



Redevelopment of Lake Cathie Public School | SSD 9491

PRE-CONSTRUCTION COMPLIANCE REPORT

Prepared for A W Edwards Pty Ltd | 12 March 2020




Redevelopment of Lake Cathie Public School

SSD 9491 | PRE-CONSTRUCTION COMPLIANCE REPORT

Prepared for A W Edwards Pty Ltd
12 March 2020

PR123

Prepared by		Reviewed by
Name	Darren Green	Neville Hattingh
Company	Element Environment	Element Environment
Position	Associate	Director
Project Role	Lead Author	Technical Reviewer
Signature		
Date	12 March 2020	12 March 2020

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DOCUMENT CONTROL

Revision	Date	Description	Prepared by	Reviewed by
0	9 March 2020	Draft for review	Element Environment	A W Edwards Pty Ltd
1	12 March 2020	Final for submission	Element Environment	A W Edwards Pty Ltd

Compliance Report Declaration Form

Project name: Redevelopment of Lake Cathie Public School

Project application number: SSD 9491

Project address: 1240 Ocean Drive, Lake Cathie, NSW

Proponent: Schools Infrastructure NSW

Title of compliance report: SSD 9491 Pre-construction Compliance Report

Date: 13 March 2020

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

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

Notes:

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

Name of Authorised Reporting Officer: David Wheeler

Title: Project Director, SINSW

Signature:

Qualification: Bachelor of Engineering Management

Organisation: Department of Education, School Infrastructure NSW

Organisation address: Level 8, 259 George Street, Sydney, NSW 2000

**Endorsed: Executive Director, Delivery,
NSW Department of Education:** David Tonge

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CHAPTER 1

INTRODUCTION

1 INTRODUCTION

1.1 Project background

The redevelopment of Lake Cathie Public School (the project) is a State significant development project (SSD 9491) being delivered by A W Edwards Pty Ltd, on behalf of School Infrastructure NSW (SI NSW).

The project is at 1240 Ocean Drive, Lake Cathie, in the Port Macquarie-Hastings local government area (LGA). The project site is legally described as Lot 2 in DP 1193553 and has an area of 3.96 hectares. An environmental impact statement (EIS) titled *Environmental Impact Statement for State Significant Development Lake Cathie Public School Additions* was prepared by KDC dated 13 February 2019 and submitted with the application for consent for the development.

The project was determined on 30 January 2020 by David Gainsford, Executive Director for Infrastructure Assessments, Department of Planning, Industry and Environment (DPIE).

The project comprises:

- site clearing, demolition and removal of 14 demountable classrooms;
- construction of 17 permanent classroom buildings;
- relocation of existing covered outdoor learning area and construction of adjoining amphitheatre;
- reconfiguration of the existing staff carparking on site and drop-off/pick-up arrangements along Collector Road;
- removal of existing temporary access to site from Ocean Drive and subsequent relocation of school entrance to Collector Road;
- relocation and conversion of existing school buildings;
- reconfiguration of the student entry to the proposed Collector Road and a new pedestrian crossing; and
- ancillary landscaping, signage, covered outdoor learning areas, services and stormwater drainage works.

1.2 Monitoring and reporting period

The monitoring and reporting period applicable to this report include the period from issuing development consent up to, and including, the commencement of construction.

Activities that occurred during this period include:

- Administrative tasks associated with planning the construction phase of the project (e.g. dilapidation surveys, preparation of management plans, detailed design); and
- Establishment of temporary site offices and temporary fencing.

1.3 Purpose of this document

Per the Compliance Monitoring and Reporting Program prepared in accordance with Condition B35, this report documents the compliance status of the conditions of approval of SSD 9491 that are applicable to the pre-construction period.

1.4 Key personnel

Key personnel who are responsible for the environmental management of the development are identified in Table 1.

Table 1 Key personnel responsible for environmental management

Name	Organisation	Role	Contact details
Craig McIlveen	A W Edwards Pty Ltd	Project Manager	P: 02 6581 5755 E: cmclveen@awedwards.com.au
David Wheeler	SI NSW	Project Director	P: 0429 363 422 E: David.wheeler26@det.nsw.edu.au
Cecilia Axelsson	Currie & Brown	Project Manager	P: 02 9252 4420 E: Cecilia.Axelsson@curriebrown.com

CHAPTER 2

COMPLIANCE REPORTING PROGRAM

2 COMPLIANCE MONITORING AND REPORTING PROGRAM

Per DP&E (2018), the compliance monitoring and reporting program identifies the milestone dates on which compliance reports must be submitted to DPIE.

2.1 Compliance reporting frequency

In accordance with the minimum frequency cited in Table 1 of DP&E (2018), Table 2 cites the compliance reporting frequency from the compliance monitoring and reporting program.

Table 2 Compliance reporting schedule

No.	Report	Timing	Provisional date
1	Pre-construction	Report to be submitted to DPIE prior to commencement of construction.	12 March 2020
2	Construction	Report to be submitted to DPIE every 26 weeks, from the commencement of construction.	14 September 2020
3	Construction		15 March 2021
4	Pre-operation	Report to be submitted DPIE prior to commencement of operation.	6 September 2021
5	Operation	Report to be submitted to DPIE every 52 weeks from the commencement of operation.	6 September 2022

2.2 Public availability

Each compliance report will be made publicly available on the project website within 60 days of submission to DPIE. The Planning Secretary and Certifying Authority (CA) will be notified in writing at least seven days before this is done.

CHAPTER 3

PRE-CONSTRUCTION
COMPLIANCE

3 PRE-CONSTRUCTION COMPLIANCE

Per DP&E (2018), this section reports by exception of all non-compliances that have occurred during the reporting period.

3.1 Summary of compliance

No non-compliances have been identified following a review of the conditions of consent which are applicable prior to the commencement of construction. Refer to Table 3 for a detailed breakdown of the compliance tracking of the development.

Part	Total No. Conditions	No. Conditions		
		Compliant	Non-Compliant	Not Triggered
PART A – Administrative Conditions	30	15	0	15
PART B – Prior to Construction	48	32	0	16
PART C – Construction	39	0	0	39
Part D – Prior to Occupation or Commencement of Use	34	0	0	34
Part E – Post Occupation	21	0	0	21

3.2 Previous report actions

There have been no previous report actions.

3.3 Incidents

There have been no incidents recorded during the reporting period.

3.4 Complaints

There have been no complaints received during the reporting period.

