our engagement for the abovementioned project, please find attached the Building Code of Australia (BCA) Design Compliance Review completed in respect to the proposed Proposed new school, as required by Section 6.28 (formally known as Section 109R) of the Environmental Planning and Assessment Act.

In reviewing the content herein, we draw particular attention to both the design documentation listed and conditions of approval listed in this Crown Certificate.

In terms of the conditions of approval, the content therein reflects BCA related matters that either did not comply and requires amendment or could not be found in the documentation provided.

The builder and the Crown Authority need to be aware of these conditions whilst undertaking the works, as they represent items that we shall either be focusing on in the inspection or be seeking installation certificates for on completion of the works, and it is the responsibility of the Crown Authority and builder engaged for the works to ensure these are complied with as part of the works.

Should you have any further enquiries please do not hesitate to contact Nick Aitchison or the undersigned.

Yours faithfully



Brett Clabburn
Director

BCA DESIGN COMPLIANCE REVIEW

PRELIMINARIES

CERTIFICATE NO.	GDL160497.1
Property Details	Lot C, The Hermitage Way, Gledswood Hills NSW 2557
Client	Gledswood Hills Public School
Date	07/03/2019
Proposal	Proposed New Gledswood Hills Public School Note: This approval is for the balance of works not included in Crown Building Certificate 1 (early works up to and including ground floor slabs)

DEVELOPMENT DESCRIPTION

Proposed Works	Description
Classification(s):	9b
Use:	Primary School
Subject Area:	Lot C, The Heritage Way, Gledswood Hills NSW 2557

BASIS OF CERTIFICATION

This certificate is based upon: -

- The NCC Building Code of Australia (BCA) 2016
- The Design Documentation listed in this certificate below

EXCLUSIONS

This certificate relates only to the assessment and application of the Building Code of Australia to the proposed building works contained within the Design Documentation listed below and excludes: -

- General (non-BCA) electrical, mechanical, hydraulic building services
- Service providers requirements relating to electricity, gas, water and telecommunications
- The regulatory compliance of existing components/areas of the premises/site unaffected by the works.
- Disability (Access to Premises – Buildings) Standards 2010 compliance
- Development Consent, and any assessment as to the requirement for obtaining planning consent and any conditions to any consents obtained, as this only relates to an assessment of elements listed in Section 6.28 (formally known as Section 109R) of the Environmental Planning and Assessment Act.
- Review of existing population densities throughout the building with respect to the new works

STATEMENT OF COMPLIANCE

We hereby confirm that the proposed design shall accord with the relevant principles and provisions of the Building Code of Australia 2016 subject to: -

- Compliance with the conditions of approval nominated below; and
- Certification of the installation of the nominated fire safety systems

FIRE SAFETY SCHEDULE

Fire Safety Measure	Standard of Performance	Proposed Fire Safety Measures
Emergency Lighting	AS 2293.1 – 2005 E4.2 E4.4, E4.7	<input checked="" type="checkbox"/>
Exit Signs	AS 2293.1 – 2005 E4.5, NSW E4.6 & E4.8	<input checked="" type="checkbox"/>
Fire Doors	AS 1905.1-2015 Spec C3.4 (fire doors), C3.10 (lift doors), C3.11	<input checked="" type="checkbox"/>
Fire Hose Reel Systems (Multipurpose Hal Only)	AS 2441 – 2005 E1.4, EP1.1	<input checked="" type="checkbox"/>
Fire Hydrant Systems	AS 2419.1-2005E1.3, EP1.3	<input checked="" type="checkbox"/>
Fire Seals (protecting openings in fire resisting components of the building)	AS 4072.1 – 2005 AS 1530.4 – 2015 C3.12, C3.13, C3.15	<input checked="" type="checkbox"/>
Mechanical Air Handling Systems Automatic Shutdown of ducted air-conditioning systems only	AS/NZS 1668.1 – 2015 AS 1668.2 – 2012 E2.2, Spec E2.2a	<input checked="" type="checkbox"/>
Portable Fire Extinguishers & Fire Blankets	AS 2444 – 2001	<input checked="" type="checkbox"/>
Warning and Operational Signs	D2.23	<input checked="" type="checkbox"/>
Paths of Travel	-	<input checked="" type="checkbox"/>
<p>Performance Solution, Report No. S17133, Rev 1.1, Issued by MCD Fire Engineering, dated 1 December 2017</p> <ul style="list-style-type: none"> - To permit a 900mm spandrel that does not extend 600mm above the intervening floor, contrary to BCA C2.6. - To review and permit a fire exit stair to not be fire isolated when connecting or passing through/ by up to 3 storeys / levels. - To review and permit the unprotected openings with 6m of the stairs that are required to be fire isolated. - To permit the omission of a sound system and intercom systems for a school building having a rise in storey of more than 3m. 	<p>CP2, Clause C2.6</p> <p>DP4, DP5, EP2.2, Clause D1.3</p> <p>DP4, EP2.2, Clause D1.7(c)</p> <p>EP4.3, Clause E4.9</p>	<input checked="" type="checkbox"/>

