

# Pre-construction Compliance Report

Jordan Springs Public School  
SSD 9354

September 2019



Education

**Document Control**

Version no.	Description	Prepared by	Reviewed by	Date
1	DRAFT	Jacqueline Sellen	Lincoln Lawler	17/09/19
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# 1 Introduction

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This Pre-construction Compliance Report has been prepared by Jaqueline Sellen, 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 Pre-construction period between 5<sup>th</sup> September 2019 and 20<sup>th</sup> September 2019.

During this period, the following activities were undertaken:

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

### 1.4 Compliance status descriptors

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

**Table 2 Compliance status descriptors**

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

## 2 Compliance summary

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

Status	Number
Compliant	30
Non-compliant	0
Not triggered	125

### 2.1 Non-compliances

No non-compliances in this reporting period.

### 2.2 Previous report actions

This is the first compliance report for the development.

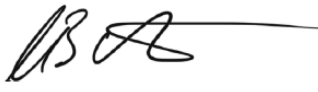
### 2.3 Incidents

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

### 2.4 Complaints

No complaints have been received on this project.

## Appendix A -Compliance Report Declaration Form

<b>Project Name</b>	Jordan Springs Public School
<b>Application Number</b>	SSD 9354
<b>Description of Project</b>	Delivery of a new public school in Jordan Springs.
<b>Project Address</b>	14-28 Cullen Avenue, Jordan Springs
<b>Proponent</b>	Department of Education
<b>Title of Compliance Report</b>	SSD 9354 – B35 – Compliance – PCC Report – SINSW – 190920
<b>Date</b>	20 <sup>th</sup> September 2019
<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"> <li>the Compliance Report has been prepared in accordance with all relevant conditions of consent;</li> <li>the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;</li> <li>the findings of the Compliance Report are reported truthfully, accurately and completely;</li> <li>due diligence and professional judgement have been exercised in preparing the Compliance Report; and</li> <li>the Compliance Report is an accurate summary of the compliance status of the development.</li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>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</li> <li>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).</li> </ul>	
<b>Name of Authorised Reporting Officer</b>	Craig Butler
<b>Title</b>	Project Director
<b>Signature</b>	
<b>Qualification</b>	Master of Property Development and Investment Construction Management
<b>Company</b>	TSA Management
<b>Company Address</b>	15/207 Kent Street, Sydney NSW 2000
<b>Endorsed: Executive Director, Projects NSW Department of Education</b>	



## **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	Phase	Status	Evidence
<b>Obligation to minimise harm to environment</b>				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Throughout	Not Triggered	
<b>Terms of Consent</b>				
A2	The development may only be carried out:	Throughout	Not Triggered	
	a) in compliance with the conditions of this consent:			
	b) in accordance with all written directions of the Planning Secretary;			
	c) generally in accordance with the EIS and Response to Submissions;			
	d) in accordance with the approved plans in the table below:			
	GSA: 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		Not triggered	
	Landscape: L-0001 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 <del>182535 DAC04.02 182535 DAC04.24</del>			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Throughout	Not Triggered	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Throughout	Not Triggered	
<b>Limits of Consent</b>				
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced	Throughout	Not Triggered	
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Throughout	Not Triggered	
<b>Planning Secretary as Moderator</b>				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Throughout	Not Triggered	
<b>Evidence of Consultation</b>				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	Throughout	Not triggered	
	(a) consult with the relevant party prior to submitting the subject document for information; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
	(a) consult with the relevant party prior to submitting the subject document for information; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.		Not triggered	
<b>Staging</b>				
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).	Pre-construction	Compliant - ongoing	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Submitted to DPIE on 9/9/19, approval received 190920 SSD 9354 - A9 - Staging Report - DPIE approval - 190920
A10	A Staging Report prepared in accordance with condition A9 must:	Pre-construction	Compliant - closed out	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 and finish;			
	(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);			
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;		Compliant - closed out	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 - closed out	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 (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.		Compliant - closed out	Not applicable - See section 4, Management of Cumulative Impacts for details.
A11	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Throughout	Not triggered	
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 times for that stage.	Throughout	Not triggered	
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	With the approval of the Planning Secretary, the Applicant may:	Throughout	Not triggered	
	(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);			
	(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 (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).			
	(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);		Not triggered	
	(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 (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	
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.	Throughout	Not triggered	

