

Construction Compliance Report

Jordan Springs Public School
SSD 9354

March 2020



Education

Document Control

Version no.	Description	Prepared by	Reviewed by	Date
1	DRAFT	Jaron Hoffenberg	Lincoln Lawler	05/03/20
2	FINAL	Jaron Hoffenberg	Lincoln Lawler	20/03/20
3	Amended to address DPIE comments	Jaron Hoffenberg	Gavin Ng	07/05/20

Contents

1	Introduction	2
1.1	Project Overview	2
1.2	Key personnel	3
1.3	Compliance period	4
1.4	Compliance status descriptors	4
2	Compliance summary	5
2.1	Non-compliances	5
2.2	Previous report actions	6
2.3	Incidents	6
2.4	Complaints	6

Tables

Table 1	Key personnel.....	3
Table 2	Compliance status descriptors	4
Table 3	Compliances Summary	5
Table 4	Non-compliances summary	5
Table 5	Complaints Register – March 2020	7

Appendices

Appendix A – Compliance report declaration form

Appendix B – Compliance table

1 Introduction

This Construction Compliance Report has been prepared by Jaron Hoffenberg, TSA Management on behalf of the NSW Department of Education (DoE) for Jordan Springs Public School (SSD 9354). 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 B35 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for information.

1.1 Project Overview

The project site is located at 14-28 Cullen Avenue, Jordan Springs on Lot 22 in DP 1194338.

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 Jordan Springs. 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 27 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 14 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 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 Lakeside Parade, 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
Foundations	50 days
Hall	127 days
Upper walkways	82 days
Services	59 days
External works (landscaping)	65 days
Commissioning and Handover	49 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
Joel Coubrough	Site Manager	Richard Crookes Construction	0413 379 134

1.3 Compliance period

This compliance report covers the Construction period between 25th September 2019 and 25th March 2020.

During this period, the following activities were undertaken:

- Implementation of the pre-commencement and construction condition requirements including consultation and management plans.
- Commencement and undertaking of construction activities.

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.

Table 3 Compliances Summary

Status	Number
Compliant	75
Non-compliant	5
Not triggered	76

2.1 Non-compliances

The follow conditions have been identified as non-compliances for this reporting period and will be closed out for compliance according to the following table:

Table 4 Non-compliances summary

Condition	Compliance Requirement	Evidence	Action for Compliance
A2	The development may only be carried out: a) in compliance with the conditions of this consent;	Other conditions of consent are non-compliant	Refer to other non-compliant conditions in this table for their respective compliance action
A22	(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (iii) all approved strategies, plans and programs required under the conditions of this consent;	- SSD 9354 - CEMP - RCC - Rev5 – 191107 - CCS - IEA - Crown Certificate	CEMP Rev5, CCS, IEA & Crown Certificate are to be posted on the Project Website
A22	(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (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;	Compiled as part of SSD 9354 - CEMP - RCC - Rev5 – 191107 To be completed during construction. Nil environmental impacts to date	Reporting to be undertaken in accordance with CEMP Rev5 that is to be made available on website

C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	SSD9354 - C35 -Independent Construction Enviro Audit Report__Rev 1	IEA Report, dated 12/11/19 to be made available on school website
B7	Prior to the commencement of construction, 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 B13 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.	Test Results, Evidence of issuance to Planning Secretary, tipping docket	A notice of noncompliance has been issued with this condition and will be submitted to the Planning Secretary along with test results and tipping docket of disposal location.
B22	Within 3 months of commencement of construction, detailed plans must be prepared in consultation with and approved by Council for the provision of the following:	Council approval of public domain	Item to close out with Non-Conformance Notice to state approval and details of issuance to council included. All public domain drawings referenced and included in S138 approval

2.2 Previous report actions

There were no previous actions required in the Pre-Construction Compliance Report.

2.3 Incidents

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



2.4 Complaints

One complaint has been noted since the last reporting period and has been closed out, refer to Complaints Register per Condition A22.

Table 5 Complaints Register – March 2020

Date of complaint	Date of response	Method of complaint	Nature of complaint	SINSW response	Complaint status	Is this complaint an emergency
19/12/2019	07/01/2020	Phone	Parking	Implementation of mitigation strategies and measures to assist.	Closed	No

Appendix A -Compliance Report Declaration Form

Project Name	Jordan Springs Public School
Application Number	SSD 9354
Description of Project	Delivery of a new public school in Jordan Springs.
Project Address	14-28 Cullen Avenue, Jordan Springs
Proponent	Department of Education
Title of Compliance Report	SSD 9354 – B35 – Compliance – CC Report – SINSW – 200320
Date	23 rd March 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	PROJECT DIRECTOR
Company	School Infrastructure NSW
Company Address	Level 8, 259 George Street, Sydney 2000
Endorsed: Executive Director, Projects NSW Department of Education	David Tonge
Signature	

Appendix B - Compliance table

A compliance table has been prepared which identifies the compliance requirements from the SSD 9354 development consent and the associated monitoring methodology and evidence of compliance.