3.5 Compliance table

Table 3 identifies all the compliance requirements currently applicable to the project. This compliance table is to be reviewed and updated if the consent is modified, or new licences, permits or approvals are issued.

Table 3 Compliance table

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
PART A - ADMINISTRATIVE CONDITIONS							
A1	Obligation to Minimise Harm to the Environment	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.	All	Monthly review of environmental monitoring results.	Monthly report.	Compliant	Construction has not yet commenced; there has been no material harm to the environment.
A2	Terms of Consent	The development may only be carried out: (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 [environment impact statement] and Response to Submissions; (d) generally in accordance with Modification Assessments; (e) in accordance with the approved plans in the table below:	All	Monthly review of conditions of approval applicable to the phase.	Compliance reports.	Compliant	No non-compliances identified during this reporting period.
A3	Terms of Consent	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; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	All	Monthly review of conditions of approval applicable to the phase.	Compliance reports; correspondence to/from Planning Secretary.	Not Triggered	No written directions received during this reporting period.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
A4	Terms of Consent	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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	Monthly review of conditions of approval applicable to the phase.	Documented consistency review; correspondence to/from Planning Secretary.	Not triggered	No inconsistency, ambiguity or conflicts have been raised.
A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	All	TBC	Notification of commencement of construction.	Compliant	Construction is planned to commence 16 March 2020.
A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation [NSW Environmental Planning and Assessment Regulation 2000].	All	Monthly review of conditions of approval applicable to the phase.	Compliance reports.	Compliant	The pre-construction phase compliance review – all prescribed conditions compliant.
A7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	All	N/A	Correspondence to/from Planning Secretary.	Not triggered	There are no disputes between SINSW and any other public authorities.
A8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; 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.	All	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from third party.	Compliant	Evidence of consultation has been included where applicable.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
A9	Staging	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 information of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month 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).	All	TBC	Staging report; correspondence to/from Planning Secretary.	Compliant	Staging report submitted 21 February 2020 by Gavin NG (SINSW) and construction is planned to commence on 16 March 2020. The Staging Report has been submitted less than 1 month before construction commences. SI NSW consulted DPIE regarding the submission timeframe. DPIE per correspondence dated 11 March 2020 confirmed their satisfaction the condition had been met.
A10	Staging	A Staging Report prepared in accordance with condition A9 must: (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.	All	Inclusion of A9 and A10 into the staging report and cross reference of where the condition has been met.	Staging report; correspondence to/from Planning Secretary.	Compliant	The staging report (rev 3) was prepared in accordance with A9 and A10.
A11	Staging	Where staging is proposed, the project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	All	Monthly review of project schedule.	Project schedule to reflect staging milestones.	Compliant	Confirmed per comms that commencement of construction and current project schedule is consistent with the milestones in the Staging Report.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
A12	Staging	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	All	Monthly review of conditions of approval applicable to the phase.	Compliance reports.	Compliant	The terms of approval relevant to Stage 1 of the Staging Report have been considered in this pre-construction compliance report.
A13	Staging, Combining and Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	All	TBC	Correspondence to/from Planning Secretary.	Not triggered	Strategy, plan or program has not been staged during this reporting period.
A14	Staging, Combining and Updating Strategies,	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken	All	TBC	Correspondence to/from Planning Secretary.	Not triggered	Strategy, plan or program has not been staged during this reporting period.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
	Plans or Programs	with all parties required to be consulted in the relevant condition in this consent.					
A15	Staging, Combining and Updating Strategies, Plans or Programs	If approved by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	All	TBC	Correspondence to/from Planning Secretary.	Not triggered	Strategy, plan or program has not been staged during this reporting period.
A16	Structural Adequacy	<p>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 [Building Code of Australia].</p> <p>Notes:</p> <ul style="list-style-type: none"> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	Pre-construction	Ensure CA endorsement received prior to construction commencing.	Certification submitted to CA. Endorsement by CA.	Compliant	M & G Consulting Engineers Pty Ltd issued design statement (dated 7 February 2020), stating structural designs are in accordance with relevant requirements of BCA 2016 Amendment1 Part B1 and relevant current Australian Standards.
A17	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Pre-construction	Ensure CA endorsement received prior to construction commencing.	Certification submitted to CA. Endorsement by CA.	Compliant	Design statement from SHAC (dated 7 February 2020) confirms the external cladding materials meet the requirement of the BCA and include brickwork, Compressed Fibre Cement and Fibre Cement claddings, and aluminium feature battens.
A18	Design and Construction for Bush Fire	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as	Pre-construction	Ensure CA endorsement received prior to construction commencing.	Certification submitted to CA. Endorsement by CA.	Compliant	Design statement from SHAC (dated 7 February 2020) confirms the buildings have been designed to meet the requirements of Section 3 and 5 of AS3959-2009 Construction of buildings in bush

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.					fire-prone areas and the Bushfire Assessment Report prepared by Newcastle Bushfire Consulting dated 24/09/2018.
A19	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All	TBC	Compliance reports; correspondence to/from Planning Secretary.	Compliant	All guidelines, protocol, AS or policy are consistent with the date of this consent.
A20	Applicability of Guidelines	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.	All	TBC	Compliance reports; correspondence to/from Planning Secretary.	Not-Triggered	No directions received from the planning secretary during this reporting period.
A21	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act [NSW <i>Environmental Planning and Assessment Act 1979</i>]. This includes conditions in respect of incident notification, reporting and response, noncompliance 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.	All	TBC	Monitoring results; audit reports.	Not triggered	Audits and monitoring have not been triggered during this reporting period (pre-construction).

