



Lindfield Learning Village

Stage 1 - Partial School – Pre-operational Compliance Report

Department of Education | January 2019

Document Control

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Plan Reviewed By:	Plan Reviewed By:	Plan Endorsed By:
Name: Sasha Serrao	Name: Robert Walker	Name: Robert Walker
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0	29.01.2019	Issued to DoE for issue to DPE	Robert Walker
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Project Name	Linfield Learning Village – Partial School
Consent Number	SSD 8114
Description of Project	Refurbishment of the former University of Technology Sydney (UTS) Ku-ring-gai campus into a new Partial School
Project Address	Lot 2 DP1151638, 100 Eton Road, Lindfield, NSW 2070
Proponent	NSW Department of Education
Title of Compliance Report	Pre-operational Compliance Report
Date	29 January 2019

Compliance Report Declaration

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.

Name of Authorised Reporting Officer:	Robert Walker
Title	Director
Signature	
Qualification	BSc. (QS)
Company	Savills Project Management
Company Address	Level 25, Governor Phillip Tower, 1 Farrer Place, Sydney NSW 2000

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Glossary / Abbreviations

CCR	Construction Compliance Report
CEMP	Construction Environmental Management Plan
CoC	The Planning Minister's Conditions of Consent
CMRP	Compliance Monitoring and Reporting Program
DoE	Department of Education
DP&E	Department of Planning and Environment
EIS	Environmental Impact Statement
ER	Independent Environmental Representative
EMS	Environmental Management System
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
LGA	Local Government Area
Minister, the	Minister for Planning
OCR	Operational Compliance Report
PCCR	Pre-Construction Compliance Report
PEMP	Project Environmental Management Plan
POCR	Pre-Operational Compliance Report
Project, the	Lindfield Learning Village
Secretary	Secretary of DP&E
SSD	State Significant Development

1 Introduction

1.1 Project Details

Project Name	Lindfield Learning Village – Partial School
Project Application Number	State Significant Development Application – SSD 8114
Project Address	100 Eton Road, Lindfield and is legally described as Lot 2 DP1151638
Project Phase	Pre-operation
Compliance Reporting Period	Pre-operation to 29 January 2019
Project Activity Summary	Construction of Partial School of Lindfield Learning Village
Key Personnel	<p>The following personnel are responsible for the environmental management of the development:</p> <ul style="list-style-type: none">• Head Contractor: Dean Fondas, Taylor Construction• Environmental Engineer: Mitchell Delaney, Environmental Investigation Services• Environmental Compliance Auditor: Ian Swane, Ian Swane & Associates

1.2 Purpose of this Report

This Pre-operation Compliance Report (POCR) has been prepared to address the requirements for Lindfield Learning Village Stage 1 project Conditions of Consent (CoC) B55 – Compliance Reporting.

SSD 8114 **CoC B55**, states that:

“No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifier.

Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifier in writing at least seven days before this is done.

Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).”

2 Project Description

The Lindfield Learning Village involves the redevelopment of the former UTS Ku-ring-gai Campus. The proposed development provides an opportunity to deliver a new educational model within a unique campus setting and will cater for up to 2,100 students from Kindergarten through to Year 12. The school will take enrolment pressure off surrounding primary schools exceeding student capacity and accommodate future population growth within the Ku-ring-gai Local Government Area (LGA).

Department of Education (DoE) is planning and delivering the project in two stages. Stage 1 (Partial School) of the Project will comprise:

- Home-bases totalling approximately 350 students from K-12 in the eastern wing of the building;
- All requisite technical spaces to support a full primary and secondary curriculum;
- Administration space for approximately 40 staff;
- Fencing of the student play area at the northern entrance of the site;
- Traffic and transport infrastructure associated with the parking and drop-off / pick-up area.

3 Approval Documentation

Documentation relevant to the POOCR includes:

- State Significant Development Approval – SSD 8114

The SSD Approval is provided in **Appendix A** of this PCCR.

4 Compliance Reporting Post Approval Requirements

The NSW Department of Planning and Environment Compliance Reporting Post Approval Requirements (Department 2018) sets out the minimum requirements to be met when preparing Compliance Monitoring and Reporting Programs and Compliance Reports pursuant to conditions of consent. These requirements apply to State significant projects where compliance monitoring and reporting in accordance with this document is required by the conditions of consent.

The deliverables required as part of the Compliance Monitoring and Reporting Program are out in Section 2 of Compliance Reporting Post Approval Requirements (Department 2018). These include:

- A **Compliance Monitoring and Reporting Program** containing **Compliance Monitoring and Reporting Schedule**;
- The schedule must set out the **required frequency of compliance monitoring and reporting**; and
- Unless the conditions of consent state otherwise, the schedule must also **set out the dates on which Compliance Reports must be submitted to the Department**;

The compliance reports applicable to **SSD 8114** and minimum frequency for submitting Compliance Reports is set out in the Table below:

Compliance Report	Phase	Timing	Minimum Frequency	Applies to this Development (Yes / No)
Compliance Monitoring and Reporting Program	Commencement of Development	No later than two (2) weeks before the date notified for the commencement of construction (CoC B55)	Single report	Yes
Pre-Construction Compliance Report	Pre-Construction	Report to be submitted to the Planning Secretary prior to commencement of construction	Single report only	Yes
Construction Compliance Report	Construction	Reporting required for the duration of construction	At intervals, no greater than 26 weeks from the date of commencement of construction	Yes
Pre-Operational Compliance Report	Pre-Operation	Report to be submitted to the Planning Secretary prior to commencement of operation	Single report only	Yes
Operational Compliance Report	Operation	Reporting required for the duration of operation	At intervals, no greater than 52 weeks from the date of commencement of operation	Yes
Post-Commissioning Compliance Report	Decommissioning	Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning	Single report only	No