Unique ID	Compliance Requirement	Stage	Phase	Status	Evidence	Comments
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.	1&2	Throughout	Compliant		No incidents or complaints of environmental harm received during this reporting period.
Terms of Consent						
	The development may only be carried out:	1&2		Compliant		
	a) in accordance with the conditions of this consent;			Non-compliant	Other conditions of consent are non-compliant	
	b) in accordance with all written directions of the Planning Secretary;					
	c) generally in accordance with the EIS and Responses to Submissions;					
	d) in accordance with the approved plans in the table below:					
	SSA: 180646 JS-AR-2000 180646 JS-AR-1112 180646 JS-AR-2001 180646 JS-AR-2024 180646 JS-AR-3050 180646 JS-AR-2002 180646 JS-AR-2030 180646 JS-AR-3051 180646 JS-AR-2003 180646 JS-AR-2031 180646 JS-AR-3052 180646 JS-AR-2004 180646 JS-AR-2032 180646 JS-AR-3053 180646 JS-AR-2011 180646 JS-AR-2032 180646 JS-AR-3100 180646 JS-AR-2012 180646 JS-AR-2033 180646 JS-AR-3101 180646 JS-AR-2013 180646 JS-AR-2034 180646 JS-AR-3102 180646 JS-AR-2014 180646 JS-AR-3000 180646 JS-AR-3103 180646 JS-AR-2020 180646 JS-AR-3001 180646 JS-AR-3104 180646 JS-AR-2021 180646 JS-AR-3002 180646 JS-AR-1100 180646 JS-AR-2022 180646 JS-AR-3003 180646 JS-AR-1110 180646 JS-AR-2023 180646 JS-AR-3004 180646 JS-AR-1111		Throughout	Compliant	No non-compliances with conditions of consent, EIS/RTS, or approved plans noted during this reporting period.	
	Landscape: L-1000 L-1002 L-1003					
	Civil: 182535 DAC02.01 182535 DAC04.21 182535 DAC03.01 182535 DAC04.22 182535 DAC04.01 182535 DAC04.23	1&2		Not Triggerred		
	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:					
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and		Throughout	Not triggered		No written directions received.
	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.					
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	1&2	Throughout	Not Triggerred		No inconsistencies, ambiguity or conflict during this reporting period.
Limits of Consent						
A5	This consent lapses five years after the date of consent unless the works associated with the development have substantially commenced.	1&2	Throughout	Compliant	PLAN AUTH - 190911 - Jordan Springs - SSD 9354 - B1 - Notification - Cover Letter Submitted to DPIE on 9/9/19	Works commenced within 5 years from the date of consent.
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.	1&2	Throughout	Compliant		No non-compliances with prescribed conditions during this reporting period.
Planning Secretary as Mediator						
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	1&2	Throughout	Not Triggerred		No disputes during this reporting period.
Evidence of Consultation						
	Where conditions of this consent require consultation with an identified party, the Applicant must:	1&2		Compliant		
	(a) consult with the relevant party prior to submitting the subject document for information; and					
	(b) provide details of the consultation undertaken including:		Throughout	Compliant		All conditions in this consent requiring consultation have been complied with.
	(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.					
	(b) provide details of the consultation undertaken including:					
	(i) the outcome of that consultation, matters resolved and unresolved; and					
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.					
Staging						
A9	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted for the approval of the Planning Secretary no later than two weeks before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	1	Pre-construction	Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Submitted to DPIE on 9/9/19, pending approval	
	A Staging Report prepared in accordance with condition A9 must:	1		Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Section 2, Staging, p 7	
	(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;		Pre-construction	Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Section 2, Staging, p 7	
	(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);			Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Appendix A, pp9-31	
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and			Compliant	Not applicable - See section 4, Management of Cumulative Impacts for details.	
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			Compliant		
A11	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	1&2	Throughout	Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2	Development has been undertaken in accordance with staging report
A12	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that	1&2	Throughout	Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2	Development has been undertaken in accordance with staging report
Staging, Combining and Updating Strategies, Plans or Programs						
	With the approval of the Planning Secretary, the Applicant may:	1&2		Not triggered		Strategy, plan or program not staged.
	(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, program or architectural/design plans applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);		Throughout	Not triggered		Strategy, plan or program not staged.
	(b) combine any strategy, plan, program or drawing required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			Not triggered		Strategy, plan or program not staged.
	(c) update any strategy, plan, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			Not triggered		Strategy, plan or program not staged.
A14	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.	1&2	Throughout	Not triggered		Strategy, plan or program not staged.
A15	If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	1&2	Throughout	Not triggered		Strategy, plan or program not staged.
Structural Adequacy						
A16	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: - Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	1&2	Construction	Compliant	SSD 9354 - S182535-01 - SL01-00 - JSPS Structural Design Certificate Page 6, Section 6.26 Crown Certificate - Remaining Building Works SSD 9354 - Cert Form Building A SSD 9354 - Cert Form Building B1 SSD 9354 - Cert Form Building B2 SSD 9354 - Cert Form Building C NOTE: Building B3 is not included in Stage 1 Construction	Structural and Crown Certificate confirms compliance with this condition.
External Walls and Cladding						
A17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	1&2	Construction	Compliant	SSD 9354 - B4 - External Walls - Design Statement - Modscape - 190117 SSD 9354 - B4 - External Walls - PCA acceptance 19/9/19	Design statement verifies compliance with this condition.
Windows						
A18	Windows on the northern elevation of Building B3 must be opaque, or translucent to maintain the privacy of residential land uses to the south.	2	Construction	Not triggered		B3 is only applicable to Stage 2 construction.
Applicability of Guidelines						
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	1&2	Throughout	Compliant		All Standards, guidelines, protocols are consistent with date of consent.
A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	1&2	Throughout	Not triggered		No such directions received from the Secretary.
Monitoring and Environmental Audits						
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	1&2	Throughout	Compliant		All conditions requiring monitoring and auditing have been complied with.
Access to Information						
	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:	1&2				
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:			Compliant	https://www.schoolinfrastructure.nsw.gov.au/projects/jordan-springs-new-primary-school.html	
	(i) the documents referred to in condition A2 of this consent;			Compliant	Approved Plans	
	(ii) all current statutory approvals for the development;			Compliant	Development Consent	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;			Non-compliant	SSD 9354 - CEMP - RCC - Rev5 - 191107 SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - 190918	Some documents such as IEA, RTS, EIS, CCS are not online
	(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	Non-compliant	Complied as part of SSD 9354 - CEMP - RCC - Rev5 - 191107 NI 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;			Compliant	SSD 9354 - B34 - Compliance - PCC Report - SINSW is available on website SSD 9354 - B34 - Compliance - CC Report - SINSW - to be uploaded following submission to DPIE Project update - February 2020	
	(vi) a summary of the current stage and progress of the development;			Compliant	Contact Us	
	(vii) contact details to enquire about the development or to make a complaint;			Compliant	Complaints Register - March 2020	
	(viii) a complaint register, updated monthly;			Compliant	SSD9354 - C35 - 191112 - Independent Construction Enviro Audit Report_Rev 1	
	(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;			Compliant		
	(x) any other matter required by the Planning Secretary; and					
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.					
Compliance						