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.	Throughout	Not triggered	
<b>Structural Adequacy</b>				
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.	Construction	Not triggered	
<b>External Walls and Cladding</b>				
A17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	Construction	Not triggered	
<b>Windows</b>				
A18	Windows on the northern elevation of Building B3 must be opaque, or translucent to maintain the amenity of residential land uses to the north	Construction	Not triggered	B3 is Stage 2 construction.
<b>Applicability of Guidelines</b>				
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Throughout	Not triggered	
A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Throughout	Not triggered	
<b>Monitoring and Environmental Audits</b>				
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.  Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Throughout	Not triggered	
<b>Access to Information</b>				
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Pre-construction	Compliant - closed out <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/jordan-springs-new-primary-school.html">https://www.schoolinfrastructure.nsw.gov.au/projects/jordan-springs-new-primary-school.html</a> Compliant - closed out "Approved Plans" on the website Compliant - closed out "Development Consent" on the website Not triggered The below reports will be uploaded 48 hours prior to commencement. SSD 9354 - B13 - CEMP - RCC - Rev3 - 190917 SSD 9354 - A9 - Staging - Staging Report - DoE - V3 - 190918 Not triggered To be completed during construction. Nil environmental impacts prior to commencement. Not triggered SSD 9354 - B34 - Compliance - PCC Report - SINSW - 190920 to be uploaded following submission to DPIE. Compliant - closed out "Project update - September 2019" on the website Compliant - closed out "Contact Us" on the website Not triggered "Complaints Register - September" on the website Not triggered No to be completed within 16 weeks of commencement. Not triggered Not triggered	
<b>Compliance</b>				
A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Throughout	Not triggered	
<b>Incident Notification, Reporting and Response</b>				
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.	Throughout	Not triggered	
A25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Throughout	Not triggered	
<b>Non-Compliance Notification</b>				
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.	Throughout	Not triggered	
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Throughout	Not triggered	
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Throughout	Not triggered	
<b>Revision of Strategies, Plans and Programs</b>				
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 C36; (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.	Throughout	Not triggered Not triggered Not triggered Not triggered Not triggered	
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.	Throughout	Not triggered	
<b>Part B - Prior to Commencement of Construction</b>				
<b>Notification of commencement</b>				
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.	Pre-construction	Compliant - closed out	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.	Pre-construction	Not triggered	PLAN_AUTH - 190917 - Jordan Springs - SSD 9354 - B2 - Notification Stage 1- Cover, issued to DPIE 190920
<b>Certified drawings</b>				
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.	Pre-construction	Compliant - closed out	SSD 9354 - B3 - Certified Drawings - PCA approval - 190919 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 Dwgs - Northrop - 190819 SSD 9354 - B3 - Certified Drawings - Stamped Dwgs - Modscape - 190830
<b>External walls &amp; cladding</b>				
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 days after the Certifying Authority accepts it	Pre-construction	Compliant - closed out	SSD 9354 - B4 - External Walls - Design Statement - Modscape - 190117 SSD 9354 - B4 - External Walls - PCA acceptance 190919 PLAN AUTH - 190909 - Jordan Springs - SSD 9354 - B4 - Cover Letter, submitted to DPIE on 20/09/19