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
A22	Access to Information	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	Pre-construction	Include milestone date in project schedule; check website prior to construction for confirmation.	Confirmation of actual date recorded in project schedule. Confirmation that the documents required have been published on the website.	Compliant	SI NSW is uploading all necessary information to: https://www.schoolinfrastructure.nsw.gov.au/projects/lake-cathie-public-school.html
A23	Compliance	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	All	Spot check induction register monthly.	Copy of current induction; induction register.	Compliant	Hard copy of induction forms sighted during site inspection. Hard copy of development consent and management plans kept on

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		consent relevant to activities they carry out in respect of the development.					site and available to all site personnel.
A24	Incident Notification, Reporting and Response	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.	All	Review incident details following a reported incident for compliance with this condition.	Incident register; details of any recorded incidents during the reporting period; correspondence to/from Planning Secretary.	Not triggered	No incidents occurred during this reporting period.
A25	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	All	Review incident details following a reported incident for compliance with this condition.	Incident register; details of any recorded incidents during the reporting period; correspondence to/from Planning Secretary.	Not triggered	No incidents occurred during this reporting period.
A26	Non-Compliance Notification	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.	All	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary; compliance reports.	Not triggered	No non-compliances recorded during this reporting period.
A27	Non-Compliance Notification	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.	All	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary; compliance reports.	Not triggered	No non-compliances recorded during this reporting period.
A28	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary; compliance reports.	Not triggered	No non-compliances recorded during this reporting period.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
A29	Revision of Strategies, Plans & Programs	Within three months of: (a) the submission of a compliance report under condition B35; (b) the submission of an incident report under condition A24; (c) the submission of an Independent Audit under condition C363; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 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.	All	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary; compliance reports.	Not triggered	Three months timing has not lapsed during this reporting period.
A30	Revision of Strategies, Plans & Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifying Authority (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	All	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary; compliance reports.	Not triggered	Revisions of strategies, plans and programs not required during this reporting period.
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION							
B1	Notification of Commencement	The Applicant must notify the Planning Secretary in writing of the dates of commencement of construction and operation at least 48 hours before those dates.	Pre-construction	Pre-construction compliance review.	Correspondence to/from Planning Secretary.	Compliant	Si NSW has prepared a notification letter and is planning to submit to DPIE on 13 March 2020, 48 hours prior to the commencement of construction.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
B2	Notification of Commencement	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	Pre-construction compliance review.	Correspondence to/from Planning Secretary.	Compliant	SI NSW has prepared a notification letter and is planning to submit to DPIE on 13 March 2020, 48 hours prior to the commencement of construction.
B3	Certified Drawings	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	Pre-construction compliance review.	Correspondence to PCA; signed design drawings.	Compliant	M & G Consulting Engineers Pty Ltd issued design statement (dated 7 February 2020), stating structural designs are in accordance with relevant requirements of BCA 2016 Amendment1 Part B1 and relevant current Australian Standards. The Certifying Authority issued a Crown Certificate dated 11 March 2020. The Crown C certificate endorses the design plans for the development as well as accompanying information.
B4	External Walls and Cladding	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	Pre-construction compliance review.	Correspondence to PCA; correspondence to Planning Secretary; signed design drawings.	Compliant	Design statement from SHAC (dated 7 February 2020) confirms the external cladding materials meet the requirement of the BCA and include brickwork, Compressed Fibre Cement and Fibre Cement claddings, and aluminium feature battens. The Certify Authority issued a Crown Certificate on 11 March 2020 accepting the information supplied. SI NSW is preparing a submission package for DPIE, which is to be submitted before 18 March 2020 and within the 7 day time period stipulated in this condition.
B5	Protection of Public Infrastructure	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	Pre-construction	Pre-construction compliance review.	Correspondence to service/utility providers; dilapidation report for public	Compliant	Submitted to CA (5/2/2020), Council (28/2/2020) and DPIE (9/3/2020) per correspondence.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		<p>arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.</p>			infrastructure; correspondence to/from Planning Secretary and PCA.		
B6	Unexpected Contamination Procedure	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP [construction environmental management plan] in accordance with condition B12 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.</p>	Pre-construction	Monthly review of conditions of approval applicable to the phase.	CEMP	Compliant	Unexpected Finds Procedure has been prepared by Douglas Partners, and is included in the CEMP as Appendix 12.
B7	Community Communication Strategy	<p>No later than two weeks 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.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the</p>	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary.	Compliant	CCS submitted on 28 February 2020, more than 2 weeks before the commencement of construction.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		<p>regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water and contamination.</p>					
B8	Ecologically Sustainable Development	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD [ecologically sustainable development] is being achieved by either:</p> <p>(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</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary and CA.	Compliant	SI NSW submitted a letter on 21 February 2020 seeking approval from the Planning Secretary for an alternative certification process. DPIE has responded on 26 Febh 2020 agreeing to an 8 week extension of time from the commencement of construction.
B9	Outdoor Lighting	<p>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</p>	Construction	Prior to installation of outdoor lighting	Lighting design drawings; correspondence to/from CA	Not triggered	Lighting installation has not occurred during this reporting period.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		Control of the obtrusive effects of outdoor lighting.					
B10	Demolition	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority and Planning Secretary.	Pre-construction	Pre-construction compliance review	Signed demolition work plans; correspondence to/from Planning Secretary and CA.	Compliant	Demolition work plan has been prepared (Rev A) and submitted to CA on 5 February 2020. Demolition work plan has been reviewed by A W Edwards and a suitably qualified person on 12 February 2020. Submitted to DPIE 13.03.20
B11	Environmental Management Plan Requirements	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;	All	Pre-construction compliance review	Correspondence to/from Planning Secretary and CA.	Compliant	CEMP and subplans submitted to CA on 5 February 2020 via Aconex and submitted to DPIE on 12 March 2020 via Major Projects online system. The Certifying Authority issued a Crown Certificate on 11 March 2020 accepting the plan.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		<p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>					
B12	Construction Environmental Management Plan	<p>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. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p>	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary and CA.	Compliant	CEMP and subplans submitted to CA on 5 February 2020 via Aconex and submitted to DPIE on 12 March 2020 via Major Projects online system. The Certifying Authority issued a Crown Certificate on 11 March 2020 accepting the plan. Submitted to DPIE for information 12.03.20

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (c) Construction Noise and Vibration Management Sub-Plan (see condition B14); (d) Construction Waste Management Sub-Plan (see condition B15); (e) Construction Soil and Water Management Sub-Plan (see condition B16); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and					
B13	Construction Environmental Management Plan	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW [Transport for NSW]/TfNSW(RMS [Roads and Maritime Service]); (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements.	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary and CA.	Compliant	The CTPMSP has been prepared by a suitably qualified and experienced persons (accredited traffic controller), in consultation with Council and RMS, and details the measures/controls to be implemented during construction to ensure road safety and minimise impacts on the public and school users. The Plan was submitted to CA on 5 February 2020 via Aconex and submitted to DPIE on 12 March 2020 via Major Projects online system. The Certifying Authority issued a Crown Certificate on 11 March 2020 accepting the plan.
B14	Construction Environmental Management Plan	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	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary and CA.	Compliant	Consultation with the community held on 9 December 2019. The Plan was submitted to CA on 5 February 2020 via Aconex and