A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	1&2	Throughout	Compliant	Induction presentation includes and highlights compliance with CEMP and conditions SSD 9354 - A23 - Induction presentation photo 1 SSD 9354 - A23 - Induction presentation photo 2	
Incident Notification, Reporting and Response						
A24	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.	1&2	Throughout	Not triggered		There are no incidents reported during this reporting period.
A25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	1&2	Throughout	Not triggered		
Non-Compliance Notification						
A26	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.	1&2	Throughout	Not triggered		There are no incidents reported during this reporting period.
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be undertaken to address the non-compliance.	1&2	Throughout	Not triggered		There are no incidents reported during this reporting period.
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	1&2	Throughout	Not triggered		There are no incidents reported during this reporting period.
Revision of Strategies, Plans and Programs						
A29	Within three months of: (a) the submission of a compliance report under condition B34; (b) the submission of an incident report under condition A24; (c) the submission of an Independent Audit under condition C26; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.	1&2	Throughout	Compliant	CEMP - RCC - V5 - 191107 SSD 9354 - A29 - notification of revision - EMAIL	Revision as a consequence of the recommendations following the Independent Environmental Audit - 191112 Report Date - refer C&T
A30	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	1&2	Throughout	Not triggered		No revisions required during this reporting period.
Part B - Prior to Commencement of Construction						
Notification of commencement						
B1	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.	1&2	Pre-construction	Compliant	PLAN AUTH - 190911 - Jordan Springs - SSD 9354 - B1 - Notification - Cover Letter Submitted to DPIE on 16/9/19	
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1&2	Pre-construction	Not triggered	Submitted to DPIE 19/9/20	
Certified drawings						
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	1	Pre-construction	Compliant	SSD 9354 - B3 - Certified Drawings - PCA approval SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-A - 190328 SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-B1 - 190328 SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-B2 - 190328 SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-C - 190328 SSD 9354 - B3 - Certified Drawings - Stamped Structural Dwg - Northrop - 190819 SSD 9354 - B3 - Certified Drawings - Stamped Dwg - Modscape - 190830	
External walls & cladding						
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority 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 Certifying Authority to the Planning Secretary within seven	1&2	Pre-construction	Compliant	SSD 9354 - B4 - External Walls - Design Statement - Modscape - 190117 SSD 9354 - B4 - External Walls - PCA acceptance - 190619 PLAN AUTH - 190909 - Jordan Springs - SSD 9354 - B4 - Cover Letter, submitted to DPIE on 20/6/19	Submitted to DPIE within 7 days of PCA acceptance.
Protection of public infrastructure						
B5	Prior to the commencement of construction, 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; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council for information.	1&2	Pre-construction	Compliant	SSD 9354 - B5(a) - RCC Consultation Letter_NBN SSD 9354 - B5(a) - RCC Consultation Letter_SW SSD 9354 - B5(a) - RCC Consultation Letter_EE SSD 9354 - B5(a) - RCC Consultation Letter_Jemena SSD 9354 - B5 - Public Infrastructure - Dilap Report - Tyrells - 190131 SSD - 9354 - B5 - Public Infrastructure - CA email SSD - 9354 - B5 - Public Infrastructure - PCC email PLAN AUTH - 190909 - Jordan Springs - SSD 9354 - B5 - Cover Letter Submitted to DPIE on 16/9/19	
Pre-Construction Dilapidation Report						
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifying Authority. 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.	1&2	Pre-construction	Compliant	PLAN AUTH - 190909 - Jordan Springs 2009 9354 - B6 - Cover letter SSD 9354 - B6 - Dilapidation Report - Email to PCA SSD 9354 - B6 - Dilapidation Report - Unsuccessful Access SSD 9354 - B6 - Dilapidation Report - 119949 - Tyrells - 190902 SSD 9354 - B6 - Dilapidation Report - 119951 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119952 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119954 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119955 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119956 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119957 - Tyrells - 190830	
Unexpected Contamination Procedure						
B7	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B13 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.	1	Pre-construction	Non-compliant	SSD 9354 - B7 - Unexpected Finds - Protocol - WSP - RevA - 190823 SSD 9354 - B7 - Special Waste Classification Test - PS114979-CLM-LTR-001_SP10 RevB	A notice of noncompliance has been issued with this condition, will be submitted to DPIE along with test results and tipping dockets of disposal location for special waste removed 11/2/20.
Community communication strategy						
B8	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. (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: (i) through which the responsible person 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 traffic or contamination.	1	Pre-construction	Compliant	PLAN AUTH - 190909 - Jordan Springs - SSD 9354 - B8 - Cover Letter 9354 - B8 - Community Comms Strategy - CCS - SINSW - FINAL - 190911 Submitted to DPIE on 16/9/19 Section 5, Stakeholders, p11 Section 6.1, General community input, p12 and Table 3, School Infrastructure NSW Communication Tools, pp13-16 Section 6.1, General Community Input, p14 and Table 3, School Infrastructure NSW Communication Tools, pp13-16 Section 8.5, Enquiries and complaints management, p20 Section 8.5.1, Disputes involving compensation and rectification, p22	
Ecologically sustainable development						
B9	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 Certifying Authority; or (b) seeking approval from the Planning Secretary for an alternative certification process.	1	Pre-construction	Compliant	PLAN AUTH - 190916 - JSPS - SSD 9354 - B9a - ESD - Alternative Pathway Request to defer registration pending approval of the Alternative Pathway submitted to DPIE on 17/08/19 and accepted 19/9/20	
Access for people with disabilities						
B10	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	1	Pre-construction	Compliant	SSD 9354 - B10 - Access - Design Statement [A] - access - 190830 Re_SSD 9354 - B10 - Jordan Spring Public School - PCA acceptance - 190919	
Outdoor lighting						
B11	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority 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 PJ) lighting - Performance and design requirements and AS 4282-2019 Control of the obtrusive	1	Pre-construction	Compliant	SSD 9354 - B11 - Outdoor Lighting - Design Statement - Meinhardt - 190717 SSD 9354 - B11 - Outdoor Lighting - PCA approval - 190919	
Environmental Management Plan Requirements						
B12	Management plans required under this consent must be prepared in accordance with relevant guidelines and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or issue conditions); (ii) any relevant limits or performance measures and criteria; and (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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (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 far as is possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (iv) a program for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular circumstances.	1	Pre-construction	Not triggered	SSD 9354 - B15 - Condition Satisfaction Table SSD 9354 - B16 - Condition Satisfaction Table SSD 9354 - B17 - Condition Satisfaction Table SSD 9354 - B18 - Condition Satisfaction Table SSD 9354 - B19 - Condition Satisfaction Table	
Construction environmental management plan						
B13	Prior to the commencement of construction, 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: (a) Details of: (i) types of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting if compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (c) Construction Noise and Vibration Management Sub-Plan (see condition B16).	1	Pre-construction	Compliant	SSD 9354 - B13 - CEMP - RCC - Rev3 - 190917 SSD 9354 - B13 - CEMP - PCA approval PLAN AUTH - 190911 - JSPS - SSD 9354 - B14 - Cover Letter, submitted to DPIE 19/9/20 SSD3954 - B13 - Jordan Springs Public School - CEMP - Council email Section 1.2, Hours of Work, p6 Section 1.3, 24 hour Contact Details, p6 Section 7, Management of Dust and Odour, p21 Section 9, Stormwater Control, p25 Section 10, Measures of Sediment Control, p28 Section 16, External Lighting, p40, and Appendix C Section 17.2, Community Consultation and Complaints Handling, p41 Appendix F - Construction Traffic and Pedestrian Management Sub-Plan Appendix G - Construction Noise & Vibration Management Sub-Plan	

