



Lindfield Learning Village

Stage 1 - Partial School - Pre-Construction Compliance Report

Department of Education | December 2018

Document Control

File name	Compliance Report
Report name:	Lindfield Learning Village Partial School Pre-Construction Compliance Report

Plan Reviewed By:	Plan Reviewed By:	Plan Endorsed By:
Name: Sasha Serrao	Name: Robert Walker	Name: Robert Walker
Revision no: 0	Revision no: 0	Revision no: 0
Date: 17.01.19	Date: 17.01.19	Date: 17.01.19

Revision History

Revision	Date	Description	Approval
0	17.01.2019	Final Draft	Robert Walker
1			
2			

Distribution of controlled copies

Revision	Date	Description	Approval
0	17.01.2019	Issued to DPE for issue to DPE	Robert Walker
1			
2			




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-Construction Compliance Report
Date	17 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

Contents

Glossary / Abbreviations.....	5
1 Introduction	6
1.1 Project Details	6
1.2 Purpose of this Report.....	6
2 Project Description	6
3 Approval documentation.....	7
4 Compliance Reporting Post Approval Requirements	7
4.1 Compliance Monitoring and Reporting Program	8
4.2 Periodic compliance review	9
4.3 Compliance reporting and timing	10
4.4 Compliance Status Descriptors	10
5 Environmental management system overview.....	10
6 Report Findings.....	10
6.1 Compliance Performance	11
6.2 Non-Compliances.....	11
6.3 Previous Report Actions	11
6.4 Incidents.....	11
6.5 Complaints	12
Appendix A. SSD Approval.....	13
Appendix B. CoC Compliance Reporting Template	14

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-Construction
Compliance Reporting Period	Pre-Construction
Project Activity Summary	Planning and design for 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-Construction Compliance Report (PCCR) 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 PCCR 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-Decommissioning 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 PCCR are listed in the Table below, together with the cross-reference to where the requirements are addressed in this PCCR. 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.	Purpose of this Report
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	Construction Compliance Report
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.	Timing of compliance reporting Pre-Operation Compliance 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 PCCR 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-Construction 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	TBC in Construction Compliance Report	TBC in Construction Compliance Report	TBC in Construction Compliance Report
Part D – Prior to Commencement of Operation	43	TBC in Operation Compliance Report	TBC in Operation Compliance Report	TBC in Operation Compliance Report
Part E – During Operation	43	TBC in Post-Operation Compliance Report	TBC in Post-Operation Compliance Report	TBC in Post-Operation Compliance Report
Total	86	78	1	7

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
B.55	Complete pre-construction compliance report	Administrative breach	DPE	Retrospectively issued pre-construction compliance report

6.3 Previous Report Actions

There are no previous reports for the project.

6.4 Incidents

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

Date of Incident (dd/mm/yy)	Incident Details	Notifiable	Follow-up Actions Taken	Status (Open / Closed)
-----------------------------	------------------	------------	-------------------------	------------------------

		(Yes / No, if Yes who was it reported to)		
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

Total for period: 2 (for pre-construction period to 30/10/2018)

Total closed: 2 (for pre-construction period to 30/10/2018)

Total open: Nil



Appendix A. SSD Instrument of Approval

Modification of Concept Plan

Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon,
Director
Social and Other Infrastructure Assessments

Sydney, 23 October 2018

SCHEDULE 1

Concept Approval:	MP06_0130 granted by the Minister for Planning on 11 June 2008, as amended by modification approvals granted on 7 November 2008, 21 May 2010, 19 December 2011 and 22 May 2012.
For the following:	The redevelopment of the UTS Ku-ring-gai Campus site for residential uses (up to 345 dwellings) and the adaptive reuse of the main campus building for mixed use purposes, including the retention of the gymnasium and footbridge.
Proponent:	NSW Department of Education
Consent Authority:	Minister for Planning
The Land:	Eton Road, Lindfield (Ku-ring-gai Local Government Authority)
Modification:	MP06_0130 MOD 5: Modification of the Concept Plan approval to allow for use specific documentation and strategies consistent with current legislation and guidelines.