4.1 Compliance Monitoring and Reporting Program

The requirements of the conditions of consent which apply to the POCR are listed in the Table below, together with the cross-reference to where the requirements are addressed in this POCR. Further details of how the conditions are addressed are provided in the sections below:

Authority	ID	Requirement	Reference
SSD CoC	B55	No later than two (2) weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifier.	Compliance Monitoring and Reporting Program
SSD CoC	B55	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Purpose of This Report
SSD CoC	B55	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifier in writing at least seven days before this is done.	Timing of Compliance Reporting
Compliance Reporting Post Approval Requirements (Department 2018)	Table 1	A Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction.	Complete
Compliance Reporting Post Approval Requirements (Department 2018)	Table 1	A Construction Compliance Report is required for the duration of the construction at intervals no greater than 26 weeks from the commencement date of construction. Commencement Date of Construction: 4 November 2018 Duration of Construction: 3 months Number of reports required: single report	Complete
Compliance Reporting Post Approval Requirements (Department 2018)	Table 1	A Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to the commencement of operation.	Purpose of This Report

4.2 Periodic Compliance Review

The **Project Manager (Savills)** undertakes regular compliance activities such as inspections, observations and monitoring in accordance with the CEMP and PEMP. Savills report to Department of Education on compliance with the CoC in accordance with Compliance Reporting Post Approval Requirements (Department 2018). Any incidents or issues of non-compliance will be reported in accordance with SSD 8114 CoCs.

4.3 Compliance Reporting and Timing

Department of Education will provide reporting on compliance to the Secretary as follows:

- Pre-Construction Compliance Report - No later than two (2) weeks before the date notified for the commencement of construction (CoC B55)
- Construction Compliance Report - At intervals, no greater than 26 weeks from the date of commencement of construction
- Pre-Operation Compliance Report - Submitted to the Planning Secretary prior to commencement of operation.

Specifically, the review of compliance for in the reports listed above will be developed in accordance with Section 3 Compliance Reporting Post Approval Requirements (Department 2018).

4.4 Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period will be described using the relevant descriptors below:

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

5 Environmental Management System Overview

This POCR is part of the suite of environmental management documents prepared for the Project.

The Project Construction Environmental Plan (CEMP) and the Project Environmental Management Plan (PEMP) are the primary documents used to manage and control the environmental aspects of the Project during pre-construction and construction. These documents provide the overall framework for the system and procedures to ensure environmental impacts are minimised and legislative and other requirements are fulfilled.

The strategies defined in the CEMP and PEMP have been developed with consideration of the conditions of this SSD Approval, and the safeguards and management measures presented in the environmental assessment and approval documents. The CEMP and PEMP establish the system for implementation, monitoring and continuous improvement to minimise impacts of the Project on the environment.

6 Report Findings

This report section provides an overview of the project's compliance status for the Pre-operational phase of the project.

A detailed review of the project's compliance is provided in **Appendix B**.

6.1 Compliance Performance

A summary of the project's compliance performance is provided in the table below:

SSD Category	Total No.	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A - Administrative	25	21	0	4
Part A – Advisory Notes	3	1	0	2
Part B - Prior to Commencement of Construction	58	56	1	1
Part C - During Construction	43	35	0	8
Part D – Prior to Commencement of Operation	37	37	0	0
Part E – During Operation	43	TBC in Post-Operation Compliance Report	TBC in Post-Operation Compliance Report	TBC in Post-Operation Compliance Report
Total	166	150	1	15

6.2 Non-Compliances

The following non-compliances that occurred during the reporting period are presented below:

CoC ID	Requirements	Details of Non-compliance	Reported to	Corrective Action Taken
Nil				

6.3 Previous Report Actions

There are no previous PCCR and CCR report actions at time of writing this POCR report.

6.4 Incidents

A summary of incidents recorded for this reporting period are provided below:

Date of Incident (dd/mm/yy)	Incident Details	Notifiable (Yes / No, if Yes who was it reported to)	Follow-up Actions Taken	Status (Open / Closed)
Nil				

Total for period: Nil

Total closed: N/A

Total open: N/A

6.5 Complaints

A summary of complaints recorded for this reporting period are provided below:

Date of Complaint (dd/mm/yy)	Date of Response (dd/mm/yy)	Method of Complaint (Email / Phone / Letter)	Nature of Complaint (Traffic / Noise / Dust)	SINSW Response	Complaint Status (Open / Closed)
15/10/2018	12/11/2018	Email	Consultation	Clarified works undertaken. Offered briefing to individual.	Closed
29/10/2018	12/11/2018	Phone	Vegetation removal	Advised of approvals and bush fire regulation requirements, which required the thinning of tress on site.	Closed
01/11/2018	09/11/2018	Email	Lack of community engagement	SINSW advised of community engagement to date and offered project briefing.	Closed
12/12/2018	18/12/2018	Email	Traffic	Advised about traffic management during construction	Closed
31/12/2018	31/12/2018	Phone	Dust	Advised that there was no dust generating activities on the day and about dust mitigation measures in place.	Closed
13/01/2019	13/01/2019	Phone	Noise	Work ceased after noise complaint received.	Closed
16/01/2019	17/01/2019	Phone	Noise	No loud music will be played near adjacent residences moving forward	Closed
16/01/2019	17/01/2019	Phone	Excessive light during night works	Review of night works undertaken	Closed

Total for period: 0 (for construction period to 29/01/2019)

Total closed: 0 (for construction period to 29/01/2019)

Total open: Nil



Appendix A. SSD Instrument of Approval

Partial Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning under delegation executed on 11 October 2017, I partially approve Phase 1 of the development application referred to in Schedule 1 under section 4.16(4)(c), subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development