	(g) Construction Waste Management Sub-Plan (see condition B17)			Compliant	Appendix H - Construction Waste Management Sub-Plan	
	(e) Construction Soil and Water Management Sub-Plan (see condition B18)			Compliant	Appendix J - Construction Soil & Water Management Sub-Plan	
	(f) Flood Emergency Response (see condition B19)			Compliant	Appendix K - Unexpected Finds Protocol for Contamination	
	(g) an unexpected finds protocol for contamination and associated communications procedure			Compliant	Appendix L - Unexpected Finds Protocol for Aboriginal & Non-Aboriginal Heritage	
	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and			Compliant	Appendix M - Waste Classification and Validation	
	(i) 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.			Compliant	SSD 9354 - B14 - PCA approval PLAN_AUTH - 190911 - JSPS - SSD 9354 - B14 - Cover Letter - submitted to DPIE 190920	CEMP prepared by Richard Crookes Construction Submitted to DPIE on 20/9/19 Confirmation of submission received from DPIE on 20/9/19 Submitted to Certifier on 19/9/19 Confirmation of submission received from Certifier on 19/9/19
B14	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.	1	Pre-construction	Compliant		
	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMPSP) must address, but not be limited to, the following:			Compliant	SSD 9354 - B15 - CTPMPSP - Jims Traffic - v2 - 190913	
	(a) be prepared by a suitably qualified and experienced person(s);			Compliant	Council Consultation, p18	
	(b) be prepared in consultation with Council;			Compliant	Environmental, p16	
	(c) state the measures must 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;			Compliant	Egress, pp6-12	
	(d) detail heavy vehicle routes, access and parking arrangements;			Compliant	Drivers' Code of Conduct, p15	
	(e) minimise the impacts of earthworks and construction on the local and regional road network;			Compliant	Drivers' Code of Conduct, p15	
	(f) minimise conflicts with other road users;			Compliant	Drivers' Code of Conduct, p15	
	(g) minimise road traffic noise; and			Compliant	Access/Egress of Vehicles, pp5-12	
	(h) ensure truck drivers use specified routes;			Compliant	TCF Monitoring and Reporting, p18	
	(i) include a program to monitor the effectiveness of these measures; and			Compliant	Disruption to neighbours, p15	
	(j) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.			Compliant	SSD 9354 - B16 - CEMP - CNVMSF - Acoustic Log - 03 - 190909 CV 08 2019	
B15	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	1	Pre-construction	Compliant	Section 9, Site Specific Ameliorative Measures, p19 Section 10, Control of Construction Noise and Vibration Generally, p20 Section 11, Noise and Vibration Control Measures, p21	
	(a) be prepared by a suitably qualified and experienced noise expert;			Compliant	Section 8.2 Piling and Hydraulic Hammering - Noise and Vibration Assessment, p18	
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (pNCC, 2009);			Compliant	Section 10, Control of Construction Noise and Vibration Generally, p20	
	(c) describe the measures to be implemented to manage high noise generating works such as taking, in close proximity to sensitive receivers;			Compliant	Section 12.5, Community Consultation Prior to Commencement and Ongoing, p24 SSD 9354 - B16 - Construction Noise - Consultation Template	
	(d) include strategies that have been developed with the community for managing high noise generating works;			Compliant	Section 12, Community Interaction and Complaints Handling, p22	
	(e) describe the community consultation undertaken to develop the strategies in condition B6;			Compliant	Section 12, Community Interaction and Complaints Handling, p22	
	(f) include a complaints management system that would be implemented for the duration of the construction; and			Compliant	Phase 3: Construction, p8	
	(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 B12(a);			Compliant	Phase 2: Excavation, p7	
	The Construction Waste Management Sub-Plan (CWMSF) must address, but not be limited to, the following:			Compliant	SSD 9354 - B18 - CSWMP - Northrop - 5 - 190613	
	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;			Compliant	Appendix E, CV, p14 Appendix D, Council Consultation, p15	
	(b) removal of hazardous materials, particularly the method of containment and control of erosion of flows to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines; and			Compliant	Section 2.2, Sediment and Erosion Control Measures, p5 - to be read in conjunction with civil engineering plans	
	(c) 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;			Compliant	Appendix C, Wet Weather Management Plan	
	(d) detail all off-site flows from the Site; and			Compliant	Appendix A, Soil and Water Management Plans, p10	
	(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, 1 in 5 year ARI and 1 in 100 year ARI;			Compliant	Northrop Commentary, p8	
B16	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	1	Pre-construction	Compliant	SSD 9354 - B19 - FERSP - Molino Stewart - Sept 2019	
	(a) be prepared by a suitably qualified and experienced person(s);			Compliant	Document Approval, p3	
	(b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);			Compliant	Section 2, p5	
	(c) include details of:			Compliant	Section 4, p7	
	(i) the flood emergency responses for both construction and operation phases of the development;			Compliant	Section 2, p5	
	(ii) predicted flood levels;			Compliant	Section 3, p6	
	(iii) flood warning time and flood notification;			Compliant	Section 4, p7	
	(iv) assembly points and evacuation routes;			Compliant	Section 4, p7	
	(v) evacuation and refuge protocols; and			Compliant	Section 4, p7	
	(vi) awareness training for employees and contractors, and students.			Compliant	Section 4, p7	
B17	Construction parking					
	Prior to the commencement of construction, 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.	1&2	Pre-construction	Compliant	SSD 9354 - B20 - Construction Parking - JSAR-1100 - R1 - Group GSA - 190530	
B18	Roads and Pedestrian Infrastructure					
	Prior to the commencement of construction, a section 138 Roads Act 1993 application, including payment of application and inspection fees together with any applicable bonds, must be lodged and approved by Penrith City Council (being the Roads Authority for any works required in a public road). These works may include but are not limited to the following works in Cullen Avenue and Lakeside Parade:	1	Pre-construction	Compliant		
	(a) vehicular crossings (including kerb reinstatement of redundant vehicular crossings);			Not triggered	Not required - installed per Early Works Development Application with Penrith Council.	
	(b) concrete footpaths and/or cycleways;			Not triggered	Not required as part of the development.	
	(c) road opening for utilities and stormwater (including stormwater connection to Council roads and other Council owned drainage);			Not triggered	Not required - installed per Early Works Development Application with Penrith Council.	
	(d) road occupancy or road closures;			Not triggered	To be provided in the instance road occupancy or closures are required.	
	(e) placement of hoardings, structures, containers, waste skips, signs etc. in the road reserve; and			Not triggered	Not required - all hoarding and structures are contained within the site.	
	(f) temporary construction access.			Not triggered	Not required - installed per Early Works Development Application with Penrith Council.	
	Note: Engineering plans must be prepared in accordance with the development consent, Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works, Austroads Guidelines, and best engineering practice and a copy provided to Council.					
	All works must be carried out in accordance with the Roads Act 1993 approval, the development consent, including the stamped approved plans, and Council's specifications, guidelines and standards.					
	Within 3 months of commencement of construction, detailed plans must be prepared in consultation with and approved by Council for the provision of the following:	1&2	Pre-construction	Non-compliant	SSD 9354 - B22 - S138 Roads Act Approval - Public Domain Package SSD 9354 - S138 Council confirmation of submission	Evidence of submission to Council Evidence of approval by Council - 10 March 2020 S138 approved Public Domain Package
	(a) pick-up/drop-off zone in Cullen Avenue;			Compliant	BJ373-01	
	(b) raised pedestrian 'Children's Crossing' platform in Cullen Avenue;			Compliant	C102.02	
	(c) a raised pedestrian crossing, with associated street lighting complying with AS 1158 and Council Street Lighting Policy;			Compliant	C104.02 C111.02 C112.02	
	(d) school 'Bus Zone' signage with boarding points and bus shelters for two buses complying with Disability Discrimination Act and Council requirements;			Compliant	C111.01 C111.02	
	(e) 'Pick and Drop' drop-off/parking zone signage;			Compliant	C111.01 C111.02	
	(f) short term parking signage; and			Compliant	C111.01 C111.02 C111.03	
	(g) any other traffic and parking restrictions in the public roads or car parks.			Compliant		
B19	Prior to the commencement of construction, an Infrastructure Restoration Bond must be lodged with Council for development involving works around Council's Public Infrastructure Assets. The bond must be lodged with Council prior to commencement of any works on site. The bond and applicable fees are in accordance with Council's adopted Fees and Charges. An application form together with an information sheet and conditions are available on Council's website. Contact Council's City Works Department on 4732 7777 or visit Council's website for more information.	1&2	Pre-construction	Compliant	SSD9354 - B23 - Infrastructure Bond SSD9354 - B23 - RCC Confirmation of Infrastructure Bond	
B20	Prior to the issue of a Roads Act Approval, a Performance Bond is to be lodged with Council for any construction works within the road reserve areas of Cullen Avenue and Lakeside Parade. The value of the bond shall be determined in accordance with Council's adopted Fees and Charges. Note: Contact Council's Development Engineering Department on 4732 7777 for further information relating to bond	1	Construction	Compliant	SSD 9354 - B24 - Performance Bond Receipt	
B21	Site Contamination					
	Prior to the commencement of construction, a site auditor accredited under the Contaminated Land Management Act 1997 must be engaged to:	1	Pre-construction	Compliant	SSD 9354 - B25 - Site Contamination - Zoic Engagement - RCC - 190911	
	(a) review the adequacy of the site investigations, Unexpected Finds Protocol, any remedial works and LIXO Unexpected Finds Protocol;			Compliant	SSD 9354 - B25 - Site Contamination - Zoic Engagement - RCC - 190911	
	(b) review all Unexpected Finds Protocol (UFP) related assessments and management plans;			Compliant	19176 SAR KJL218 17Mar20 19176 SAS KJL218 17Mar20	Site Audit Report & Statement
	(c) provide an updated Section 4 site audit statement (SAS) and accompanying site audit report (SAR) with the results of the audit for the proposed development; and		Construction	Compliant	19176 SAR KJL218 17Mar20 19176 SAS KJL218 17Mar20	Site Audit Report & Statement
	(d) ensure that the updated site audit statement referred to in paragraph (c) above clearly details the results of the audit for the proposed development;			Compliant	19176 SAR KJL218 17Mar20 19176 SAS KJL218 17Mar20	Site Audit Report & Statement
B22	The Applicant must implement site auditor recommendations and requirements.	1	Pre-construction	Compliant		
B23	Stormwater management system					
	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	1	Pre-construction	Compliant	SSD9354 - B27 - Stormwater - Design Certificate - Northrop - 190831 Re - SSD 9354 - B27 - Jordan Spring Public School - PCA acceptance email	Submitted to Certifier on 10/9/19 Confirmation of acceptance received from Certifier on 19/9/19
	(a) be designed by a suitably qualified and experienced person(s);			Compliant	CV, page 2	
	(b) be generally in accordance with the conceptual design in the EIS;			Compliant	SSD9354 - B27 - Stormwater - Design Certificate - Northrop - 190831	
	(c) be in accordance with applicable Australian Standards;			Compliant	SSD9354 - B27 - Stormwater - Design Certificate - Northrop - 190831	
	(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Conceptual Workbook (EPA, 1992) guidelines.			Compliant	SSD9354 - B27 - Stormwater - Design Certificate - Northrop - 190831	
B24	Operational Waste Storage and Processing					
	Prior to the commencement of construction, 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, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifying Authority.	1	Pre-construction	Compliant	Waste collection will be undertaken by a third party. Therefore, this condition requires the design to be in accordance with Council standards and provided to the Certifying Authority. SSD 9354 - B28 - Operational Waste - Design Statement - GSA - 190918 SSD 9354 - B28 - Operational Waste - Design Statement - PCA email - 190918	
B25	Operational Noise - Design of Mechanical Plant and Equipment					
	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Environmental Noise Assessment prepared by Acoustic Logic dated 24 May 2019, into the detailed design drawings. The Certifying Authority must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment prepared by Acoustic Logic dated 24 May 2019.	1&2	Construction	Compliant	SSD 9354 - B29 - Operation Noise - Compliance Certificate SSD 9354 - B29 - Operation Noise - PCA	