Protection of public infrastructure			
85	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.	Pre-construction	Compliant - closed out 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
			Compliant - closed out SSD 9354 - B5 - Public Infrastructure - Dilap Report - Tyrells - 190131
			Compliant - closed out SSD - 9354 - B5 - Public Infrastructure - CA email - 190829 SSD - 9354 - B5 - Public Infrastructure - PCC email - 190828 PLAN AUTH - 190909 - Jordan Springs - SSD 9354 - B5 - Cover Letter Submitted to DPIE on 16/9/19
Pre-Construction Dilapidation Report			
86	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.	Pre-construction	Compliant - closed out PLAN AUTH - 190909 - Jordan Springs SSD 9354 - B6 - Cover Letter SSD 9354 - B6 - Dilapidation Report - Email to PCA - 190910 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 - 119959 - Tyrells - 190830
Unexpected Contamination Procedure			
87	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.	Pre-construction	Compliant - ongoing SSD 9354 - B7 - Unexpected Finds - Protocol - WSP - RevA - 190823
Community communication strategy			
88	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (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 community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Pre-construction	Compliant - closed out 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
			Compliant - closed out Section 5, Stakeholders, p11
			Compliant - closed out Section 6.1, General community input, p12 and Table 3, School Infrastructure NSW Communication Tools, pp13-16
			Compliant - closed out Section 6.1, General community input, p12 and Table 3, School Infrastructure NSW Communication Tools, pp13-16
			Compliant - closed out Section 8.5, Enquires and complaints management, p20
			Compliant - closed out Section 8.5, Enquires and complaints management, p20
Compliant - closed out Section 8.5.1, Disputes involving compensation and rectification, p22			
Ecologically sustainable development			
89	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.	Pre-construction	Compliant - ongoing PLAN AUTH - 190916 - JSPS - SSD 9354 - B9a - ESD - Alternative Pathway Request to defer registration pending approval of the Alternative Pathway submitted to DPIE on 17/09/19
			Not triggered
			Not triggered
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.	Pre-construction	Compliant - closed out SSD 9354 - B10 - Access - Design Statement [A] - iaccess - 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 P) lighting - Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Pre-construction	Compliant - closed out 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 lease 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 quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance (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 (h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Pre-construction	Not triggered
			Compliant - closed out 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) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting in 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); (d) Construction Waste Management Sub-Plan (see condition B17); (e) Construction Soil and Water Management Sub-Plan (see condition B18); (f) Flood Emergency Response (see condition B19); (g) an unexpected finds protocol for contamination and associated communications procedure (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	Pre-construction	Compliant - closed out SSD 9354 - B13 - CEMP - RCC - Rev3 - 190917 SSD 9354 - B13 - CEMP - PCA approval, received 190919 PLAN_AUTH - 190911 - JSPS - SSD 9354 - B14 - Cover Letter, submitted to DPIE 190920 SSD9354 - B13 - Jordan Springs Public School - CEMP - Council email, sent 190919
			Compliant - closed out Section 1.2, Hours of Work, p6
			Compliant - closed out Section 1.3, 24 hour Contact Details, p6
			Compliant - closed out Section 7, Management of Dust and Odour, p21
			Compliant - closed out Section 9, Stormwater Control, p26
			Compliant - closed out Section 10, Measures of Sediment Control, p28
			Compliant - closed out Section 16, External Lighting, p40, and Appendix C
			Compliant - closed out Section 17.2 Community Consultation and Complaints Handling, p41
			Compliant - closed out Appendix F - Construction Traffic and Pedestrian Management Sub-Plan
			Compliant - closed out Appendix G - Construction Noise & Vibration Management Sub-Plan
			Compliant - closed out Appendix H - Construction Waste Management Sub-Plan
Compliant - closed out Appendix I - Construction Soil & Water Management Sub-Plan			
Compliant - closed out Appendix J - Flood Emergency Response			
Compliant - closed out Appendix K - Unexpected Finds Protocol for Contamination			
Compliant - closed out Appendix L - Unexpected Finds Protocol for Aboriginal & Non-Aboriginal Heritage			