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		<p>experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's [Environment Protection Authority] Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B14(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(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 B11(d).</p>					submitted to DPIE on 12 March 2020 via Major Projects online system. The Certifying Authority issued a Crown Certificate on 11 March 2020 accepting the plan.
B15	Construction Environmental Management Plan	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(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 construction.</p>	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary and CA.	Compliant	The Plan was submitted to CA on 5 February 2020 via Aconex and submitted to DPIE on 12 March 2020 via Major Projects online system. The Certifying Authority issued a Crown Certificate on 11 March 2020 accepting the plan.
B16	Construction Environmental Management Plan	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary and CA.	Compliant	The plan has been prepared by a suitably qualified expert and Council are being consulted. The plan includes erosion and sediment

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		(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) include an Acid Sulphate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulphate soils, including monitoring of water quality at acid sulphate soils treatment areas. (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; and					controls to be implemented during construction. An Acid Sulphate Soil Management Plan is included as an appendix. The Plan was submitted to the Certifying Authority who issued a Crown Certificate on 11 March 2020 accepting the plan. The plan was submitted to DPIE on 12 March 2020 via the Major Project's online system.
B17	Construction Environmental Management Plan	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary and CA.	Compliant	A Driver Code of Conduct is included as Appendix E of the CTPMSP, which was submitted to CA on 5 February 2020 via Aconex and submitted to DPIE on 12 March 2020 via Major Projects online system. The Certifying Authority issued a Crown Certificate on 11 March 2020 accepting the plan.
B18	Construction Parking	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Pre-construction	Pre-construction compliance review	Construction compound layout plan.	Compliant	The CTPMSP addresses parking onsite during construction.
B19	Soil and Water	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site.	Pre-construction	Pre-construction compliance review	Pre-construction environmental inspection checklist	Compliant	Erosion and sediment controls applicable to the phase have been installed. Additional controls will be installed as construction commences as these controls are applicable to the stripping of topsoil etc.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
B20	Soil and Water	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Pre-construction	Pre-construction compliance review	Pre-construction environmental inspection checklist; erosion and sediment plans prepared by CPESC	Compliant	Erosion and sediment controls applicable to the phase have been installed. Additional controls will be installed as construction commences as these controls are applicable to the stripping of topsoil etc.
B21	Soil and Water	Prior to the commencement of construction, the Applicant 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 [annual recurrence interval], 1 in 5-year ARI and 1 in 100-year ARI.	Pre-construction	Pre-construction compliance review	Approval of CSWMP	Compliant	The CSWMP identifies controls and measures to address stormwater management and construction soil and water quality management.
B22	Soil and Water	Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulphate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulphate Soils.	Pre-construction	Pre-construction compliance review	Approval of CSWMP	Compliant	A provisional Acid Sulphate Soil Management Plan is included as Appendix D of the CSWMP.
B23	Rainwater Harvesting	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Pre-construction	Pre-construction compliance review	Certified rainwater re-use plan	Compliant	Refer certificate of design endorsed by McCallum PFCA (dated 10 February 2020).
B24	Biodiversity – Ecosystem Credits	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	Pre-construction	Pre-construction compliance review	Confirmation of ecosystem offsets	Compliant	BCT application approved and remittance advice from BCT received 10 March 2020.
B25	Biodiversity – Ecosystem Credits	The requirement to retire credits in Condition B24 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	Pre-construction	Pre-construction compliance review	Confirmation of ecosystem offsets	Compliant	BCT application approved and remittance advice from BCT received 10 March 2020.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
B26	Biodiversity – Ecosystem Credits	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B24 must be provided to the Planning Secretary prior to vegetation clearing.	Pre-construction	Pre-construction compliance review	Confirmation of ecosystem offsets; correspondence to Planning Secretary	Compliant	BCT application approved and remittance advice from BCT received 10 March 2020. Submitted to DPIE 13.03.20
B27	Biodiversity – Species Credits	Prior to the commencement of vegetation clearing, the class and number of species credits in the table below must be retired to offset the residual biodiversity impacts of the development.	Pre-construction	Pre-construction compliance review	Confirmation of species offsets	Compliant	BCT application approved and remittance advice from BCT received 10 March 2020.
B28	Biodiversity – Species Credits	The requirement to retire credits in Condition B27 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator.	Pre-construction	Pre-construction compliance review	Confirmation of species offsets	Compliant	BCT application approved and remittance advice from BCT received 10 March 2020.
B29	Biodiversity – Species Credits	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B27 must be provided to the Planning Secretary prior to vegetation clearing.	Pre-construction	Pre-construction compliance review	Confirmation of species offsets; correspondence to Planning Secretary.	Compliant	BCT application approved and remittance advice from BCT received 10 March 2020. Submitted to DPIE 13.03.20
B30	Tree Transplanting and Nest Boxes	The management, method and mitigation measures for the transplantation of nine trees must be undertaken in accordance with the Aboricultural Assessment Report dated 18 September 2018, prepared by Mid North Coast Tree Services.	Construction	Monthly review of conditions of approval applicable to the phase.	Evidence of tree transplantation.	Not triggered	Transplantation of trees not undertaken during this reporting period.
B31	Tree Transplanting and Nest Boxes	The biodiversity impact and mitigation measures including the installation of nest boxes must be undertaken as recommended in the Biodiversity Assessment Report dated January 2020, prepared by Narla Environmental.	Construction	Monthly review of conditions of approval applicable to the phase.	Evidence of tree transplantation.	Not triggered	Narla Environmental report stipulates timing of works through Construction Phase. A Pre-clearing survey has been completed on the 10/03.
B32	Operational Waste Storage and Processing	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design	Pre-construction	Pre-construction compliance review	Correspondence to/from CA.	Compliant	Waste removal will be undertaken by a third-party. Port Macquarie-Hastings Development Control Plan2013 (DCP), Section 3.4.3.26 identifies the waste management requirements for business and