Rainwater Harvesting						
830	Prior to the commencement of construction unless otherwise agreed to by the Planning Secretary, the Applicant must ensure that a rainwater reuse harvesting system for the development is prepared for the site. A rainwater reuse plan must be prepared and certified by the Planning Secretary.	1	Pre-construction	Compliant	SSD 9354 - B29 - Rainwater - Design Statement - Meinhardt - 190829	
Operational Access						
831	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle required to access the site.	1	Pre-construction	Compliant	SSD 9354 - B30 - Operational Access - Penwith Council Minutes SSD 9354 - B30 - Operational Access - Sweep Paths SSD 9354 - B31 - Design Cert	Operational access, swept paths and design conditions matters considered during presentation of SSD conditions to Council on 5/9/19 - refer Condition B31, page 2
Operational Car Parking and Service Vehicle Layout						
	Within three months of the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority:	1&2		Compliant	SSD 9354 - B32 - Operational Carpark and Access design compliance SSD 9354 - B32 - Operational Carparking & Service layout - PCA	
832	(a) all construction vehicles must enter and leave the Site in a forward direction. (b) a minimum of 65 on-site carparking spaces including two accessible spaces for use during operation of the development and designed in accordance with the latest versions of AS2890.1 and AS2890.6. (c) the sweep path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvring through the Site, must be in accordance with AS2890.2, and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.		Construction	Compliant	SSD 9354 - B32 - Operational Carpark and Access design compliance SSD 9354 - B32 - Road Safety Audit 190919	
				Compliant	SSD 9354 - B32 - Operational Carpark and Access design compliance SSD 9354 - B32 - Road Safety Audit 190919	
				Compliant	SSD 9354 - B32 - Operational Carpark and Access design compliance	
Public Domain						
833	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the satisfaction of the Certifying Authority.		Pre-construction	Not triggered	FW Public School Jordan Springs - Council LTCCouncil (NB: REVIEW IN PROGRESS) SSD 9354 - B33 - Public Domain Design Package SSD 9354 - B22 - S138 Roads Act Approval - Public Domain Package	
Compliance Reporting						
834	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 Certifying Authority.	1&2	Pre-construction	Compliant	SSD 9354 - B34 - Compliance Monitoring Program - TSA - v2 - 190916 PLAN_AUTH - 190909 - Jordan Springs - SSD 9354 - B34 - Cover Letter SSD9354 - B34 - Compliance Program - PCA email - 190919	Compliance monitoring program submitted to DPIE on 9/9/19 - refer PLAN_AUTH - 190909 - Jordan Springs - SSD 9354 - B34 - Cover Letter. Confirmation from DPIE of submission 19/9/19. Certifier acceptance on 19/9/19. Submitted to Certifier on 9/9/19. Identified 10 days prior to assessment period.
835	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 Certifying Authority in accordance with the following:	1&2	Throughout	Compliant	https://www.schoolsforarchitecture.nsw.gov.au/projects/jordan-springs-new-primary-school.html	Email dated 14/10/19 to Planning for notification
836	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	1&3	Throughout	Not triggered		Development is not operational
Part C - During Construction						
Site Notice						
	A site notice 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, Certifying Authority and Structural Engineer is to satisfy the following requirements:	1&2		Compliant	SSD 9354 - C1 - Site notice - photograph	
C1	(a) 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; (b) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (c) the approved hours of work, the name of the site's 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; (d) 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	Compliant	SSD 9354 - C1 - Site notice - photograph SSD 9354 - C1 - Site notice - photograph SSD 9354 - C1 - Site notice - photograph SSD 9354 - C1 - Site notice - photograph	
				Compliant	SSD 9354 - C1 - Site notice - photograph	
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.	1&2	Construction	Compliant	SSD 9354 - C2 - Operation of Plant & Equipment photograph SSD 9354 - C2 - Plant & Equipment Induction Checklist	
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 5pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	1&2	Construction	Compliant	SSD 9354 - C3 - Site notice - photograph SSD 9354 - C3 - Site notice - photograph	
	Construction activities may be undertaken outside of the hours in condition C3 if required:	1&2				
C4	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are essential at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.		Construction	Compliant	SSD 9354 - C4 - Module Permis SSD 9354 - C4 - Council acceptance for modules delivery Re: SSPS - CEMP PCA review	No emergency out of hours works required.
				Not triggered		No additional out of hours works required.
				Not triggered		No variations requested during this reporting period.
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.	1&2	Construction	Not triggered		No such activities undertaken during this reporting period.
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; and (c) 9am to 12pm, Saturday.	1&2	Construction	Not triggered		No such activities undertaken during this reporting period.
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).	1&2	Construction	Compliant	SSD 9354 - B13 - CEMP - RCC - Rev5 Re: SSPS - CEMP PCA review	PCA approval
Construction Traffic						
C8	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street and zone, and vehicles must enter the site before 6am.	1&2	Construction	Compliant	Contained wholly on site - refer SSD Condition B28 SSD 9354 - C8 - Load contained wholly on site - photograph	Photograph indicates load contained wholly on site and no complaints
Hoardings 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 (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the site within the construction area within 48 hours of its application.	1&2	Construction	Compliant	SSD 9354 - C9 - photograph SSD 9354 - C9 - photograph	Photograph indicates no advertising or graffiti on hoarding Photograph indicates no advertising or graffiti on hoarding
No Obstruction of Public Way						
C10	The public way (outside of any approved construction work zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	1&2	Construction	Compliant	SSD 9354 - C10 - unobstructed public ways - photograph	Photograph indicates no obstruction of public way and no complaints received during this reporting period regarding obstruction of public way.
Construction Noise Limits						
C11	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.	1&2	Construction	Compliant	In compliance with SSD Condition B16 - Construction Noise and Vibration Sub-Plan No complaints received	
C12	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.	1&2	Construction	Compliant	No evidence of trucks arriving outside of agreed and prescribed construction hours beyond those under public authority - refer to SSD condition C4). No complaints received.	
C13	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quakers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	1&2	Construction	Compliant	In compliance with SSD Condition B16 - Construction Noise and Vibration Sub-Plan No complaints received regarding noise of construction vehicles.	
C14	Any noise generated during construction of the development must not be the offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits.	1&2	Construction	Compliant	In compliance with SSD Condition B16 - Construction Noise and Vibration Sub-Plan No complaints received regarding offensive noise.	
C15	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly disruptive or intrusive to noise sensitive receivers. These activities are to be carried out after 8am only and over continuous periods not exceeding three hours (with at least a one hour respite every three hours).	1&2	Construction	Not triggered		No such activities undertaken during this reporting period. Acoustic fencing has been taken down to allow progression of site works. The respite period between 1200-1300 is still being implemented for any machinery over 5 tonne. No complaints have been identified as being received from local residents for any perceived
Vibration Criteria						
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1998); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	1&2	Construction	Compliant	No complaints received during this reporting period regarding vibration. No complaints received during this reporting period regarding vibration.	
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	1&2	Construction	Not triggered	No vibratory compactors used within 30 metres of residential	
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of the development.	1&2	Construction	Compliant	Noise limits applicable. No complaints received regarding noise.	
Tree Protection						
	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; and (c) 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.	1&2		Not triggered		No street trees trimmed or removed.
C19			Construction	Not triggered		No street trees affected around site.
				Not triggered		No street trees affected around site. No protective barriers for street trees required.
Air Quality						
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	1&2	Construction	Compliant	SSD 9354 - B13 - CEMP - RCC - Rev5 SSD 9354 - C20 - truck and dog contained wholly - photo No complaints received during reporting period regarding dust	
	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	1&2	Construction	Compliant	In compliance with CEMP. With no complaints received SSD 9354 - C20 - truck and dog contained wholly - photo SSD 9354 - C21 - Wheel Washing - photo 1 SSD 9354 - C21 - Wheel Washing - photo 2 SSD 9354 - C21 - Wheel Washing - photo 1 SSD 9354 - C21 - Wheel Washing - photo 2	
Erosion and Sediment Control						
C22	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.	1&2	Construction	Compliant	Appendix 1 - B16 - Construction Soil & Water Management Sub-Plan, Section 2.2 SSD 9354 - B13 - CEMP - RCC - Rev5 - Section 10, Measures of Sediment Control, p28 SSD 9354 - C22 - Photograph	Road base used to stabilise exposed site to stabilise land. Photographic evidence
Imported Soil						
C23	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Planning Secretary and Certifying Authority upon request.	1&2	Construction	Compliant	SSD 9354 - C23 - Landscape Solutions - Letter re Native Mix 05.12.19 SSD 9354 - C23 - SE - Native Mix Low P - 020317	Records are available
Disposal of Sewage and Stormwater						
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	1&2	Construction	Compliant	SSD 9354 - C24 - Stormwater tank Refer SSD Condition B27 - Stormwater Management System SSD 9354 - B13 - CEMP - RCC - Rev5 - Section 10	