David Gainsford

Executive Director

Priority Projects Assessments

Sydney *24th October* 2018

SCHEDULE 1

Application Number:	SSD 8114
Applicant:	NSW Department of Education
Consent Authority:	Minister for Planning
Site:	Lot 2 and 4 DP 1151638, 100 Eton Road, Lindfield Former UTS Ku-ring-gai Campus
Development:	Phase 1 construction and operation of a new school for 350 students, (Lindfield Learning Village), comprising: <ul style="list-style-type: none">• adaptive re-use of part of the existing building to construct one home-base for 350 students;• construction of all administrative and technical spaces to support a full primary and secondary curriculum for 350 students;• construction of a fire trail for bushfire management purposes;• traffic and transport infrastructure; and• tree removal to establish a 100 metre Asset Protection Zone around the home-base on the site.

DEFINITIONS

Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	NSW Department of Education, or any person carrying out any development to which this consent applies
Approved disturbance area	The area identified as such on the development layout
APZ	Asset Protection Zone
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
CEMP	Construction Environmental Management Plan
Certification of Crown building work	Certification under section 6.28(2) of the EP&A Act
Certifier	Means a council or accredited certifier
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	<p>All physical works to enable operation, including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> • building and road dilapidation surveys; • investigative drilling, investigative excavation or Archaeological Salvage; • establishing temporary site offices (in locations identified by the conditions of this consent); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor adjustments to services or utilities.
Council	Ku-ring-gai Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning and Environment
Development	The development described in the EIS, Response to Submissions and Supplementary Response to Submissions, including the works and activities comprising construction and operation of the Lindfield Learning Village, as limited by the conditions of this consent.
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	<i>Environmental Impact Statement – Lindfield Learning Village</i> , prepared by Urbis and dated 8 June 2017, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings

EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm.
External works	Any construction activities affecting the external fabric of the existing building, landscaping and vegetation clearing.
Feasible	Means what is possible and practical in the circumstances
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance <i>Note: "material harm" is defined in this consent</i>
IPA	Inner Protection Area
Internal works	Any construction activities affecting the internal spaces of the existing building, including any rooftop works.
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Management and mitigation measures	The management and mitigation measures set out in <i>Environmental Impact Statement – Lindfield Learning Village</i> , prepared by Urbis and dated 8 June 2017.
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEH	NSW Office of Environment and Heritage
Operation	The carrying out of the approved purpose of the development upon completion of construction.
Planning Secretary	Planning Secretary under the EP&A Act, or nominee.
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood event.

Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW).
Response to submissions	<i>Response to Submissions – Lindfield Learning Village (SSD 16_8114)</i> prepared by Urbis and dated 14 June 2018, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application.
Reversible	Works that affect the heritage fabric can be reversed in the future to ensure the essential form and integrity of the heritage building is unimpaired.
RMS	NSW Roads and Maritime Services
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
SES	NSW State Emergency Services
Site	The land defined in Schedule 1 OR describe the site in detail.
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
SRtS	Supplementary Response to Submissions – Lindfield Learning Village (SSD 16_8114), prepared by Urbis and dated 30 August 2018, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
TfNSW	Transport for New South Wales
Upgrading	The carrying out of works (including replacing plant, equipment, or machinery or updating relevant technology) to improve the efficiency of the development or to enable or enhance its continued operation, and the carrying out of maintenance works.
VMP	Vegetation Management Plan
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Notification of Occupation

- D1. The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department 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.

External Walls and Cladding

- D2. Prior to the occupation of the building, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.
- D3. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

Protection of Public Infrastructure

- D4. 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

Post-construction Dilapidation Report

- D5. Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:
- a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.
 - b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
 - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
 - c) to be forwarded to Council.

Utilities and Services

- D6. Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Flooding

- D7. No later than six weeks prior to the commencement of operation, the Flood Report dated 28 August 2018 (Revision C) and prepared by EFWF Pty Ltd must be updated by a suitably qualified person to address OEH's correspondence dated 5 October 2018 and any recommendations be implemented. A copy of the updated report must be provided to the Planning Secretary.

Evacuation and Emergency Management

- D8. No later than six weeks prior to the commencement of operation, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person in consultation with the NSW SES and Council and in accordance with *Floodplain Risk Management Guideline* (OEH, 2007). The plan should detail specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of

a range of flood events up to and including the PMF and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of:

- (a) predicted flood levels;
- (b) flood warning time and flood notification;
- (c) assembly points and evacuation routes;
- (d) evacuation and refuge protocols; and
- (e) awareness training for employees and contractors.

A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.

- D9. No later than six weeks prior to the commencement of operation, an Operational Bush Fire Evacuation and Emergency Management and Evacuation Plan must be prepared in consultation with RFS and in accordance with section 4.2.7 of *Planning for Bush Fire Protection 2006, Development Planning – A Guide to Developing a Bush Fire Emergency and Evacuation Management and Excavation Plan December 2014* (or equivalent) and Australian Standard AS 3745-2010 *Planning for Emergencies in Facilities*.

The Plan must address evacuation risk with regard to the multi-level configuration of the school, incorporate provisions to address access into the site, the level of available firefighting assistance, and the blockage of evacuation escape routes.

The plan must be updated on an annual basis following an audit of bush fire protection measures, including maintenance of APZs, water supplies and access roads on and off site.

A copy of the Plan must be submitted to the NSW RFS, Council and the Planning Secretary.