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		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.					commercial developments. The location of the waste storage area meets these requirements, with the ability for a 12m rigid service vehicle (including a waste collection vehicle) to turn in and collect garbage prior to exiting the site in a forward direction, therefore meeting the requirements of the DCP.
B33	Operational Car Parking and Service Vehicle Layout	Prior to the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: (a) all vehicles must enter and leave the Site in a forward direction; (b) a minimum of 25 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (c) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Pre-construction	Pre-construction compliance review	Correspondence to/from CA.	Compliant	All vehicles entering and exiting the site will be able to do so in a forward direction, including service vehicles up to and including 12m rigid trucks. The site currently contains over 25 on-site car parks meeting the requirements of AS2890.1 which will be retained for the duration of the development.
B34	Public Domain Works	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council and CA.	Not triggered	Footpath and public domain works not commenced during this reporting period.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
B35	Compliance Reporting	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	Pre-construction	Pre-construction compliance review	Correspondence to/from Planning Secretary.	Compliant	Compliance monitoring and reporting program submitted on 28 February 2020, more than two weeks before the planned commencement of construction
B36	Compliance Reporting	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.	All	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary and CA.	Not triggered	60 days not yet lapsed from submission of this PCCR.
B37	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operation		Correspondence to/from Planning Secretary.	Not triggered	Development is operational.
B38	Aboriginal Cultural Heritage	Prior to the commencement of construction, the Applicant must ensure that the management and recommendations stated in Section 8 of the Aboriginal Cultural Heritage Assessment dated March 2019, prepared by J.P. Collins Consultant Archaeologist and titled Lake Cathie Public School Redevelopment 1240 Ocean Drive, Lake Cathie NSW, Port Macquarie Hastings LGA Aboriginal Cultural Heritage Assessment, is implemented.	Pre-construction	Pre-construction compliance review	Induction; induction register	Compliant	Aboriginal heritage induction information prepared and visual/photographic examples of unexpected finds included. An unexpected finds procedure is included in the lunch/amenities room.
B39	Stormwater and Sewerage Works	Prior to the commencement of construction of water supply, stormwater and sewerage works, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Council. The following is to be clearly illustrated on the site plan to	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	Construction of stormwater and sewerage works not undertaken.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		<p>accompany the application for Section 68 approval:</p> <ul style="list-style-type: none"> (a) position and depth of the sewer (including junction); (b) stormwater drainage termination point; (c) easements; (d) water main; and (e) proposed water meter location. 					
B40	Stormwater and Sewerage Works	Final hydraulic sizing for water and sewerage for the proposed development must be determined by a hydraulic consultant to suit the needs for the development.	Construction	Monthly review of conditions of approval applicable to the phase.	Design drawings	Not triggered	Construction of stormwater and sewerage works not undertaken.
B41	Submission of Technical Documents to Council for Approval	<p>Prior to the commencement of construction of any works within the public domain and any other works proposed to be transferred to Council assets, detailed design plans are to be submitted to Council for approval for the following works associated with the development where proposed (in compliance with AUSPEC specification and accompanied by AUSPEC DQS):</p> <ul style="list-style-type: none"> (a) road works along the frontage of the development; (b) public parking areas; (c) sewerage reticulation; (d) stormwater systems; (e) location of all existing and proposed utility services including: <ul style="list-style-type: none"> (i) conduits for electricity supply and communication services (including fibre optic cable); (ii) water supply; (iii) sewerage; and (iv) stormwater. (f) landscaping, open space facilities, pathways, cycleways and associated facilities (where located on public domain); (g) detailed driveway profile; and (h) detailed road intersection layout. 	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	Public domain works not undertaken during this reporting period.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
B42	Materials to Council Specifications	Prior to commencement of any pavement works on public domain, a material quality report from the proposed supplier must be submitted to Council. The pavement materials must meet Council's current specifications at the time of construction.	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	Public domain works not undertaken during this reporting period.
B43	Materials to Council Specifications	Prior to laying of Asphaltic Concrete (AC) or wearing surface course on public domain, submission to Council of pavement and soil test results prepared by a NATA [National Association of Testing Authorities] registered person for all road pavement construction, including: (a) CBR test results; and (b) subgrade / select fill, sub-base and base pavement compaction reports in accordance with AS1289.5.1.1 & AS1289.5.2.1.	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	Public domain works not undertaken during this reporting period.
B44	Payment of Security to Council	The Applicant must provide security to the Council for the payment of the cost of the following: (a) making good any damage caused to any property of the Council as a consequence of doing anything to which this consent relates; (b) completing any public work (such as road work, kerbing and guttering, footway construction, utility services, stormwater drainage and environmental controls) required in connection with the consent; and (c) remedying any defects in any such public work that arise within twelve months after the work is completed.	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	S138 not required during this reporting period.
B45	Payment of Security to Council	Such security is to be provided to Council prior to the issue of the Section 138 of the Roads Act approval.	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	S138 not required during this reporting period.
B46	Payment of Security to Council	The security is to be for such reasonable amount as is determined by the Council, being an amount that is the estimated cost plus 30% for building development of public works or \$5000, whichever is the greater of carrying out	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	S138 not required during this reporting period.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		the development by way of: (a) deposit with the Council, or; (b) an unconditional bank guarantee in favour of Council.					
B47	Payment of Security to Council	The security may be used to meet any costs referred to above and on application being made to the Council by the person who provided the security any balance remaining is to be refunded to, or at the direction of, that person. Should Council have to call up the bond and the repair costs exceed the bond amount, a separate invoice will be issued. If no application is made to the Council for a refund of any balance remaining of the security within six years after the work to which the security relates has been completed the Council may pay the balance to the Chief Commissioner of State Revenue under the Unclaimed Money Act 1995.	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	S138 not required during this reporting period.
B48	Construction of Bus Bays	Prior to the commencement of construction of the bus bays including all associated public domain and landscape works (as shown in drawing "3929 DD 2015 Revision N, dated 14 January 2020"), the final technical and construction design details must be undertaken in consultation with Council.	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from council.	Not triggered	Bus bays not constructed during this reporting period.
PART C - DURING CONSTRUCTION							
C1	Site Notice	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and	Construction	Monthly review of conditions of approval applicable to the phase.	Photographic evidence of site notice.	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		<p>weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>					
C2	Operation of Plant and Equipment	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	Monthly review of conditions of approval applicable to the phase.	Maintenance checklist	Not triggered	