Unexpected Finds Protocol - Aboriginal Heritage					
C25	The Applicant must prepare and implement an Aboriginal Heritage Management Plan (AHMP) to reduce the risk of impacting Aboriginal heritage and to provide guidance on the appropriate protocol to follow if unanticipated Aboriginal Artefacts are found. The AHMP must include but not be limited to the following: (a) be prepared by a suitably qualified person whose appointment has been endorsed by the (b) be prepared in consultation with registered Aboriginal parties, and (c) include a description of the measures that would be implemented for (d) a contingency plan and reporting protocol if previously unidentified Aboriginal artefacts are found or Aboriginal skeletal material is discovered, (e) ensuring workers on-site receive suitable heritage inductions prior to carrying out any development and that suitable records are kept of these inductions, and (f) ongoing consultation with registered Aboriginal parties during the implementation of the plan.	1&2	Construction	Compliant	SSD 9354 - C25 - Unexpected Finds - AHMP - Biosis- Final - 190816 19.08.19 C25 (a) Appointment of AHMP Consultant Signed Letter SSD 9354
				Compliant	Page 9, Section 3, SSD 9354 - C25 - Unexpected Finds - AHMP - Biosis- Final - 190816
				Compliant	Section 6, SSD 9354 - C25 - Unexpected Finds - AHMP - Biosis- Final - 190816
				Compliant	Section 6.2.3, SSD 9354 - C25 - Unexpected Finds - AHMP - Biosis- Final - 190816
				Compliant	SSD 9354 - C25 - Unexpected Finds - AHMP Induction Confirmation SSD 9354 - C25 - Inductions Photograph
C26	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 to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage) (EESG) 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 EESG to develop and implement management strategies for all objects. Works shall only recommence with the written approval of EESG.	1&2	Construction	Not triggered	No Aboriginal heritage unexpected finds encountered during reporting period.
Unexpected Finds Protocol - Historic Heritage					
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.	1&2	Construction	Not triggered	No heritage unexpected finds encountered during reporting period.
Site Contamination					
C28	The Unexploded Ordnance Management Protocol must be reviewed by a site auditor accredited under the Contaminated Land Management Act 1989 to confirm that: (a) there has been an appropriate level of site investigation in relation to unexploded ordnance, (b) the site is suitable for its proposed use.	1	Construction	Compliant	SSD 9354 - C28 - Site Auditor UOMP Approval
				Compliant	19176 SAS KIL218 17Mar20
C29	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with Condition B13 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.	1	Pre-construction	Compliant	SSD 9354 - C29 - Unexpected Finds - Protocol - WSP - RevA - 190823
Waste Storage and Processing					
C30	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 roads.	1&2	Construction	Compliant	In compliance with SSD Condition B17 - Construction Waste Management Sub-Plan SSD 9354 - C31 - Waste Classification
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1 - Classifying Waste (EPA, 2014).	1&2	Construction	Compliant	SSD 9354 - C31 - Waste Classification
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are re-used from entering any natural or artificial watercourse.	1&2	Construction	Compliant	Refer SSD condition B17 No non-compliances raised
Independent Environmental Audit					
C33	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	1	Pre-construction	Compliant	Approval for Aspect to undertake the Independent Environmental Auditor requirements was submitted to DPIE on 9/19/19. PLAN_AUTH - 190906 - JSPS - SSD 9354 - C33 - Independent Auditor - Cover Letter 18.09.19 - Jordan Springs (SSD 9354) - Assessment of Independent Auditor
C34	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. 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 eight 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.	1	Pre-construction	Compliant	PLAN AUTH - 191128 - JSPS - C35 - Independent Construction Enviro Audit - Cover Letter SSD9354 - C35 - 191112 - Independent Construction Enviro Audit Report_Rev 1
C35	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 a weeks' notice to the applicant of the date upon which the audit Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition C34 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). 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 C34 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each Independent Audit Report and response to a publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority.	1	Construction	Compliant	SSD 9354 - Confirmation from DPIE for Aspect to undertake audit
				Compliant	SSD9354 - Jordan Springs - C35 - Construction Independent Enviro Audit
C36	(a) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). 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 C34 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each Independent Audit Report and response to a publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority.	1&2	Pre-construction	Compliant	PLAN AUTH - 191111 - Jordan Springs - Response to Independent Audit
C37	(a) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). 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 C34 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each Independent Audit Report and response to a publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority.	1&2	Pre-construction	Non-compliant	PLAN AUTH - 191111 - Jordan Springs - Response to Independent Audit FW_C35_C37 - Jordan Springs IEA IEA report was not on the project website.
C38	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.	1&2	Construction	Not triggered	Response submitted to DPIE & confirmation received from DPIE on 11/11/19 Response submitted to Certifier & confirmation received from Certifier on 11/11/19 IEA Report, dated 12/11/19 to be made available on school website
C39	Development is not yet operational.				
Landscaping					
C39	Within 3 months of the commencement of construction, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) provide for the planting of 55 trees indigenous to the local area including 25 trees of intermediate mature size up to 12m and 30 larger native trees with a minimum mature size of 15m and a potential mature size of 25m; (b) native trees to be planted on site must consist of advanced and established local native tree species with a minimum tree height of 2-2.5m and/or plant container pot size of 100 (c) provide for the planting of street trees along the southern property boundary along Cullen Avenue and on the eastern side of Lakeside Parade. Species and spacing of trees are to be determined in consultation with Council; and (d) Conquest Couch, Santa Anna Couch or Nullarbor Couch must be used adjacent to the Ipswich corridor.	1&2	Operation	Compliant	SSD 9534 - C39 - Landscape Management Plan - PCA SSD 9534 - C39 - TREE PLANTING STRATEGY (Landscape Management Plan)
				Compliant	SSD 9534 - C39 - TREE PLANTING STRATEGY
				Compliant	P/W Initial Assessment Comments - S138 Approval - Jordan Springs Public School Public Domain - C104.01(17) - Lakeside Parade Public Domain - C104.02(1) - Cullen Avenue
				Compliant	SSD 9534 - C39 - TREE PLANTING STRATEGY
					Landscape Management Plan was submitted to PCA - 24/2/20 Submitted to Certifier on 24/2/20 Approval received from Certifier on 25/2/20 Council Approval of street trees along Lakeside Parade & Cullen Avenue, referred to as part of Public Domain package
Part D - Prior to Occupation or Commencement of use					
Notification of Occupation					
D1	At least one month prior to 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	1&2	Pre-operation	Not Triggered	
External Walls and Claddings					
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	1&2	Pre-operation	Not Triggered	
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	1&2	Pre-operation	Not Triggered	isaac send email go group DLA to close out. Submitted to DPIE within 7 days of PCA acceptance.
Post-construction Displacement Report					
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction displacement report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: (i) compare the post-construction displacement report with the pre-construction displacement 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 (c) to be forwarded to Council.	1&2	Pre-operation	Not Triggered	
				Not Triggered	
				Not Triggered	
				Not Triggered	
Protection of public infrastructure					
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by BS of this consent.	1&2	Pre-operation	Not Triggered	
Protection of Property					
D6	Unless the Applicant and the applicable authority agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	1&2	Pre-operation	Not Triggered	
Utilities and Services					
D7	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	1&2	Pre-operation	Not Triggered	
Road and pedestrian infrastructure					
D8	Prior to the commencement of operation, infrastructure upgrades described in Condition B21 must be completed.	1	Pre-operation	Not Triggered	
D9	Prior to commencement of operation and upon completion of the works outlined in Condition B22 or connecting to a public road, a Road Safety Audit (RSA), as per the NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Australia's Guide to Road Safety Part 6: Road Safety Audit) must be undertaken in consultation with Council for all relevant sections of road utilised for bus and private vehicle pick-up and drop-off, any traffic management facilities, signage and tree-marking. The Applicant must submit a copy of the plans to the Planning Secretary for information. The Applicant must address the findings of the RSA and the proposed measures mentioned above must incorporate any required modifications to address the findings, in consultation with Council.	1	Pre-operation	Not Triggered	RCC to provide consultation with council, RSA done, JH to issue upon completion
Maintenance Bond					
D10	Prior to the commencement of operation, a 12 month maintenance bond is to be submitted to Penrith City Council for all civil works within the road reserves at Cullen Avenue and Lakeside Parade. This bond will be refunded at the end of the 12 month defect liability period.	1	Pre-operation	Not Triggered	
Works as Executed Plans					
D11	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority and to Council.	1&2	Pre-operation	Not Triggered	northrop still to provide statement and then issued to council
Green Travel Plan					
D12	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary 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 Penrith City Council and (Sydney Metropolitan Office) Transport for NSW (TfNSW); (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;	1	Pre-operation	Not Triggered	
				Not Triggered	