Bush Fire

- D10. The alterations and additions required by Condition B12 must be carried out and certified that they have been constructed in accordance with the design plans.
- D11. The Applicant must complete the internal roads and fire trails required by Condition B5 and B6 prior to any occupation.
- D12. Prior to commencement of any occupation, the instrument referred to in B10 must be registered on title pursuant to Section 88 of the *Conveyancing Act 1919* to ensure ongoing management of the proposed APZs within the subject site in perpetuity, and evidence submitted to the Planning Secretary.

Infrastructure Upgrades

- D13. The Applicant must complete the following infrastructure upgrades as required by Condition B37 prior to any occupation:
- (a) internal road upgrade works;
 - (b) pedestrian crossings; and
 - (c) footpaths (construction of new footpaths only).

Road Safety Audit

- D14. Prior to occupation an independent Road Safety Audit (RSA), prepared by a suitably qualified consultant, must be undertaken of the drop-off/pick-up area and bus layby design along Eton Road, in consultation with TfNSW, and any recommendations of the RSA must be implemented. The Applicant must submit the RSA to the approval of the Certifier prior to any occupation.

Works as Executed Plans

- D15. Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.

Operational Flora and Fauna Management Plan

- D16. Prior to operation, the Applicant must prepare an Operational Flora and Fauna Management Plan (OFFMP) in consultation with OEH. The OFFMP include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to:

- (a) retention of areas of areas of native vegetation for threatened flora and fauna within the site;
- (b) weed control;
- (c) feral animal control;
- (d) pathogen management procedures;
- (e) monitoring; and
- (f) rehabilitation actions.

Green Travel Plan

D17. Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the 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;
- (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 students and staff to and from both schools at appropriate times throughout the academic year.

Operational Transport and Access Management Plan (OTAMP)

D18. An OTAMP is to be prepared for the school by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following:

- (a) Detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;
- (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);
- (c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements;
- (d) delivery and services vehicle and bus access and management arrangements;
- (e) management of approved access arrangements;
- (f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts;
- (g) car parking arrangements and management associated with the proposed use of school facilities by community members; and
- (h) a monitoring and review program.

The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.

The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.

School Zones

D19. Installation of all required School Zone signage, speed management signage and associated pavement markings is to be completed prior to commencement of use of the development.

Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.

D20. Following installation of School Zone signage, speed management signage and associated pavement markings, the Applicant must arrange an inspection with Council and/or RMS for formal handover of assets. The handover of assets must occur prior to any occupation of the development.

D21. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.

Mechanical Ventilation

D22. Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifier, prior to the final occupation, that the installation and performance of the mechanical systems complies with:

- (a) the BCA;
- (b) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes;
- (c) the development consent and any relevant modifications; and
- (d) any dispensation granted by the NSW Fire Brigade.

Road Damage

D23. 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 is to be met in full by the Applicant prior to commencement of use of any stage of the development.

Fire Safety Certification

D24. Prior to the final occupation, a **Fire Safety Certificate** must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

Structural Inspection Certificate

D25. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:

- (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and
- (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.
- (c) person/s authorised to, for the life of the development.

Compliance with Food Code

D26. The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises*. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifier prior to occupation.

Stormwater Quality Management Plan

D27. Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:

- (a) maintenance schedule of all stormwater quality treatment devices;
- (b) record and reporting details;
- (c) relevant contact information; and
- (d) Work Health and Safety requirements.

Details demonstrating compliance must be submitted to the Certifier prior to occupation.

Stormwater Management

D28. Prior to the commencement of any occupation, maintenance of the existing stormwater system must be carried out including photographic investigation of the main stormwater lines. Any identified faults must be rectified to ensure the system can be consistent with *Guidelines for developments adjoining land managed by the Office of Environment and Heritage* (OEH 2013).

Rainwater Harvesting

D29. A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifier prior to any occupation of the building.

Signage

D30. Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.

D31. Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.

D32. '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 prior to occupation.

Validation Report

D33. The Applicant must prepare a Validation Report for the development. The Validation Report must:

- (a) be prepared by an appropriately qualified environmental consultant and reviewed by a Site Auditor;
- (b) be submitted to EPA, the Planning Secretary and the Certifier for information one month after the completion of remediation works;
- (c) be prepared in accordance with the RAP and the *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (OEH, 2011);
- (d) include, but not be limited to:
 - i) comment on the extent and nature of the remediation undertaken;
 - ii) describe the location, nature and extent of any remaining contamination on site;
 - iii) sampling and analysis plan and sampling methodology;
 - iv) results of sampling of treated material, compared with the treatment criteria;
 - v) results of any validation sampling, compared to relevant guidelines/criteria;
 - vi) discussion of the suitability the remediated areas for the intended land use; and
 - vii) any other requirement relevant to the project.

Site Audit Report and Site Audit Statement

D34. Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use.

D35. Within 3 months of submission of the Validation Report required by condition D33, the Applicant must demonstrate to the satisfaction of the Certifier that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's *Guidelines for the NSW Site Auditor Scheme* (DEC, 2006).

Landscaping

D36. The Applicant must not commence operation until the Landscape Management Plan is implemented.

Speed Limit Authorisation

D37. The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:

- (a) a copy of the Conditions of Consent;
- (b) the proposed school commencement/opening date;
- (c) two sets of detailed design plans showing the following:
 - i) accurate Site boundaries;
 - ii) details of all road reserves, adjacent to the Site boundaries;
 - iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;
 - iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;
 - v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and
 - vi) all existing and proposed street furniture and street trees.