C3	Demolition	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by Condition B10.	Construction	Monthly review of conditions of approval applicable to the phase.	Demolition work plan	Not triggered	
C4	Construction Hours	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 7am and 6pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	Construction	Monthly review of conditions of approval applicable to the phase.	Noise complaints; induction; induction register	Not triggered	
C5	Construction Hours	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p>	Construction	Prior to working OOH	Correspondence from public authority; or noise estimation; or, correspondence from Planning Secretary.	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.					
C6	Construction Hours	Notification of such construction activities as referenced in Condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction	Prior to working OOH	Copy of notification; photographic evidence of notification; complaints register	Not triggered	
C7	Construction Hours	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	Environmental inspection	Environmental inspection checklist	Not triggered	
C8	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction	Environmental inspection	Environmental inspection checklist	Not triggered	
C9	Construction Traffic	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	Environmental inspection	Environmental inspection checklist; photographic evidence	Not triggered	
C10	Hoarding Requirements	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	Environmental inspection	Environmental inspection checklist; photographic evidence	Not triggered	
C11	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Construction	Environmental inspection	Environmental inspection checklist; construction site layout plan; photographic evidence	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
C12	Construction Noise Limits	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	Environmental inspection	Environmental inspection checklist.	Not triggered	
C13	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding noise sensitive receivers outside of the construction hours of work outlined under condition C4.	Construction	Monthly review of conditions of approval applicable to the phase.	Heavy vehicle site register; photographic evidence	Not triggered	
C14	Construction Noise Limits	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	Environmental inspection	Environmental inspection checklist; complaints register	Not triggered	
C15	Vibration Criteria	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	Environmental inspection	Environmental inspection checklist; complaints register	Not triggered	
C16	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Construction	Environmental inspection	Environmental inspection checklist Photographic evidence	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
C17	Vibration Criteria	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B12 of this consent.	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary.	Not triggered	
C18	Tree Removal and Protection	<p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or the prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) a suitably qualified ecological consultant shall inspect all native trees that have been approved for removal before they are felled. If there are any koala or other fauna species in the tree, work in the vicinity is to cease until the animal has moved from the area. If it is likely that hollows are providing habitat for native species, traps shall be set for several nights and any native species found shall be relocated to an appropriate nearby location;</p> <p>(d) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Aboricultural Assessment Report dated 18 September 2018, prepared by Mid North Coast Tree Services;</p> <p>(e) the capacity and effectiveness of tree protection fencing, compliant with AS 4970/2009 Protection of trees on development sites shall be maintained at all times in accordance with the approved management plan until such time as the site is no longer subject to any construction or earthmoving</p>	Construction	Environmental inspection	Environmental inspection checklist; photographic evidence; pre-clearance removal inspection	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		works; and (f) 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.					
C19	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent, including the following measures: (a) trucks and vehicles entering and leaving the site that are carrying loads of dust generating materials must have their loads covered at all times, except during loading and unloading; (b) works that are carried out progressively on site to minimise exposed surfaces; and (c) trucks associated with the works do not track dirt onto the public road network.	Construction	Daily observation	Daily diary; complaints register; photographic evidence	Not triggered	
C20	Air Quality	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	Environmental inspection	Environmental inspection checklist; photographic evidence	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
C21	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Construction	Environmental inspection	Environmental inspection checklist; photographic evidence	Not triggered	
C22	Imported Soil	The Applicant must: (a) ensure that only VENM [virgin excavated natural material], ENM [excavated natural material], 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 Certifying Authority upon request.	Construction	Monthly review of conditions of approval applicable to the phase.	Material tracking register	Not triggered	
C23	Disposal of Seepage and Stormwater	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	Environmental inspection	Environmental inspection checklist; erosion and sediment control plans; photographic evidence; correspondence to/from CA and council.	Not triggered	
C24	Emergency Management	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Construction	Monthly review of conditions of approval applicable to the phase.	Induction; induction register	Not triggered	
C25	Stormwater Management System	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The	Construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from CA; photographic evidence	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		<p>system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(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;</p>					
C26	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group [Environment, Energy and Science Group] to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Construction		Unexpected finds register and detailed report	Not triggered	
C27	Waste Storage and Processing	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	Environmental inspection	Environmental inspection checklist; construction site layout plan; photographic evidence	Not triggered	
C28	Waste Storage and Processing	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification	Construction	Monthly review of conditions of approval applicable to the phase.	Waste tracking register; waste classification reports for wastes	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		Guidelines Part 1: Classifying Waste (EPA, 2014).			that are not pre-classified.		
C29	Waste Storage and Processing	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	Environmental inspection	Environmental inspection checklist; photographic evidence	Not triggered	
C30	Waste Storage and Processing	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Construction	Monthly review of conditions of approval applicable to the phase.	Waste tracking register; waste classification reports for wastes that are not pre-classified.	Not triggered	
C31	Waste Storage and Processing	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Construction	Monthly review of conditions of approval applicable to the phase.	Waste tracking register; waste classification reports for wastes that are not pre-classified.	Not triggered	
C32	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Construction		As built drawings; photographic evidence	Not triggered	
C33	Independent Environmental Audit	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	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary; audit declaration.	Compliant	DPIE has approved the Independent Auditor per correspondence dated 5 March 2020 signed by Heidi Watters, Team Leader Northern, Compliance, Planning & Assessments.
C34	Independent Environmental Audit	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 Planning Secretary and the Certifying Authority.	Pre-construction	Monthly review of conditions of approval applicable to the phase.	Correspondence to/from Planning Secretary; audit declaration.	Compliant	IAP has been prepared and submitted to DPIE on 12 March 2020.
C35	Independent Environmental Audit	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits	Pre-construction	Monthly review of conditions of	Approved audit program	Compliant	These specifics have been captured in the IAP.