	(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; and (e) 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.				Not Triggerred	
					Not Triggerred	
Operational Transport and Access Management Plan						
	Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council and Transport for NSW and submitted to the satisfaction of 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 the location of car parking spaces on site (b) the location and management of pedestrian routes and access points (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures for the drop-off and pick-up parking, including staff management/traffic controller arrangements; (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 local networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones. (h) car parking arrangements and management associated with the proposed use of school facilities by community members; (i) kerbside vehicle pick-up/drop-off management and orderly vehicle queuing (j) maintaining bus accessibility and student waiting areas. (k) safe arrival and student behaviour during pick-up/drop-off (l) safe pedestrian movements to the school entrances, minimising vehicle-pedestrian conflicts, and (m) a monitoring and review program. The plan must detail the responsibilities of various personnel executing the plan and include measures to monitor, review the performance and make improvements to the plan. This plan should be implemented as part of the ongoing operation of the redeveloped school.	1	Pre-operation	Not Triggerred		
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
School Zones						
	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Cullen Avenue and Lakeside Parade must be installed and handed over to TfNSW (RMS). Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	1	Pre-operation	Not Triggerred		
					Not Triggerred	
Mechanical Ventilation						
	Prior to the commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifying Authority, that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1925.2:2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes, and (b) any dispensation granted by Fire and Rescue NSW.	1&2	Pre-operation	Not Triggerred	request from RCC	
					Not Triggerred	
Operational Noise – Design of Mechanical Plant and Equipment						
	Prior to the commencement of operation, the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations in the Environmental Noise Assessment dated May 2019 and prepared by Acoustic Logic and all reasonable noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	1&2	Pre-operation	Not Triggerred	hook if compliant	
	The Applicant must design, install and operate the school public address/bell system to ensure use of that system does not interfere unreasonably with the comfort and repose of occupants of nearby residences.	1	Pre-operation	Not Triggerred	refer above	
Car Parking Arrangements						
	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that construction works associated with the proposed school have been completed and that the car parking facility is operational.	1	Pre-operation	Not Triggerred		
Road Damage						
	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	1&2	Pre-operation	Not Triggerred		
Fire Safety Certification						
	Prior to the final occupation, a Fire Safety Certification must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certification must be prominently displayed in the building.	1&2	Pre-operation	Not Triggerred		
Structural Inspection Certificate						
	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 Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final design drawings.	1&2	Pre-operation	Not Triggerred		
					Not Triggerred	
Compliance with Food Code						
	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority.	1	Pre-operation	Not Triggerred		
Stormwater Quality Management Plan						
	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	1	Pre-operation	Not Triggerred	refer folder	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
Rainwater Harvesting						
	Prior to the commencement of operation, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifying Authority.	1	Pre-operation	Not Triggerred	refer Isaac email	
Warm Water Systems and Cooling Systems						
	The installation, 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 Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666:2011 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.	1	Operation	Not Triggerred		
Outdoor Lighting						
	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority 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 street lighting, Australia, 2007; (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.	1&2	Operation	Not Triggerred		
					Not Triggerred	
Signage						
	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	1	Pre-operation	Not Triggerred		
	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	1	Pre-operation	Not Triggerred		
	Prior to the commencement of operation, '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.	1	Pre-operation	Not Triggerred		
Operational Waste Management Plan						
	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Planning Secretary and Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Appendix W of the EIS.	1	Pre-operation	Not Triggerred	SSD 9354 - D31 - JSPS Operational Waste Management Plan page 4	
					Not Triggerred	page 4,5
					Not Triggerred	page 4
					Not Triggerred	
Operational Waste						
	The proponent be required ensure waste collection services are to be undertaken outside the hours of 7.30am and 6pm Monday to Friday.	1&2	Operation	Not Triggerred		
Aboriginal Artwork						
	Prior to the commencement of operation, Aboriginal artwork is to be installed on the eastern facade of Building C.	1	Pre-operation	Not Triggerred		
Landscaping						
	Prior to the commencement of operation, the Applicant must prepare an Operational Landscaping Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the species to be planted on-site; and (b) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	1&2	Pre-operation	Not Triggerred		
					Not Triggerred	
Bicycle Parking and End-of-Trip Facilities						
	Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: (a) the provision of a minimum 60 bicycle parking spaces for staff, students and visitors; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (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; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	1	Pre-operation	Not Triggerred		
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
Part E - Post Occupation						
Out of Hours Event Management Plan						
	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) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall where applicable, restricting use before 6am and after 10pm on week days, and only from on Saturdays.	1&2	Operation	Not Triggerred		
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	
					Not Triggerred	