Appendix B.CoC Compliance Reporting Table

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Prior to Occupation					
Notification of Occupation					
Schedule 2 D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department 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.	Prior to occupation	Compliant	Confirm notification of occupation to DPE within the required timeframe	Correspondence with DPE notifying of date of commencement : 20 Dec 2018: Submission of Notification declaring 25 Jan 2019 as date for occupation. 15 Jan 2019: Notice given of Phased completion of works under SSD Stage 1 (Partial School) as follows: a) The staging of the completion of these rooms and the occupation of all other areas as under SSD Partial School Stage 1 has been reviewed and endorsed by the BCA Certifier. b) The four rooms that will remain un-occupied as at 02 Feb 2019 are the Gymnasium, Auditorium and 2 Music Rooms on Level 4 c) The delayed completion of these rooms has been supported by the School End-Users d) Specific requirements, as proposed by the BCA Certifier (eg ensuring protection of Hydrant systems within these rooms), will be complied with by the Contractor and Project Team, prior to occupation of any part of SSD Stage 1 (Partial School). e) The incomplete rooms are scheduled for progressive completion until early March 2019, during which time, all construction works to these rooms will not interrupt the use of other completed and occupied areas of the functioning school. f) Safety and security of school staff, students and construction personnel will be upheld during the completion of the four rooms/areas. This includes managing safe access to the work zones and the school.
External Walls and Cladding					
Schedule 2 D2	Prior to the occupation of the building, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to occupation	Compliant	Confirm provision of evidence to Certifier.	Taylor confirmed to the Certifier that only two areas of external cladding have been installed on the project at (a) the sprinkler pump room (Phase 1), and (b) the dust extraction system (Phase 2). AGF Roofing, the installer, provided certification that the products and systems comply with the requirements of the BCA to the satisfaction of the Certifier. In addition, and to comply with the bush fire requirements, SGA, the fire engineer, has certified that the internal and external drenchers installed to the sprinkler pump room complies with the bush fire requirements. At time of writing, a fire damper is yet to be installed to the dust extraction duct mounted to the roof of the Gymnasium. This will be reviewed and certified by SGA prior to handover of the Phase 2 Gymnasium works to the satisfaction of the Certifier.
Schedule 2 D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to occupation	Compliant	Confirm provision of a copy of documentation to the Secretary within 7 days of Certifier acceptance. Confirm confirmation of Certifier acceptance of documentation.	BCA Logic, the Certifier, accepted D2 on 23 Jan 2019. A copy was issued by DoE to DPE on 24 Jan 2019.
Protection of Public Infrastructure					
Schedule 2 D4	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	Prior to occupation	Compliant	Review any dilapidation report and/or voluntary planning agreement or contributions agreement to confirm extent of obligation as agreed. Review receipts for payments made.	Ku-ring-gai Council restorations officer inspected the works and confirmed works have been completed to their satisfaction with no repairs required
Post- Construction Dilapidation Report					
Schedule 2 D5	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.	Prior to occupation	Compliant	Confirm dilapidation report completed as specified. Confirm submission to Certifier. Confirm written confirmation from relevant authority. Confirm report has been forwarded to Council.	Project Solutions completed a post-construction Dilapidation Report, in compliance with D5 as follows: (a) - there were no items of structural damage identified that could be associated with the works. The report was prepared from notes and photographic evidence obtained by a visual inspection of the site and surrounding public infrastructure. The report offers a comparison between the areas recorded prior to the commencement of works associated with the development with the same areas as at the completion of all major construction works. (b) - a copy of the report was issued to the Certifier - no further action was taken. (c) - Council completed a final inspection for the road reserve area works at 100 Eton Road Lindfield. Council has confirmed works have been completed to their satisfaction with no repairs required. The Post-construction dilapidation report has been issued to Ku-ring-gai Council and the Certifier via Aconex ref. Savills-GCOR-002238 dated 24 Jan 2019. BCA Logic has certified this condition.
Utilities and Services					