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		<p>required in the construction phase is:</p> <p>(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and</p> <p>(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p> <p>In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.</p>		approval applicable to the phase.			
C36	Independent Environmental Audit	<p>Independent Audits of the development must be carried out in accordance with:</p> <p>(a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition C33 of this consent; and</p> <p>(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</p>	Construction	Monthly review of conditions of approval applicable to the phase.	Audit reports; correspondence to/from Planning Secretary	Not triggered	
C37	Independent Environmental Audit	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:</p> <p>(a) review and respond to each Independent Audit Report prepared under condition C33 of this consent;</p> <p>(b) submit the response to the Planning Secretary and the Certifying Authority; and</p> <p>(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.</p>	Construction	Monthly review of conditions of approval applicable to the phase.	Audit reports; correspondence to/from Planning Secretary	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
C38	Independent Environmental Audit	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	Monthly review of conditions of approval applicable to the phase.	Audit reports; correspondence to/from Planning Secretary	Not triggered	
C39	Toilet Facilities	Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.	Construction	Environmental inspection	Environmental inspection checklist; photographic evidence	Not triggered	
PART D - PRIOR TO COMMENCEMENT OF OPERATION							
D1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Pre-operation	Pre-operation compliance review	Correspondence to/from Planning Secretary	Not triggered	
D2	External Walls and Cladding	Prior to commencement of operation, 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	Pre-operation compliance review	As built drawings; correspondence to/from CA	Not triggered	
D3	External Walls and Cladding	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	Pre-operation compliance review	As built drawings; correspondence to/from Planning Secretary	Not triggered	
D4	Post-construction	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction	Pre-operation	Pre-operation compliance review	Post-construction dilapidation report; correspondence	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
	Dilapidation Report	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 must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.			to/from CA; correspondence to/from council		
D5	Protection of Public Infrastructure	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 this consent.	Pre-operation	Pre-operation compliance review	Correspondence to/from service/utility providers and/or council.	Not triggered	
D6	Protection of Property	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	Pre-operation compliance review	Correspondence to/from service/utility providers and/or council.	Not triggered	
D7	Utilities and Services	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	Pre-operation	Pre-operation compliance review	Correspondence to/from council and CA.	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
D8	Works as Executed Plans	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority and Council.	Pre-operation	Pre-operation compliance review	As-built drawings; correspondence to/from CA	Not triggered	
D9	Green Travel Plan	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 Council and Transport for NSW; (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	Pre-operation compliance review	Correspondence to/from Planning Secretary; copy of GTP; correspondence to/from TfNSW	Not triggered	
D10	Operational Transport and Access Management	Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW (RMS), and submitted to the satisfaction of the Planning	Pre-operation	Pre-operation compliance review	Correspondence to/from Planning Secretary; copy of OTAMP; correspondence	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
	Plan (OTAMP)	<p>Secretary. The OTAMP must address the following:</p> <p>(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;</p> <p>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures of the pick-up and drop-off parking located within the southern section of the school site, including staff management/traffic controller arrangements;</p> <p>(d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus operations along the public Collector Road, including staff management/traffic controller arrangements;</p> <p>(e) delivery and services vehicle and bus access and management arrangements;</p> <p>(f) management of approved access arrangements;</p> <p>(g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking on the southern section of the school site;</p> <p>(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(i) a monitoring and review program.</p>			to/from TfNSW (RMS); correspondence to/from council		