	(f) the hall doors remain closed during use.				Not Triggered	
	(g) restricting the use of the sporting facilities between 7am and no later than 6pm on week nights and between 8am and 6pm Saturdays.				Not Triggered	
	(h) measures to minimise localised traffic and parking impacts, and				Not Triggered	
	(i) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				Not Triggered	
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	1&2	Operation		Not Triggered	
	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following:	1&2			Not Triggered	
	(a) the number of attendees, time and duration.				Not Triggered	
	(b) arrival and departure times and modes of transport				Not Triggered	
	(c) where relevant, a schedule of all annual events				Not Triggered	
	(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)				Not Triggered	
	(e) details of the use of the school hall and/or sporting facilities, where applicable, restricting use before 8am and after 10pm.				Not Triggered	
	(f) measures to minimise localised traffic and parking impacts, and				Not Triggered	
	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				Not Triggered	
E4	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	1&2	Operation		Not Triggered	
E5	The school hall and sporting facilities must not be used on Sundays and public holidays.		Operation		Not Triggered	
Operation of Plant and Equipment						
E6	All plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	1&2	Operation		Not Triggered	
Warm Water Systems and Cooling Systems						
E7	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.	1&2	Operation		Not Triggered	
Operational Transport and Access Management Plan (OTAMP)						
E8	The OTAMP(s) approved under Condition D11 (as revised from time to time) must be implemented by the Applicant for the life of the development.	1&2	Operation		Not Triggered	
Community Communication Strategy						
E9	The OTAMP(s) approved under Condition D13 (as revised from time to time) must be implemented by the Applicant for the life of the development.	1&2	Operation		Not Triggered	
Operational Noise Limits						
E10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Environmental Noise Assessment for Jordan Springs Public School prepared by Acoustic Logic dated 24 May 2019.	1&2	Operation		Not Triggered	
E11	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 for mechanical plant identified in the Environmental Noise Assessment for Jordan Springs Public School prepared by Acoustic Logic dated 24 May 2019. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	1&2	Operation		Not Triggered	
Unobstructed Driveways and Parking Areas						
E12	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.	1&2	Operation		Not Triggered	
Green Travel Plan						
E13	The Green Travel Plan required by condition D12 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	1&2	Operation		Not Triggered	
Ecologically						
E14	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 Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B5, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.	1	Operation		Not Triggered	
Outdoor						
E15	Notwithstanding Condition D25, 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.	1&2	Operation		Not Triggered	
Landscaping						
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition C39 for the duration of occupation of the development.	1&2	Operation		Not Triggered	