	(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 - closed out	Appendix M – Waste Classification and Validation
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.	Pre-construction	Compliant - closed out	SSD 9354 - B14 - PCA approval - 190919 PLAN_AUTH - 190911 - JSPS - SSD 9354 - B14 - Cover Letter - submitted to DPIE 190920
B15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Pre-construction	Compliant - closed out	SSD 9354 - B15 - CTPMSP - Jims Traffic - v2 - 190913
			Compliant - closed out	Credentials, p18
			Compliant - closed out	Council Consultation, p15
			Compliant - closed out	Environmental, p16
			Compliant - closed out	Forress, pp6-12
			Compliant - closed out	Drivers' Code of Conduct, p15
			Compliant - closed out	Drivers' Code of Conduct, p15
			Compliant - closed out	Drivers' Code of Conduct, p15
			Compliant - closed out	Access/Egress of Vehicles, pp5-12
			Compliant - closed out	TCP Monitoring and Reporting, p18
B16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B8; (f) include a complaints management system that would be implemented for the duration of the construction; and (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(d).	Pre-construction	Compliant - closed out	SSD 9354 - B16 - CEMP - CNVMSP - Acoustic Logic - 03 - 190909 CV GK 2019 CVVE 2012_4
			Compliant - closed out	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
			Compliant - closed out	Section 8.2 Piling and Hydraulic Hammering – Noise and Vibration Assessment, p18
			Compliant - closed out	Section 10, Control of Construction Noise and Vibration Generally, p20
			Compliant - closed out	Section 12.5, Community Consultation Prior to Commencement and Ongoing, p24 SSD 9354 - B16 - Construction Noise - Consultation Template
			Compliant - closed out	Section 12, Community Interaction and Complaints Handling, p22
			Compliant - closed out	Section 12, Community Interaction and Complaints Handling, p22
			Compliant - closed out	Phase 3: Construction, p8
			Compliant - closed out	Phase 2: Excavation, p7
			B17	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.
Compliant - closed out	Phase 2: Excavation, p7			
Compliant - closed out	SSD 9354 - B18 - CSWMP - Northrop - 5 - 190913			
Compliant - closed out	Appendix E, CV, p14 Appendix D, Council Consultation, p15			
Compliant - closed out	Section 2.2, Sediment and Erosion Control Measures, p5 – to be read in conjunction with civil engineering plans			
Compliant - closed out	Appendix A: Soil and Water Management Plans, p10			
B18	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSWP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood 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).	Pre-construction	Compliant - closed out	SSD 9354 - B18 - CSWMP - Northrop - 5 - 190913
			Compliant - closed out	Appendix E, CV, p14 Appendix D, Council Consultation, p15
			Compliant - closed out	Section 2.2, Sediment and Erosion Control Measures, p5 – to be read in conjunction with civil engineering plans
			Compliant - closed out	Appendix A: Wet Weather Management Plan
			Compliant - closed out	Appendix A: Soil and Water Management Plans, p10
			Compliant - closed out	Northrop Commentary, p8
B19	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	Pre-construction	Compliant - closed out	SSD 9354 - B19 - FERSP - Molino Stewart - Sept 2019
			Compliant - closed out	Document Approval, p 3
			Compliant - closed out	Section 2, p5
			Compliant - closed out	Section 4, p7
			Compliant - closed out	Section 2, p5
			Compliant - closed out	Section 3, p6
			Compliant - closed out	Section 4, p7
			Compliant - closed out	Section 4, p7
			Compliant - closed out	Section 4, p7
			Compliant - closed out	Section 4, p7
<b>Construction parking</b>				
B20	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.	Pre-construction	Compliant - closed out	SSD 9354 - B20 - Construction Parking - JS-AR-1100 - R1 - Group GSA - 190530
<b>Roads and Pedestrian Infrastructure</b>				
B21	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 Iukaide Parade: (a) vehicular crossings (including kerb reinstatement of redundant vehicular crossings); (b) concrete footpaths and or cycleways; (c) road opening for utilities and stormwater (including stormwater connection to Council roads and other Council owned drainage); (d) road occupancy or road closures; (e) placement of hoardings, structures, containers, waste skips, signs etc. in the road reserve; and (f) temporary construction access.  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 best engineering practice.	Pre-construction	Not triggered	Not triggered as public works are not required in the initial phases of construction. Consistent with B22, this condition will be satisfied within 3 months of construction commencing, or prior to the commencement of public works.
			Not triggered	Not required - instated per Early Works Development Application with Penrith Council.
			Not triggered	Not required as part of the development
			Not triggered	Not required - instated per Early Works Development Application with Penrith Council.
			Not triggered	To be provided in the instance road occupancy or closures are required.
			Not triggered	Not required - all hoarding and structures are contained within the site.
			Not triggered	Not required - instated per Early Works Development Application with Penrith Council.
			Not triggered	
			Not triggered	
			Not triggered	
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: (a) pick-up/drop-off zone in Cullen Avenue; (b) raised pedestrian 'Children's Crossing' platform in Cullen Avenue; (c) a raised pedestrian crossing, with associated street lighting complying with AS 1158 and Council Street Lighting Policy; (d) pavement marking and signage for "No Stopping" zones; (e) school "Bus Zone" signage with boarding points and bus shelters for two buses complying with Disability Discrimination Act and Council requirements; (f) "Kiss and Ride" drop-off/pick-up zone signage; (g) short term parking signage; and (h) any other traffic and parking restrictions in the public roads or car parks.	Pre-construction	Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
B23	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.	Pre-construction	Compliant - closed out	SSD9354 - B23 - Infrastructure Bond SSD9354 - B23 - RCC Confirmation of Infrastructure Bond - 190916