Schedule 2 D6	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to occupation	Compliant	Confirm compliance certificate obtained.	Sydney Water issued a Compliance Certificate for water and sewerage infrastructure servicing of the Lindfield Learning Village site under section 73 of the Sydney Water Act 1994.
Flooding					
Schedule 2 D7	No later than six weeks prior to the commencement of operation, the Flood Report dated 28 August 2018 (Revision C) and prepared by EFWF Pty Ltd must be updated by a suitably qualified person to address OEH's correspondence dated 5 October 2018 and any recommendations be implemented. A copy of the updated report must be provided to the Planning Secretary.	Prior to occupation	Compliant	Confirm Flood Report has been updated from 28 August 2018 Rev C version to address OEH's 5 October correspondence. Confirm submission date is six weeks in advance of commencement of operation. Confirm provision of the updated report to the Secretary.	EFWF, a qualified engineering, amended their Flood Report (Revision G dated 8 Jan 2019) to incorporate OEH's comments. A copy was issued to DPE on 9 Jan 2019, <3 from commencement of occupation.
Evacuation and Emergency Management					
Schedule 2 D8	No later than six weeks prior to the commencement of operation, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person in consultation with the NSW SES and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007). The plan should detail specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including the PMF and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of: (a) predicted flood levels; (b) flood warning time and flood notification; (c) assembly points and evacuation routes; (d) evacuation and refuge protocols; and (e) awareness training for employees and contractors. A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.	Prior to occupation	Compliant	Confirm Operational Flood Evacuation and Emergency Management Plan has been prepared. Confirm content addresses the Floodplain Risk Management Guideline (OEH, 2007). Confirm consultation with NSW SES and Council in accordance with CoC A14. Confirm submission date is six weeks in advance of commencement of operation. Confirm provision of the plan to the NSW SES, Council and the Secretary.	The Operational Flood Evacuation and Emergency Management Plan, Revision E, was updated by EFWF and issued to DPE, Council and NSW SES on 20 Dec 2018. Evidence of consultation with NSW SES and Council were issued to DPE. The OFEMP addresses D8 as follows: (a) - refer Section 3 (b) - refer Section 4 (c) - refer Section 6 (d) - refer Section 7 and 8 (e) - refer Section 9 and 10
Evacuation and Emergency Management					
Schedule 2 D9	No later than six weeks prior to the commencement of operation, an Operational Bush Fire Evacuation and Emergency Management and Evacuation Plan must be prepared in consultation with RFS and in accordance with section 4.2.7 of Planning for Bush Fire Protection 2006, Development Planning – A Guide to Developing a Bush Fire Emergency and Evacuation Management and Excavation Plan December 2014 (or equivalent) and Australian Standard AS 3745-2010 Planning for Emergencies in Facilities. The Plan must address evacuation risk with regard to the multi-level configuration of the school, incorporate provisions to address access into the site, the level of available firefighting assistance, and the blockage of evacuation escape routes. The plan must be updated on an annual basis following an audit of bush fire protection measures, including maintenance of APZs, water supplies and access roads on and off site. A copy of the Plan must be submitted to the NSW RFS, Council and the Planning Secretary.	Prior to occupation	Compliant	Confirm Operational Bush Fire Evacuation and Emergency Management Plan has been prepared. Confirm content addresses the Floodplain Risk Management Guideline (OEH, 2007). Confirm consultation with NSW RFS and Council in accordance with CoC A14. Confirm submission date is six weeks in advance of commencement of operation. Confirm provision of the plan to the NSW SES, Council and the Secretary.	An Operational Bush Fire Evacuation and Emergency Management Plan was prepared by Blackash, the bush fire consultant, and issued to DPE and RFS for review and endorsement six weeks prior to operation. RFS comments received 21 Jan 2019. These has been adopted and included in the amended plan issued to DPE as at 29 Jan 2019, with the exception of closure of the school on Total Fire Ban Days. Agreement was reached between RFS (Corey Shackleton) and DoE (Anthony Manning) to relax the closure of the school on Total Fire Ban Days as advised to DPE. Evidence of consultation with NSW RFS and Council in provided in accordance with CoC A14.
Bush Fire					
Schedule 2 D10	The alterations and additions required by Condition B12 must be carried out and certified that they have been constructed in accordance with the design plans.	At all times	Compliant	Confirm certification by an appropriately qualified person. Confirm certification of compliant plans.	Steven Grubits, the fire engineer, has issued certification confirming compliance with B12 to the satisfaction of the Certifier.
Schedule 2 D11	The Applicant must complete the internal roads and fire trails required by Condition B5 and B6 prior to any occupation.	Construction	Compliant	Confirm completion of construction of internal roads and fire trails.	Birzulius, the civil engineer, and Blackash, the bush fire consultant, underwent visual inspections and submitted certificates certifying compliance of the internal roads and fire trails in conformance with D11 to the satisfaction of the Certifier.
Schedule 2 D12	Prior to commencement of any occupation, the instrument referred to in B10 must be registered on title pursuant to Section 88 of the Conveyancing Act 1919 to ensure ongoing management of the proposed APZs within the subject site in perpetuity, and evidence submitted to the Planning Secretary.	Prior to occupation	Compliant	Confirm registration.	A positive covenant in accordance with NSW Section 88E(3) Conveyancing Act 1919 has been created for the subject site to be managed as an Inner Protection Area (IPA) as indicated in Figure 6 APZ Provision for Phase 1 School in the bush fire report prepared by Blackash Bushfire Consulting dated 9 July 2018 (reference version 1.2)
Infrastructure Upgrades					
Schedule 2 D13	The Applicant must complete the following infrastructure upgrades as required by Condition B37 prior to any occupation: (a) internal road upgrade works; (b) pedestrian crossings; and (c) footpaths (construction of new footpaths only).	Prior to occupation	Compliant	Confirmation of upgrades having been completed. Visual inspection. Review of before and after photos.	Birzulius has inspected the civil works and certify the civil design has been adhered to. Further, Usher and Company have signed Birzulius' external works plans to confirm works have been executed per the plans and Taylor have provided Inspection & Test Plans (ITP) for all civil works.
Ready Safety Audit					