DESIGN DOCUMENTATION

The following architectural documentation was reviewed as part of this assessment;

Drawing No.	Titled	Prepared by	Revision	Dated
3198 ARC DD _00_001	Overall Site – Roof Plan	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _00_002	External Works Sheet 1 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _00_003	External Works Sheet 2 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _00_004	External Works Sheet 3 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _00_005	Construction Zone Plan	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _00_006	External Works Sheet 4 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _01_001	Slab Setout Plan – Lower Ground, Ground Floor, First Floor	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _01_002	Slab Setout Plan – Second Floor	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_001	Block E, Lower Ground, Floor Plan, Finishes Plan	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_002	Block B, D, E - Ground Floor Plan	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_003	Block C, D, E - First Floor Plan – Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_004	Block A, B C - First Floor Plan – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_005	Block C, D, E - Second Floor Plan – Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_006	Block A, B C - Second Floor Plan – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_007	Block C, Third Floor Plan & Finishes	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_008	Block C, D, E - Roof Plan – Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_009	Blocks A, B, C - Roof Plan – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_101	South (Street) Elevation A – Sheet 1 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_102	West (Street) Elevation B – Sheet 2 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_103	East (Street) Elevation / Section C – Sheet 3 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_104	North (Street) Elevation / Section D – Sheet 1 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_105	East Elevation G – Sheet 5 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_106	North Elevation H – Sheet 6 of 9	Perumal Pedavoli	03	08/11/2018

Drawing No.	Titled	Prepared by	Revision	Dated
3198 ARC DD _02_107	Section 01 – Sheet 7 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_108	Section 02 – Sheet 8 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _02_109	Section 03, 04, 05 – Sheet 9 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _03_001	Block E, RCP & Furniture Plan – Lower Ground Floor	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _03_002	Blocks B, D, E RCP - Ground Floor	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _03_003	Blocks C, D, E RCP – First Floor Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _03_004	Blocks A, B, C RCP – First Floor – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _03_005	Blocks C, D RCP – Second Floor – Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _03_006	Blocks A, B, C RCP – Second Floor – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _03_007	Blocks C RCP – Furniture Plan – Third Floor	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _04_001	Blocks B, D, E - Finishes Plan – Ground Floor	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _04_002	Blocks C, D, E - Finishes Plan – First Floor – Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _04_003	Blocks A, B, C - Finishes Plan – First Floor – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _04_004	Blocks C, D – Finishes Plan – Second Floor – Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _04_005	Finishes Plan – Second Floor – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _04_006	Wall Types Details	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _05_001	Blocks B, D, E - Furniture Plan – Ground Floor	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _05_002	Blocks C, D, E - Furniture Plan – First Floor – Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _05_003	Blocks A, B, C - Furniture Plan – First Floor – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _05_004	Blocks C, D - Furniture Plan – Second Floor – Sheet 1 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _05_005	Blocks A, B, C - Furniture Plan – Second Floor – Sheet 2 of 2	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_001	Stair 1 – Plan & Misc. Details - Sheet 1 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_002	Lift 1 Lobby & Stair 2 – Plans Details Sheet 2 of 9	Perumal Pedavoli	03	08/11/2018

Drawing No.	Titled	Prepared by	Revision	Dated
3198 ARC DD _06_003	Stair 3 – Plans & Misc. Details – Sheet 3 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_004	Stair 1, 2, 3 – Sections Details - Sheet 4 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_005	Lift 2 Lobby Details - Sheet 5 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_006	Stair 4 – Plans Details – Sheet 6 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_007	Stair 4 – Sections Details – Sheet 7 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_008	Stair 5 – Plans & Sections Details – Sheet 8 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_009	Stair 6 – Sheet 9 of 9	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _06_010	Balustrade and Handrails - Typical Details	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _07_001	Construction Details – Sheet 1 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _07_002	Construction Details – Sheet 2 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _07_003	Construction Details – Sheet 3 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _07_004	Construction Details – Sheet 4 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _07_005	Construction Details – Sheet 5 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _07_006	Construction Details – Sheet 6 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _07_007	Construction Details – Sheet 7 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _08_001	Door Schedule and Details	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _09_001	Window Schedule – Sheet 1 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _09_002	Window Schedule – Sheet 2 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _09_003	Window Schedule – Sheet 3 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _09_004	Window Schedule – Sheet 4 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _09_006	Sunshade / Perforated Screen Details	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _10_001	Wet Area Details – Sheet 1 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _10_002	Wet Area Details – Sheet 2 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _10_003	Wet Area Details – Sheet 3 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _10_004	Wet Area Details – Sheet 4 of 4	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _11_001	Joinery – Sheet 1 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _11_002	Joinery – Sheet 2 of 7	Perumal Pedavoli	03	08/11/2018