SCHEDULE 2

The Concept Approval is modified by:

- (a) Schedule 2 Part A – Terms of Approval, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and struckout**~~ words / numbers as follows:

A2. Development in Accordance with Plans and Documentation

- (1) Except as modified by this approval, the development shall generally be in accordance with the following plans and documentation (including any appendices therein):
- (a) *Preferred Project Report and Statement of Commitments UTS Kuring-Gai Campus Lindfield, SEPP Major Projects and Concept Plan Volumes 1 and 2* dated February 2008 and prepared by JBA Planning Consultants and DEM Architects; and
 - (b) Modification report by JBA Urban Planning Consultants dated February 2010 and its revised appendices, including University of Technology Sydney Ku-ring-gai Campus State Significant Site Amendment Concept Plan, DEM, April 2010, letter from JBA Urban Planning Consultants dated 24 March 2010 and its attachments;
 - (c) Modification report by JBA Urban Planning Consultants dated 26 July 2011 and its appendices; ~~and~~
 - (d) Modification report by JBA Urban Planning Consultants dated 26 April 2012 and its appendices;
 - (e) **Revised Statement of Commitments; and**
 - (f) **Modification report by Urbis dated 3 September 2018.**
- (2) In the event of an inconsistency between:
- (a) the modifications of this approval and any document listed from clause A2(1)(a) to A2(1)(~~be~~) inclusive of this Instrument, this approval shall prevail to the extent of the inconsistency;
 - (b) any document listed from condition A2(1)(a) to A2(1)(~~be~~) inclusive, the most recent document shall prevail to the extent of the inconsistency; and
 - (c) the Statement of Commitments, referenced in condition A2(1)(a) and this approval, then the approval shall prevail to the extent of the inconsistency.

- (b) Schedule 2 Part B – Terms of Approval, Condition B2 is amended by the insertion of the **bold and underlined** words / numbers as follows:

B2. Landscaping

- (1) The Landscape Management Plan referred to on page 5 of the revised Statement of Commitments is to be integrated with the urban design guidelines referred to in B1 (1) of this Consent and is to demonstrate:
- (a) maintenance of the bushland setting of the Site;
 - (b) heavy landscaping between the access road and proposed adjoining development; and
 - (c) heavy landscaping between the existing main building and any future development on its northern side.

- (2) The Plan referred to in B2(1) is to be provided prior to or with the first application for development on the Site.
- (3) **Development is to be in accordance with the Landscape Management Plan referred to in the revised Statement of Commitments (Lots 2 and 4 DP1151638).**

(c) Schedule 2 Part B – Terms of Approval, Condition B7 is amended by the insertion of the **bold and underlined** words / numbers as follows:

B7. Stormwater Management

- (1) The Concept Plan is modified such that the Stormwater Management Plan referred to on page 6 of the revised Statement of Commitments is:
 - (a) integrated with the Threatened Species Management Plan referred to on page 3 of the revised Statement of Commitments; and
 - (b) revised in accordance with any modifications undertaken as part of this Consent.
- (2) The Plan referred to in B7(1) of this Consent is to be provided prior the first application for development on the Site.
- (3) **Stormwater Plans are to be prepared for any future application for the reuse/redevelopment of the existing UTS Building (Lots 2 and 4 DP1151638).**
- (4) **A Flood Emergency Management Plan is to be prepared for any future application for the reuse/redevelopment of the existing UTS Building (Lots 2 and 4 DP1151638).**

(d) Schedule 2 Part B – Terms of Approval, Condition B8 is amended by the insertion of the **bold and underlined** words / numbers as follows:

B8. Bushfire Protection

- (1) The Concept Plan is to be modified in consultation with Rural Fire Service to include:
 - (a) an appropriately located and sized turning circle;
 - (b) an appropriately located staging area for emergency vehicles;
 - (c) the provision of a reservoir of 50,000 Litres central to the Site entrance; and
 - (d) the detailed Fire/ Emergency Evacuation Plan referred to on page 7 of the revised Statement of Commitments.
- (2) The modifications referred to in B7(1) of this consent are to be undertaken prior to the lodgement of the first application for development on the Site.
- (3) The Bushfire Management Plan referred to on page 7 of the revised Statement of Commitments is to address the management of existing vegetation islands and is to be prepared to the satisfaction of the NSW Rural Fire Service.