Schedule 2 D14	Prior to occupation an independent Road Safety Audit (RSA), prepared by a suitably qualified consultant, must be undertaken of the drop-off/pick-up area and bus layby design along Eton Road, in consultation with TfNSW, and any recommendations of the RSA must be implemented. The Applicant must submit the RSA to the approval of the Certifier prior to any occupation.	Prior to occupation	Compliant	Confirm consultation record with TfNSW in accordance with CoC A14. Confirm document submission of RSA to Certifier. Confirm receipt of approval from Certifier.	An Independent Road Safety Audit was undertaken of the site prior to operation by PTC, an accredited L3 auditor, in consultation with TfNSW. Post audit, PTC issued a list of recommendation for consideration. At time of writing this report, the Applicant is reviewing these recommendation with the PTC, and will undertake those recommendation as agreed with PTC prior to completion of the Phase 3 staged works. At time of writing this report, the above status has been issued to the Certifier for endorsement.
Works as Executed Plans					
Schedule 2 D15	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Prior to occupation	Compliant	Confirmation of document submission to the Certifier.	Registered surveyor, Usher and Company have signed the Works as Executed drawings for civil works. No stormwater was constructed as part of the development. BCA Logic has certified this condition.
Operational Flora and Fauna Management Plan					
Schedule 2 D16	Prior to operation, the Applicant must prepare an Operational Flora and Fauna Management Plan (OFFMP) in consultation with OEH. The OFFMP include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to: (a) retention of areas of native vegetation for threatened flora and fauna within the site; (b) weed control; (c) feral animal control; (d) pathogen management procedures; (e) monitoring; and (f) rehabilitation actions.	Prior to occupation	Compliant	Confirm the preparation of the OFFMP in consultation with OEH, in accordance with CoC A14.	An OFFMP was submitted to DPE 14 Jan 2019. OEH responded on 21 Jan 2019 and comments addressed and a revised OFFMP re-submitted to DPE on 24 Jan 2019. Consultation record with OEH via DPE in accordance with CoC A14 on file.
Green Travel Plan					
Schedule 2 D17	Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the 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; (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 students and staff to and from both schools at appropriate times throughout the academic year.	Prior to occupation	Compliant	Confirm the preparation of a GTP in consultation with Council (in accordance with CoC A14) by a suitably qualified traffic consultant. Confirm submission of the GTP to the Secretary	A Green Travel Plan was prepared by Arup, the traffic engineer in conformance with D17 and a copy issued to Secretary for information. Consultation on the GTP was captured between the Applicant, RMS, TfNSW and Council, and confirmation received from RMS confirming their acceptance of the plan.
Operational Transport and Access Management Plan (OTAMP)					
Schedule 2 D18	An OTAMP is to be prepared for the school by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following: (a) Detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements; (d) delivery and services vehicle and bus access and management arrangements; (e) management of approved access arrangements; (f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts; (g) car parking arrangements and management associated with the proposed use of school facilities by community members; and (h) a monitoring and review program. The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development. The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.	Prior to occupation	Compliant	Confirm the preparation of an OTAMP in consultation with Council, TfNSW and RMS (in accordance with CoC A14) by a suitably qualified person. Confirm preparation by a suitably qualified consultant. Confirm submission of the OTAMP to the Secretary. Confirm approval by the Secretary. Confirm approval is received prior to operation.	An OTAMP was completed by Arup, the traffic engineer, in consultation with Council, RMS, TfNSW in accordance with CoC A14 and a copy submitted to the Secretary in conformance with D18. Evidence of consultation with Council, RMS and TfNSW was issued to DPE for their record. DPE confirmed approval of the OTAMP on 25 Jan 2019.
School Zones					

Schedule 2 D19	Installation of all required School Zone signage, speed management signage and associated pavement markings is to be completed prior to commencement of use of the development. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	Prior to occupation	Compliant	Confirm installation by visual inspection and/or photographic record	Photographic evidence provided for the installation of the School Zone Signage as per the ARUP drawings. Details submitted to RMS as per condition D37. Post installation, comments received from RMS indicating relocation of some signs and extension of school zone along Shout Ridge. Works to be completed prior to completion of Phase staged works.
Schedule 2 D20	Following installation of School Zone signage, speed management signage and associated pavement markings, the Applicant must arrange an inspection with Council and/or RMS for formal handover of assets. The handover of assets must occur prior to any occupation of the development.	Prior to occupation	Compliant	Confirm inspection with Council and/or RMS. Confirm correspondence effecting handover. Confirm handover effected prior to any occupation.	Ku-ring-gai Council inspected the site on 9 and 21 Jan 2019. Council representative confirmed in writing that the signage, speed management and pavement marking have been installed to Council's satisfaction.
Schedule 2 D21	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Prior to occupation	Compliant	Confirm records of dates are maintained.	Installation of the speed zone signage on the ARUP plans was undertaken between the dates of 2 and 21 Jan 2019. It is noted that any future construction activities relating to altering and/or removing traffic control devices related to speed must be recorded.
Mechanical Ventilation					
Schedule 2 D22	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifier, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.	Prior to final occupation	Compliant	Confirm Certifier satisfaction with compliance documentation	Climatech, the installer, has submitted an installation certificate to confirm that the mechanical ventilation system has been installed in accordance with the BCA and relevant Australian codes to the satisfaction of the Certifier.
Road Damage					
Schedule 2 D23	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 is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Prior to occupation	Compliant	Confirm costs for repair have been met. Review any cost claims in relation to dilapidation reports.	Council has inspected the works associated with the approved Road Opening Licence scope and confirmed works have been completed to their satisfaction with no damages raised.
Fire Safety Certification					
Schedule 2 D24	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to final occupation	Compliant	Confirm issue of Fire Safety Certificate to relevant authority and Council. Visual confirmation of display of Fire Safety Certificate in the building.	A Fire Safety Certificate has been obtained and a copy issued to Council in compliance with D24 to the satisfaction of the Certifier. The certificate details all the essential fire measures forming part of this consent. The certificate has been signed by Taylor, the contractor, and Department of Education. Prior to the issue of the Fire Safety Certificate, the site was inspected by RFNSW who identified items for modification / rectification. These have since been completed prior to operation to the satisfaction of the Erbis, the engineer, and the Certifier.
Structural Inspection Certificate					
Schedule 2 D25	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development.	Prior to occupation	Compliant	Confirmation of Certifier satisfaction with Structural Inspection Certificate or Compliance Certificate. Confirm that the Certifier has undertaken periodic inspection Confirmation of submission of a copy of the Certificate and electronic set of drawings to the approval authority and Council.	Birzulis Associates have issued a Structural Inspection Certificate to the satisfaction of the Certifier (BCA logic). Birzulis have certified that the site has been inspected and the structural works comply with the final design drawings and fire safety certificates as outlined in Birzulis' letter. BCA Logic has certified this condition.
Compliance with Food Code					
Schedule 2 D26	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifier prior to occupation.	Prior to occupation	Compliant	Confirm certificate has been obtained. Confirm submission of receipt of the certificate to the Certifier.	Frost, the kitchen installer, have issued a certificate of compliance confirming the kitchen has been installed to AS4674 and the relevant Australian codes. This was submitted to the Certifier on 25 Jan 2019.
Stormwater Quality Management Plan					
Schedule 2 D27	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. Details demonstrating compliance must be submitted to the Certifier prior to occupation.	Prior to occupation of the building	Compliant	Confirmation of preparation of the OMP.	EWWF, the hydraulic engineers, has prepared a Stormwater Operation and Maintenance Plan in conformance with D27 as follows: (a) - covered in Section 2.1 (b) - covered in Section 2.2 (c) - covered in Section 2.3 (d) - covered in Section 2.4 The Certifier has accepted conformance with D27
Stormwater Management					
Schedule 2 D28	Prior to the commencement of any occupation, maintenance of the existing stormwater system must be carried out including photographic investigation of the main stormwater lines. Any identified faults must be rectified to ensure the system can be consistent with Guidelines for developments adjoining land managed by the Office of Environment and Heritage (OEH 2013).	Prior to occupation	Compliant	Confirm maintenance of existing stormwater system has been undertaken. Review photographic record of the main stormwater lines (before and after). Confirm an assessment of consistency with referenced guidelines.	EWWF have issued a letter advising they have inspected the CCTV of the existing stormwater drain and confirm the existing stormwater system has been cleaned and is clear of debris. EWWF have identified maintenance items within the existing stormwater system that will be repaired by Taylor prior to completion of the Phase 3 staged works.
Rainwater Harvesting					