Drawing No.	Titled	Prepared by	Revision	Dated
3198 ARC DD _11_003	Joinery – Sheet 3 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _11_004	Joinery – Sheet 4 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _11_005	Joinery – Sheet 5 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _11_006	Joinery – Sheet 6 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _11_007	Joinery – Sheet 7 of 7	Perumal Pedavoli	03	08/11/2018
3198 ARC DD _04_003	Blocks A, B, C – Finishes Plan – First Floor – Sheet 2 of 2	Perumal Pedavoli	01	02/02/2018
3198 ARC DD _04_003	Blocks A, B, C – Finishes Plan – First Floor – Sheet 2 of 2	Perumal Pedavoli	01	02/02/2018
3198 ARC DD _07_007	Construction Details – Sheet 7 of 7	Perumal Pedavoli	01	02/02/2018
3198 ARC DD _09_003	Window Schedule – Sheet 3 of 4	Perumal Pedavoli	01	02/02/2018
3198 ARC DD _09_007	Construction Details – Sheet 7 of 7	Perumal Pedavoli	01	02/02/2018

SUPPLEMENTARY DOCUMENTATION

The following additional documentation was reviewed as part of this assessment;

Item No.	Description	Issued by	Dated
	Application form for Crown Certificate	Clint Zammit of NSW Department of Education	05/03/2019
B28	Email evidence of Design Plans issued to RMS and associated documentation	Ed Hartley of Hindmarsh	22/11/2018
B38	Letter regarding confirmation of proposal to achieve 40% baseline reduction potable water	Ian Stalker of Woolacotts Consulting Engineers	18/02/2019
B11	Letter regarding Statement of Requirements	Andrew McGrath of Perumal Pedavoli Architects	30/01/2019
B3	Structural Design Certificate	Kevin Christensen of woolacotts Consulting Engineers	13/02/2019
B5(b)	Dilapidation Report Reference No. AD2499	Dusty Bransford of AusDilaps	24/08/2018
B22,27	Civil Design Certificate	Kevin Christensen of woolacotts Consulting Engineers	04/02/2019
B26	Certificate of Design for Mechanical Services	Hadi Jalgha of JHA	29/11/2018
B13, 23, 25, 30, 34	Letter regarding Statement of Requirements	Andrew McGrath of Perumal Pedavoli Architects	30/01/2019
B31	Email evidence of plans issued to Council for review for Driveways, entries, public domain and crossings	Ed Hartley of Hindmarsh	25/01/2019
B13	Accessibility Performance Solution Report Reference No. 16344-AC-PS1	Du Chaeau Chun	21/11/2018
B30	Plans for evidence for Secure Bicycle Parking and EOTF	Perumal Pedavoli Architects	-
B8	Letter regarding CC2 Requirement Activity	Con Serban of JHA	14/02/2019
B8	Letter regarding CC2 Requirement Activity	Con Serban of JHA	20/02/2019

CONDITIONS OF APPROVAL

PART A – CONDITIONS OF CONTRUCTION

BCA CLAUSE	Comments
C1.10	<p>Materials must have fire hazard properties in accordance with BCA Specification C1.10 as follows: -</p> <ul style="list-style-type: none"> • <u>Floor Coverings</u> <ul style="list-style-type: none"> (i) a critical radian flux no less than 1.2kW/m² sprinkler protected or 2.2kW/m² for non-sprinkler protected buildings (ii) a maximum smoke development rate of 750 percent minutes • <u>Wall and Ceiling linings</u> <ul style="list-style-type: none"> (i) a group number of ; and (ii) a smoke growth rate index of not more than 100; or (iii) an average specific extinction area less than 250m²/kg • <u>Air handling ductwork</u> <ul style="list-style-type: none"> (i) Rigid and flexible ductwork must comply with the fire hazard properties set out in AS 4254 – 1995
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E4.5/E4.6	New exit signage and alterations to suit new arrangement must be undertaken in accordance with BCA Clause E4.5, E4.6 and AS2293.1 - 2005
F4.4	New artificial lighting must accord with AS/NZS 1680.0 – 2009 to all rooms and corridors, lobbies and internal circulation spaces, and certified by a suitably qualified contractor upon completion.
F4.5	New / alterations to ventilation must be in accordance with AS1668.2-2012
Part J6	New artificial lighting must accord with Part J6 of BCA 2016, and certified by a suitably qualified contractor upon completion.

This certificate confirms compliance to Section 6.28 (formally known as Section 109R) of the Environmental Planning and Assessment Act for the proposed works, and is reliant upon the listed documentation, design certification and compliance with the conditions of this document as listed



Brett Clabburn
 Director
 Building Professionals Board / BPB0064