- (4) Development is to be in accordance with the Bushfire Hazard Assessment and Bushfire Emergency Management and Evacuation Plan referred to in the revised Statement of Commitments (Lots 2 and 4 DP1151638).

(e) Schedule 2 Part B – Terms of Approval, Condition B9 is amended by the insertion of the **bold and underlined** words / numbers as follows:

B9. Flora and Fauna

- (1) The Concept Plan is modified to the extent that the Threatened Species Management Plan referred to on page 3 of the revised Statement of Commitments shall include the following:
- (a) the erection of permanent signage to avoid inadvertent impacts to *Darwinia biflora* populations in consultation with DECC;
 - (b) a translocation plan for *Darwinia biflora* prepared in accordance with the *Darwinia biflora* Recovery Plan 2006 by DECC; and
 - (c) an overlay protecting *Darwinia biflora* prepared to the satisfaction of the Director General of DECC.
- (2) The Vegetation Management Plan referred to on page 4 of the revised Statement of Commitments shall be registered on title through a positive covenant and shall detail responsibility for each action and shall include on-going measures.
- (3) The Vegetation Management Plan in (2) shall be provided prior to or with the first application for development or subdivision on the site, whichever comes first.
- (4) Development is to be in accordance with the Landscape Management Plan referred to in the revised Statement of Commitments (Lots 2 and 4 DP1151638).

(f) Schedule 2 Part B – Terms of Approval, Condition B10 is amended by the insertion of the **bold and underlined** words / numbers as follows:

B10. Traffic, Transport and Parking

- (1) A TMAP is to be prepared, in consultation with the RTA, in accordance with Ministry of Transport Guidelines, prior to or with the lodgement of an application for any future works on the site.
- (2) The Proponent must, in consultation with RTA undertake further modelling in order to improve phasing efficiencies to benefit local traffic prior to the lodgement of an application for the development of habitable space on the Site.
- (3) Development is to be in accordance with the Transport Impact Assessment and Green Travel Plan referred to in the revised Statement of Commitments (Lots 2 and 4 DP1151638).