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
D11	Evacuation and Emergency Planning	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.	Pre-operation	Pre-operation compliance review	Bush fire management plan (BFMP)	Not triggered	
D12	Bush Fire Management Plan	A bush fire management plan must be prepared for the site that addresses the following requirements: (a) contact person/department and details; and (b) schedule and description of works for the construction of asset protection zones and their continued maintenance.	Pre-operation	Pre-operation compliance review	BFMP	Not triggered	
D13	School Zones	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along the public collector road must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS). Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	Pre-operation	Pre-operation compliance review	RMS handover documentation	Not triggered	
D14	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Pre-operation	Pre-operation compliance review	RMS handover documentation	Not triggered	
D15	Mechanical Ventilation	Prior to 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	Pre-operation compliance review	Correspondence to/from CA.	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
D16	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations in the Acoustic Assessment – Lake Cathie Public School prepared by RAPT consulting dated September 2018 has 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	Pre-operation compliance review	Correspondence to/from CA.	Not triggered	
D17	Bus Bay Arrangements	Prior to the commencement of operation, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that construction works associated with the provision of three bus bays along the northern section of the site have been completed and is operational.	Pre-operation	Pre-operation compliance review	Correspondence to/from Planning Secretary.	Not triggered	
D18	Bus Bay Arrangements	Any dedication as public road or to Council associated with the bus bays, footpath, cycleway or other associated public domain works, must be undertaken prior to the commencement of the operation of the bus bays and be pursuant to Council requirements and the provisions of the Conveyancing Act 1919.	Pre-operation	Pre-operation compliance review	Correspondence to/from council.	Not triggered	
D19	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Pre-operation	Pre-operation compliance review	Correspondence to/from council.	Not triggered	
D20	Fire Safety Certification	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety	Pre-operation	Pre-operation compliance review	Correspondence to/from council; fire safety certificate	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		Certificate must be prominently displayed in the building.					
D21	Structural Inspection Certificate	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Pre-operation	Pre-operation compliance review	Correspondence to/from CA.	Not triggered	
D22	Stormwater Quality Management Plan	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Pre-operation	Pre-operation compliance review	Correspondence to/from CA.	Not triggered	
D23	Rainwater Harvesting	Prior to the commencement of operation, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifying Authority	Pre-operation	Pre-operation compliance review	Correspondence to/from Planning Secretary and CA.	Not triggered	
D24	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a	Pre-operation	If cooling tower is proposed, ensure cooling tower is registered with Council (if required	Council registration record. Council inspection report/testing. Cooling tower water	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		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.		by that council). Regular maintenance and servicing of cooling tower in accordance with PH Act, AS3666 and NSW Health Code of Practice . Council may have a proactive cooling tower inspection program. May have the water tested periodically if required.	testing/lab results. Maintenance reports.		
D25	Outdoor Lighting	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor 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.	Pre-operation	Pre-operation compliance review	Correspondence to/from CA.	Not triggered	
D26	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Pre-operation	Pre-operation compliance review	Photographic evidence	Not triggered	
D27	Signage	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	Pre-operation compliance review	Photographic evidence	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
D28	Signage	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	Pre-operation compliance review	Photographic evidence	Not triggered	
D29	Operational Waste Management Plan	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in the EIS and the Waste Management Report, dated 9 October 2018 and prepared by SHAC.</p>	Pre-operation	Pre-operation compliance review	Correspondence to/from CA.	Not triggered	
D30	Asset Protection Zones	Prior to the commencement of operation, the entire site, except the area identified as Management Zones 1 and 1a in Figure 2 of the Vegetation Management Plan dated 2019, prepared by Narla Environmental, must be managed as an inner protection area as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.	Pre-operation	Pre-operation compliance review	Photographic evidence	Not triggered	
D31	Section Audit Report and	Prior to commencement of operation, should remediation works be required under Condition B42, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for	Pre-operation	TBC	TBC	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
	Site Audit Statement	the relevant part of the site prepared by an NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the education land use and be provided for the information of the Planning Secretary and the Certifying Authority.					
D32	Bicycle Parking and End- of-Trip Facilities	<p>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:</p> <p>a) the provision of a minimum [xx] staff and [xx] visitor/student bicycle parking spaces;</p> <p>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>c) the provision of end-of-trip facilities for staff;</p> <p>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>	Pre-operation	Pre-operation compliance review	Correspondence to/from CA.	Not triggered	
D33	Bush Fire Access	<p>Prior to the commencement of operation, unless otherwise agreed to by the Planning Secretary, evidence of the following must be provided to the satisfaction of the Certifying Authority:</p> <p>(a) a managed separation (managed as an inner protection zone) of not less than seven metres between the western edge of the western turning circle and the remnant vegetation to the west</p> <p>(b) either a turning circle that complies with section 4.3.7 of Planning for Bush Fire Protection 2006.</p>	Pre-operation	Pre-operation compliance review	Correspondence to/from Planning Secretary and CA.	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
D34	Covenant for Phase 2 restoration area	Prior to the commencement of operation, a suitable instrument pursuant to the Conveyancing Act 1919 must be registered on title that requires the Phase 2 area to be managed and implemented in accordance with the Vegetation Management Plan and Koala Plan of Management dated January 2020, prepared by Narla Environmental.	Pre-operation	TBC	TBC	Not triggered	
PART E - POST OCCUPATION							
E1	Out of Hours Event Management Plan	<p>Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) details of the use of the hall, outdoor sports fields and courts, where applicable, restricting use before 8am and after 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>	Operation	OoHMP in accordance with sub condition a-h submitted prior to first out of hours event involving >100 people.	<p>OoHMP in accordance with sub condition a-h submitted prior to first out of hours event involving >100 people.</p> <p>Record of date of first out of hours event.</p> <p>Record that this plan is implemented prior to first event.</p> <p>Record that this plan is implemented prior to first event.</p>	Not triggered	
E2	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Operation	OoHMP in accordance with E1 submitted prior to first out of hours	OoHMP in accordance with E1 submitted prior to first out of hours	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
				event involving >100 people.	event involving >100 people.		
E3	Out of Hours Event Management Plan	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 hall, outdoor sports fields and courts, 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	OoHMP in accordance with sub condition a-h submitted prior to first out of hours event involving >100 people.	OoHMP in accordance with sub condition a-h submitted prior to first out of hours event involving >100 people. Record of date of first out of hours event. Record that this plan is implemented prior to first event.	Not triggered	
E4	Out of Hours Event Management Plan	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	Operation	OoHMP in accordance with E3 submitted prior to first out of hours event involving >100 people.	OoHMP in accordance with E3 submitted prior to first out of hours event involving >100 people.	Not triggered	
E5	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Operation	Ensure plant and machinery service logbooks, maintenance schedules and records up to date.	Plant and machinery service logbooks	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
E6	Warm Water Systems and Cooling Systems	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	If cooling tower is proposed, ensure cooling tower is registered with Council (if required by that council). Regular maintenance and servicing of cooling tower in accordance with PH Act, AS3666 and NSW Health Code of Practice. Council may have a proactive cooling tower inspection program. May have the water tested periodically if required.	Council registration record. Council inspection report/testing. Cooling tower water testing/lab results. Cooling tower water testing/lab results Maintenance reports.	Not triggered	
E7	Community Communication Strategy	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Operation	Ensure CCS is implemented, and any recommendations are executed.	Record of communications	Not triggered	
E8	Operational Transport and Access Management Plan (OTAMP)	The OTAMP(s) approved under condition D10 as revised from time to time) must be implemented by the Applicant for the life of the development.	Operation	Ensure OTAMP is in place and implemented. Review of complaints or incidents relating to traffic.	Physical copy of OTAMP (updated) in place. Correspondence or communication to school employees, students, community advising of measures contained within OTAMP. Complaints register for complaints relating to traffic.	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
E9	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Assessment – Lake Cathie Public School prepared by RAPT consulting, dated September 2018.	Operation	Complaints records to monitor performance and compliance	Complaints records (Council CSM, SINSW	Not triggered	
E10	Unobstructed Driveways and Parking Areas	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	Site inspections, photographic surveys, complaints records.	Photographic evidence from site inspections confirming driveways, footways, parking is unobstructed. Lack of complaints on record relating to obstructions.	Not triggered	
E11	Green Travel Plan	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary	Operation	Annual document review	Document control	Not triggered	
E12	Ecologically Sustainable Development	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 B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.	Operation	4-star certification or alternative certification submitted within 6 months of operation to CA and DPIE	Certification provided to CA and DPIE within 6 months of operation.	Not triggered	
E13	Outdoor Lighting	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	Operation	Evidence of consultation with adjacent owners, curfews of lighting in place (if required).	Correspondence or record of consultation. Records of complaints regarding residual	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
		affected landowners to reduce the impacts to an acceptable level.		Any records of complaints regarding residual impacts of lighting.	impacts of lighting. Verification of any measures (only if required) to mitigate impacts.		
E14	Rainwater Harvesting	The Applicant must implement the rainwater re-use plan required by condition B26 for the duration of the development	Operation	Site inspection with photographic evidence.	Photographic evidence of reuse measures.	Not triggered	
E15	Asset Protection Zones	The asset protection zones required by condition D30 shall be maintained for the duration of occupation of the development.	Operation	Site inspections, photographic surveys.	Photographic evidence from site inspections.	Not triggered	
E16	Bunding and Waste Management	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	Operation	Site inspection with photographic evidence of banded areas. Verification reports/certification from suitably qualified hazmat/OHS/Worksafe consultant.	Photographic evidence. Verification reports/certification from suitably qualified hazmat/OHS/Worksafe consultant.	Not triggered	
E17	Bunding and Waste Management	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Operation	TBC	TBC	Not triggered	
E18	Bunding and Waste Management	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing or disposal.	Operation	TBC	TBC	Not triggered	
E19	Bunding and Waste Management	The applicant must retain all sampling and waste classification data classified in accordance with the Waste Classification Guidelines.	Operation	TBC	TBC	Not triggered	
E20	Landscaping and Vegetation Management	The proposed Phase 2 Offset Planting Area must be retained and protected in perpetuity to provide a Koala foraging area.	Operation	Site inspections with photographic evidence	Photographic evidence.	Not triggered	
E21	Landscaping and	The ongoing management, mitigation measures and activities outlined in the Vegetation Management Plan & Koala Plan of	Operation	Site inspections with photographic evidence	Photographic evidence.	Not triggered	

ID	Condition heading	Consent condition	Phase	Compliance monitoring method	Evidence to be collected	Compliance	Compliance details
	Vegetation Management	Management dated January 2020, prepared by Narla Environmental, must be maintained and implemented.					



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