Schedule 2 D29	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifier prior to any occupation of the building.	Prior to occupation of the building	Compliant	Confirm provision of plan to the Certifier.	Erbas developed a rainwater re-use plan depicting a 1000l rainwater tank with reuse pump. This plan was submitted under Condition B50 'Rainwater Harvesting'. This has been installed and signed off by Bluewater Plumbing. The plan was issued to the Certifier on 25 Jan 2019.
Signage					
Schedule 2 D30	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Prior to occupation	Compliant	Confirm installation of signage prior to occupation by visual inspection or photographic record.	Taylor's subcontractor, Artee Signs, have provided compliance certificates for installation of the wayfinding signage. Further, images have been provided for staff car parking, bicycle & 'do not drink' signage.
Schedule 2 D31	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Prior to occupation	Compliant	Confirm installation of signage prior to occupation by visual inspection or photographic record.	Taylor's subcontractor, Artee Signs, have provided compliance certificates for installation of the wayfinding signage. Further, images have been provided for staff car parking, bicycle & 'do not drink' signage.
Schedule 2 D32	'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 prior to occupation.	Prior to occupation	Compliant	Confirm installation of signage prior to occupation by visual inspection or photographic record.	Taylor's subcontractor, Artee Signs, have provided compliance certificates for installation of the wayfinding signage. Further, images have been provided for staff car parking, bicycle & 'do not drink' signage.
Validation Report					
Schedule 2 D33	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by a Site Auditor; (b) be submitted to EPA, the Planning Secretary and the Certifier for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (d) include, but not be limited to: i) comment on the extent and nature of the remediation undertaken; ii) describe the location, nature and extent of any remaining contamination on site; iii) sampling and analysis plan and sampling methodology; iv) results of sampling of treated material, compared with the treatment criteria; v) results of any validation sampling, compared to relevant guidelines/criteria; vi) discussion of the suitability the remediated areas for the intended land use; and vii) any other requirement relevant to the project.	Prior to occupation	Compliant	Confirm receipt of the Validation Report for the Development. Confirm submission to the EPA, the Secretary and the Certifier one month after completion of remediation works.	At time of writing this report, draft copies of the DSI and Validation Reports have been prepared by EIS, the environmental engineer, and submitted to ISA, the EPA accredited auditor, for the purpose of review and comment. The final remediation works took place on 17 Jan 2019. Final copies of the reports will be issued to EPA, the Planning Secretary and Certifier for information one month after completion of the remediation works. The Certifier has confirmed that the final Validation Report was not required for commencement of operation.
Site Audit Report and Site Audit Statement					
Schedule 2 D34	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use.	Prior to occupation	Compliant	Confirm Site Audit Statement has been received.	Following remediation of the site, Ian Swane & Associates (ISA), the EPA accredited site auditor, undertook a final site inspections prior to operation and confirmed via the issue of a SAS and SAR that the site is suitable for its intended use in compliance with D34. ISA confirmed that a copy of the SAS has been issued to EPA in accordance with the requirements of EPA's Guidelines.
Schedule 2 D35	Within 3 months of submission of the Validation Report required by condition D33, the Applicant must demonstrate to the satisfaction of the Certifier that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).	Prior to occupation	Compliant	Confirm the Certifier has been satisfied the Site Audit Statement has been submitted to the EPA.	Further to D34, a copies of the SAS and SAR have been received from ISA to the satisfaction of the Certifier.
Landscaping					
Schedule 2 D36	The Applicant must not commence operation until the Landscape Management Plan is implemented.	Prior to occupation	Compliant	Confirm LMP has been implemented prior to commencement of operation.	The LMP prepared by Kleinfelder has been implemented for commencement of operation in compliance with D36.
Speed Limit Authorisation					

<p>Schedule 2 D37</p>	<p>The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: I) accurate Site boundaries; ii) details of all road reserves, adjacent to the Site boundaries; iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and vi) all existing and proposed street furniture and street trees.</p>	<p>Prior to occupation</p>	<p>Compliant</p>	<p>Confirmation of submission to RMS. Confirm authorisation has been received for School Zone signs and associated pavement markings and relevant speed limit signs.</p>	<p>Arup, the Transport Planners, has provided the following details to RMS: 1. Plans and Assessment Request for the School Zone sent 15 Nov 2018 2. Items detailed in D37 (a), (b) and (c) sent 4 Dec 2018 School signage was approved by RMS. Signage has been installed and inspected by Council. Council has confirmed signage, speed management and pavement markings have been installed to Council's satisfaction.</p>
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