B24	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 requirements.	Construction	Not triggered	To be provided in the instance road occupancy or closures are required.
<b>Site Contamination</b>				
B25	Prior to the commencement of construction, a site auditor accredited under the Contaminated Land Management Act 1997 must be engaged to: (a) review the adequacy of the site investigations, Unexpected Finds Protocol, any remedial works or management plan required; (b) review all Unexploded Ordnance (UXO) related assessments and management plans. During construction, the site auditor must: (c) provide an updated Section A site audit statement (SAS) and accompanying site audit report (SAR) certifying suitability of the land for the proposed land use; and (d) ensure that the updated site audit statement referred to in paragraph (c) above clearly	Pre-construction	Compliant - closed out	SSD 9354 - B25 - Site Contamination - Zoic Engagement - RCC - 190911
			Compliant - closed out	SSD 9354 - B25 - Site Contamination - Zoic Engagement - RCC - 190911
		Construction	Not triggered	
			Not triggered	
B26	The Applicant must implement site auditor recommendations and requirements.	Pre-construction	Not triggered	
<b>Stormwater management system</b>				
B27	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Pre-construction	Compliant - closed out	SSD9354 - B27 - Stormwater - Design Certificate - Northrop - 190831 Re., SSD 9354 - B27 - Jordan Spring Public School - PCA acceptance email - 190919
			Compliant - closed out	CV, page 2
			Compliant - closed out	SSD9354 - B27 - Stormwater - Design Certificate - Northrop - 190831
			Compliant - closed out	SSD9354 - B27 - Stormwater - Design Certificate - Northrop - 190831
			Compliant - closed out	SSD9354 - B27 - Stormwater - Design Certificate - Northrop - 190831
<b>Operational Waste Storage and Processing</b>				
B28	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.	Pre-construction	Compliant - closed out	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 - CSA - 190918 SSD 9354 - B28 - Operational Waste - Design Statement - PCA email - 190918
<b>Operational Noise - Design of Mechanical Plant and Equipment</b>				
B29	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.	Construction	Not triggered	
<b>Rainwater Harvesting</b>				
B30	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 an experienced hydraulic engineer.	Pre-construction	Compliant - closed out	SSD 9354 - B29 - Rainwater - Design Statement - Meinhardt - 190829
<b>Operational Access</b>				
B31	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.	Pre-construction	Compliant - closed out	SSD 9354 - B30 - Operational Access - Penrith Council Minutes SSD 9354 - B30 - Operational Access - Swept Paths
<b>Operational Car Parking and Service Vehicle Layout</b>				
B32	Within three months of the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: (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 AS2890.2; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, 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	Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
<b>Compliance reporting</b>				
B34	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.	Pre-construction	Compliant - closed out	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
B35	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 writing at least seven days before this is done.	Throughout	Not triggered	
B36	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Throughout	Not triggered	
<b>Part C - During Construction</b>				
<b>Site Notice</b>				
C1	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: (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/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (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	Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
<b>Operation of Plant and Equipment</b>				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Construction	Not triggered	
<b>Construction Hours</b>				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Construction	Not triggered	
			Not triggered	
C4	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.	Construction	Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
C5	Notification of such construction activities as referenced in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction	Not triggered	
C6	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Construction	Not triggered	
			Not triggered	
			Not triggered	
<b>Implementation of Management Plans</b>				
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CFMP (including Sub-Plans).	Construction	Not triggered	
<b>Construction Traffic</b>				
C8	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone and vehicles must enter the site before stopping.	Construction	Not triggered	
<b>Hoarding Requirements</b>				