Appendix B.CoC Compliance Reporting Table

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Part A Administrative					
Obligation to Minimise Harm to the Environment					
Schedule 2 A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	At all times	Compliant	Daily site management / inspections against an environmental checklist reviewing integrity of environmental mitigation controls. Incorporation of environmental awareness into site induction procedures and toolbox talks. Review of incident and near miss reports for preventative action and opportunities for improvement.	Taylor has initiated and is implementing general site environmental controls in accordance with CEMP and sub-plans. This includes site inductions, regular site awareness toolbox talks, regular WHS audits and incident or near-miss recording including establishment of preventative actions for improvement as evidenced in this compliance report B1 to B58.
Terms of Consent					
Schedule 2 A2	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 (relating to Phase 1), Response to Submissions (relating to Phase 1) and Supplementary Response to Submissions; (d) in accordance with the approved plans in the table below identified as Phase 1: DA-100 Rev J Site Plan 08/06/2018 DA-102 Rev D Phase 1 Site Plan 08/06/2018 DA-112 Rev A Phase 1 Proposed Floor Plan Level 2 06/06/2018 DA-113 Rev C Phase 1 Proposed Floor Plan Level 3 06/06/2018 DA-114 Rev D Phase 1 Proposed Floor Plan Level 4 06/06/2018 DA-115 Rev E Phase 1 Proposed Floor Plan Level 5 06/06/2018 DA-116 Rev E Phase 1 Proposed Floor Plan Level 6 06/06/2018 DA-117 Rev B Phase 1 Proposed Floor Plan Level 7 01/06/2018 DA-118 Rev B Phase 1 Proposed Floor Plan Roof Level 07/05/2018 DA-300 Rev J North & South Building Elevation 04/05/2018 DA-301 Rev J East & West Building Elevation 04/05/2018 DA-400 Rev H Building Sections - Sheet 1 04/05/2018 DA-401 Rev H Building Sections - Sheet 2 04/05/2018	At all times	Compliant	Internal and independent audit. Review of any directions issued by the Secretary. Review of project changes and their consideration against the consent.	The development is being procured in compliances with (a) to (d) as evidenced by this compliance report B1 to B58.
Schedule 2 A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	At all times	Compliant	Review of any directions issued by the Secretary.	All written directions received from the Planning Secretary are being progressively reviewed and addressed as evidenced by this compliance report.
Schedule 2 A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c)(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c)(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	Compliant	Internal and independent audit review of project changes to identify application of the priority hierarchy in respect of any project changes.	There have been no material inconsistencies and/or ambiguities recorded on the development to date.
Limits of Consent					
Schedule 2 A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	N/A	Compliant		The works has commenced and will be completed within 5 years of the date of the consent.
Student Numbers					
Schedule 2 A6	This partial consent relates to Phase 1 of the development only, which is to accommodate 350 enrolled students.	N/A	Compliant		The works relates to Phase 1 of the development only and will accommodate <350 enrolled students on completion.
Artificial Surfaces					
Schedule 2 A7	There must be no external use of artificial turf or synthetic play surfaces on the site, unless a Stormwater Management Plan is prepared and approved by the Planning Secretary detailing how stormwater will be treated prior to it being discharged into the National Park.	N/A	Compliant		There are no artificial turf or synthetic play surfaces installed on site.
Design Modifications					
Schedule 2 A8	The rooftop Covered Outdoor Learning Area and associated screens and playground are not approved and amended plans must be submitted to the Planning Secretary and Certifier.	N/A	Not triggered		The rooftop outdoor covered learning area was deleted prior to consent and notified to DPE as part of the RIS.
Schedule 2 A9	The fire isolated stair extension to the eastern side of the existing building is not approved and amended plans must be submitted to the Planning Secretary and Certifier.	N/A	Not triggered		The fire isolated stair extension was deleted prior to consent and notified to DPE as part of the RIS.
Prescribed Conditions					
Schedule 2 A10	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	Compliant	Internal and independent audit. Review of site environmental checklists.	The Applicant is complying with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation as evidenced by this compliance report.
Planning Secretary as Moderator					
Schedule 2 A11	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.	At all times	Compliant	Review of any resolutions from the Secretary.	There have been no recorded disputes between the Applicant and public authorities in relation to this development.
Long Service Levy					
Schedule 2 A12	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	N/A	Compliant	N/A	The applicable Long Service Levy for the development has been paid.
Legal Notices					
Schedule 2 A13	Any advice or notice to the consent authority must be served on the Planning Secretary.	N/A	Not triggered		NA
Evidence of Consultation					