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 like within the construction area within 48 hours of its application.	Construction	Not triggered	
			Not triggered	
<b>No Obstruction of Public Way</b>				
C10	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skins or the like, under any circumstances.	Construction	Not triggered	
<b>Construction Noise Limits</b>				
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.	Construction	Not triggered	
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.	Construction	Not triggered	
C13	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Construction	Not triggered	
C14	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Construction	Not triggered	
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 annoying or intrusive to noise sensitive receivers. These activities are to be carried out after 8am only and over continuous periods no exceeding three hours (with at least a one hour respite every three hours).	Construction	Not triggered	
<b>Vibration Criteria</b>				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction	Not triggered	
			Not triggered	
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Construction	Not triggered	
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 this consent.	Construction	Not triggered	
<b>Tree Protection</b>				
C19	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.	Construction	Not triggered	
			Not triggered	
			Not triggered	
<b>Air Quality</b>				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction	Not triggered	
C21	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.	Construction	Not triggered	
			Not triggered	
			Not triggered	
			Not triggered	
<b>Erosion and Sediment Control</b>				
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.	Construction	Not triggered	
<b>Imported Soil</b>				
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.	Construction	Not triggered	
			Not triggered	
			Not triggered	
<b>Disposal of Seepage and Stormwater</b>				
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.	Construction	Not Triggered	
<b>Unexpected Finds Protocol - Aboriginal Heritage</b>				
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 Planning Secretary; (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 procedure 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.	Construction	Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
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 is 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/sites. Works shall only recommence with the written approval of EESG.	Construction	Not Triggered	
<b>Unexpected Finds Protocol - Historic Heritage</b>				
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.	Construction	Not triggered	
<b>Site Contamination</b>				
C28	The Unexploded Ordinance Management Protocol must be reviewed by a site auditor accredited under the Contaminated Land Management Act 1997 to confirm that: (a) there has been an appropriate level of site investigation in relation to unexploded ordnance; and (b) the site is suitable for its proposed use.	Construction	Not triggered	
			Not triggered	

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 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 from the site.	Pre-construction	Compliant - closed out	SSD 9354 -C29 - Unexpected Finds - Protocol - WSP - RevA - 190823
<b>Waste Storage and Processing</b>				
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 properties.	Construction	Not triggered	
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2004).	Construction	Not triggered	
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Construction	Not triggered	
<b>Independent Environmental Audit</b>				
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.	Pre-construction	Compliant - closed out	Approval for Aspect to undertake the Independent Environmental Auditor requirements was submitted to DPIE on 9/9/19. PLAN_AUTH - 190906 - JSPS - SSD 9354 - C33 - Independent Auditor - Cover Letter 19.09.18 - Jordan Springs (SSD 9354) - Agreement 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.	Pre-construction	Compliant - closed out	SSD 9354 - C34 - Independent Audit Program - Program - Aspect - 190919 SSD 9354 - Jordan Springs - C34 - Independent Audit Program - PCA email - 190919
C35	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.  In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be completed.	Construction	Not triggered	
			Not triggered	
C36	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 C33 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).	Construction	Not triggered	
			Not triggered	
C37	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 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.	Pre-construction	Not triggered	
			Not triggered	
			Not triggered	
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.	Construction	Not Triggered	
<b>Landscaping</b>				
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	Operation	Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
<b>Part D - Prior to Occupation or Commencement of use</b>				
<b>Notification of Occupation</b>				
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 development to be carried out in that stage.	Pre-operation	Not Triggered	
<b>External Walls and Cladding</b>				
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.	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.	Pre-operation	Not Triggered	
<b>Post-construction Dilapidation Report</b>				
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (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: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.	Pre-operation	Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
<b>Protection of public infrastructure</b>				
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 B5 of this consent.	Pre-operation	Not Triggered	
			Not Triggered	
<b>Protection of Property</b>				
D6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Pre-operation	Not Triggered	
<b>Utilities and Services</b>				
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.	Pre-operation	Not Triggered	
<b>Road and pedestrian infrastructure</b>				
D8	Prior to the commencement of operation, infrastructure upgrades described in Condition B21 must be completed.	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 Austroads 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 line-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. Note: Any RSA is to be undertaken by an independent TNSW accredited auditor.	Pre-operation	Not Triggered	
<b>Maintenance Bond</b>				