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 A14	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 to the Planning Secretary/Certifier for information/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.	At all times	Compliant	Review of consultation record within relevant consent documentation.	All consultation with identified parties, as required by this development, has been initiated, logged and the agreed outcomes where a response has been provided as evidenced in the applicable condition B1 to B56 demonstrating fulfilment of this obligation.
Staging, Combining and Updating Strategies, Plans or Programs					
Schedule 2 A15	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	Compliant	Review of applicability of staging plans to current scope of works being undertaken and comparison to approved scope and performance/documentation expectations arising from conditions of consent (i.e. preparation of plans prior to commencement of a phase of works).	The staged handover of the Partial School has been communicated to the Planning Secretary to facilitate delayed handover of the auditorium, gym and music rooms.
Schedule 2 A16	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times.	Compliant	Review correspondence for agreement by Secretary.	No response has been received from the Planning Secretary following notification of the staged handover.
Schedule 2 A17	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times	Compliant	Review of strategies/plans implemented on site to verify currency of documentation and appropriate versions are being applied within the scope of the approved staging.	There is no material impact on the existing strategies and plans. The revised handover dates have been communicated to the Planning Secretary.
Demolition					
Schedule 2 A18	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifier before the commencement of works.	Any demolition works undertaken during any phase of works.	Not triggered	Verification within site management plans of application in accordance with AS 2601-2001. Verification of the required Certifier's written statement covering demolition phases.	All internal demolition works was completed under a REF separate to this development consent. A statement of compliance has been submitted to the Certifier.
Structural Adequacy					
Schedule 2 A19	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Construction	Compliant	Demonstrated alignment with BCA.	The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
External Walls and Cladding					
Schedule 2 A20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	Compliant	Demonstrated alignment with BCA.	The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Applicability of Guidelines					
Schedule 2 A21	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. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	Compliant	Review of any issued directions from the Secretary. Review of legal requirements register to demonstrate awareness and currency of obligations and link to implementation method (e.g. through CEMP/OEMP documentation)	There have been no directions received by Planning Secretary to comply with updated or revised guidelines, protocols, Standards or policies.
Monitoring and Environmental Audit					
Schedule 2 A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting 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.	At all times	Compliant	EIS site presence and liaising with EPA accredited auditor for comments and signoff. Onsite investigation, testing and validation of in situ an imported material	EIS has been appointed and are undertaking all site soil and water investigation works, providing remedial actions plans where applicable and monitoring where required as evidenced by this compliance report. ISA have been appointed as the EPA independent environmental auditor and are auditing the above works for compliance with this consent.
Access to Information					

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: i) the documents referred to in condition A2 of this consent; all current statutory approvals for the development; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Prior to Construction and Construction	Compliant	Review of public website for currency of approvals, documentation, strategies and plans, reports, monitoring results, staging summary, contact details, complaints register, audit reports, response to audit recommendations, other matters required by the Secretary. Review of directions provided by the Secretary in respect of "other matters". Consultation with the DP&E in respect of agency satisfaction regarding currency of the information published.	The relevant documents pertaining to (a) (i), (ii), (vi), (vii) and (viii) were made available on the project web-site 48 hours prior to commencement of the works. The balance of the documents pertaining to (a) (iii), (iv), (v), (ix), (x) were not triggered at time of commencement and are progressively being made available on the web-site as they become available through the execution of the works. All documents are being updated as required by the Planning Secretary as evidenced by this compliance report.
Signage					
Schedule 2 A24	Building identification signage is not approved as part of this consent.	NA	Compliant	Not assessed as part of these compliance monitoring requirements - any approval/consent requirement for building signage will be sourced outside of these conditions of consent.	The Lindfield Learning Village building identification signage has been reviewed by heritage and planning consultants and deemed exempt.
Historic Heritage					
Schedule 2 A25	The following heritage elements must be retained: (a) Exlant timber ceiling of the existing library area; (b) The spiral stairs towards the southern boundary of the building; (c) All internal and external built in bench seating in communal areas; (d) All original spherical light fittings in communal/public areas within the site; and (e) Planter boxes on roof terraces.	At all times	Compliant	Confirmation of heritage item identification and/or isolation (where applicable) both physically (i.e. labelling/barriers) and within inductions/awareness sessions/toolbox talks and clear identification within construction and operation environmental management plans of the location of nominated heritage values and management requirements when working in	Items (a) to (e) have been retained in situ.
Advisory Notes					
Schedule 2 AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Prior to Construction and Construction	Compliant	Review of legal requirements register for the site.	Council approval of works in the public road (s139 Roads Act) for Footpath works (October 2018) and external works (November 2018) has been obtained.
Schedule 2 AN2	Pursuant to section 4.16(4)(c) of the Act, this partial consent is granted only for Phase 1 of the development referred to in the development application, on the conditions set out in this consent.		Not triggered		NA
Schedule 2 AN3	Development consent is required to carry out Phases 2 and 3 of the development referred to in the development application.		Not triggered		NA
Prior to Commencement of Construction					
Notification of Commencement					
Schedule 2 B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to construction and operation	Compliant	Documented written notification of commencement provided to DPE prior to the commencement of construction and operation. Confirmation of timing compared to commencement.	Notice of commencement of works was issued to DPE on 2 Nov 2018. Actual date for commencement of the works are as follows: Vegetation Clearing Works 12/12/2018 External Works 12/12/2018 Council Works 11/11/2018 Utilities Works 12/12/2018 Internal REF Works 29/10/2018 Exempt Works 13/07/2018 DPE has confirmed compliance of submitted documentation in accordance with this requirement.
Certified Drawings					
Schedule 2 B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Prior to construction	Compliant	Document submission of structural drawing. Verification of Certifier approval.	The structural engineers Birzulis has provided certification confirming structural drawings comply with this requirement. A copy of the certificate was issued to the Certifier who has confirmed compliance of this requirement.
External Walls and Cladding					
Schedule 2 B3	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. 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 construction	Compliant	Document submission of BCA compliance evidence. Confirmation of compliance from Certifier. Submission of BCA compliance evidence to DPE following Certifier acceptance within seven days.	The architects DesignInc has provided certification confirming that the design of the external wall systems complies with this requirement. A copy of the certificate was issued to the Certifier who has confirmed compliance of this requirement.
Protection of Public Infrastructure					
Schedule 2 B4	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Prior to construction	Compliant	Document and record consultation with relevant service providers/owners. Confirm preparation of any required dilapidation report of relevant public infrastructure. Document submission of dilapidation report to DPE, Certifier and Council.	(a) Evidence of consultation with the relevant owner and provider of services has been issued to both the Planning Secretary and the Certifier. (b) A dilapidation report has been prepared. (c) A dilapidation report has been issued to the Planning Secretary, Council and the Certifier.
Bush Fire					