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.	Pre-operation	Not Triggered	
<b>Works as Executed Plans</b>				
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.	Pre-operation	Not Triggered	
<b>Green Travel Plan</b>				
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 Coordination Office) Transport for NSW (TNSW); (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; 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.	Pre-operation	Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
<b>Operational Transport and Access Management Plan</b>				
D13	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 school start and finish; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of 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 road 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 parent 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.	Pre-operation	Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
			<b>School Zones</b>	
D14	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 TNSW (RMS). Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	Pre-operation	Not Triggered	
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Pre-operation	Not Triggered	
<b>Mechanical Ventilation</b>				
D16	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 1668.2-2012 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.	Pre-operation	Not Triggered	
			Not triggered	
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D17	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.	Pre-operation	Not Triggered	
D18	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.	Pre-operation	Not Triggered	
<b>Car Parking Arrangements</b>				
D19	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.	Pre-operation	Not Triggered	
<b>Road Damage</b>				
D20	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Pre-operation	Not Triggered	
<b>Fire Safety Certification</b>				
D21	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.	Pre-operation	Not Triggered	
<b>Structural Inspection Certificate</b>				
D22	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 Certificate/s.	Pre-operation	Not Triggered	
			Not triggered	
<b>Compliance with Food Code</b>				
D23	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.	Pre-operation	Not Triggered	
<b>Stormwater Quality Management Plan</b>				
D24	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.	Pre-operation	Not Triggered	
			Not Triggered	
			Not Triggered	
			Not Triggered	
<b>Rainwater Harvesting</b>				
D25	Prior to the commencement of operation, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifying Authority.	Pre-operation	Not Triggered	

Warm Water Systems and Cooling Systems			
D26	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 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Operation	Not Triggered
Outdoor Lighting			
D27	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 lighting (Standards Australia, 1997); and (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.	Operation	Not Triggered Not Triggered
Signage			
D28	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Pre-operation	Not Triggered
D29	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Pre-operation	Not Triggered
D30	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.	Pre-operation	Not triggered
Operational Waste Management Plan			
D31	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.	Pre-operation	Not Triggered Not Triggered Not Triggered Not Triggered
Operational Waste			
D32	The proponent be required ensure waste collection services are to be undertaken outside the hours of 7.30am and 6pm Monday to Friday.	Operation	Not Triggered
Aboriginal Artwork			
D33	Prior to the commencement of operation, Aboriginal artwork is to be installed on the eastern facade of Building C.	Pre-operation	Not Triggered
Landscaping			
D34	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the 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.	Pre-operation	Not Triggered Not Triggered
Bicycle Parking and End-of-Trip Facilities			
D35	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; (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; (c) appropriate pedestrian and cyclist advisory signs are to be provided; and (d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads' authority.	Pre-operation	Not Triggered Not Triggered Not Triggered Not Triggered
Part E - Post Occupation			
Out of Hours Event Management Plan			
E1	Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) 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 8am and after 10pm on week days and until 6pm on Saturdays; (f) the hall doors remain closed during use; (g) restricting the use of the sporting facilities between 7am and no later than 6pm on week nights and between 8am and 6pm Saturdays; (h) measures to minimise localised traffic and parking impacts; and (i) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Operation	Not triggered Not triggered Not triggered Not triggered Not triggered Not triggered 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.	Operation	Not Triggered
E3	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: (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 and/or sporting facilities, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Operation	Not Triggered Not Triggered Not Triggered Not Triggered 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.	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.	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.	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.	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.	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.	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.	Operation	Not Triggered	
<b>Unobstructed Driveways and Parking Areas</b>				
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.	Operation	Not Triggered	
<b>Green Travel Plan</b>				
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.	Operation	Not Triggered	
<b>Ecologically</b>				
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 B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.	Operation	Not Triggered	
<b>Outdoor</b>				
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.	Operation	Not Triggered	
<b>Landscaping</b>				
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.	Operation	Not Triggered	