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 B5	Prior to the commencement of construction, a detailed design for the upgrade of existing roads between the existing bus stop loop and the site (including internal roads within the site and excluding Dunstan Grove) must be certified by an appropriately qualified person and submitted to the Planning Secretary. The detailed design must demonstrate compliance with section 4.2.7 of Planning for Bush Fire Protection 2006, including: (a) Internal roads must be two-wheel drive, sealed, all-weather roads; (b) Internal perimeter roads must be provided with at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb and shoulders on each side unless an alternative solution is agreed by RFS), allowing traffic to pass in opposite directions; (c) Dead end roads must incorporate a minimum 12 metre outer radius turning circle and must be clearly sign posted as a dead end; (d) Traffic management devices must be constructed to facilitate access by emergency service vehicles; (e) A minimum vertical clearance of 4 metres to any overhanging obstruction, including tree branches, must be provided; (f) Curves must have a minimum inner radius of 6 metres and must be minimal in number to allow for rapid access and egress; (g) The minimum distance between the inner and outer curves must be 6 metres; (h) Maximum grades must not exceed 15 degrees and average grades must not be more than 10 degrees; (i) Roads must not traverse through land potentially subject to periodic inundation (other than flood or storm surge); (j) Roads must be clearly sign posted and bridges must clearly indicate load ratings; and (k) The internal road surfaces and bridges must have a capacity to carry fully-loaded fire fighting vehicles (15 tonnes).	Prior to construction	Compliant	Confirmation of certification by an appropriately qualified person. Inclusion of a design compliance checklist in design documentation. Document submission of design documentation to DPE.	A detailed road design has been provided by the structural engineers Birzulis. This design has been developed in conjunction with ARUP traffic modelling engineers to ensure swept paths, road widths and radius dimensions satisfy this condition. ARUP has confirmed design compliance with B5 (c), (e), (f), (g) and (h). DesignInc, the architects, has confirmed compliance B5 (j) and (d). Birzulis has confirmed compliance with B5 (a), (b), (h) and (k). EWWF, the flood and water modelling consultant, has confirmed compliance with B5 (i). In addition Blackash, the bushfire consultant, has confirmed compliance with section 4.2.7 of Planning for Bush Fire Protection 2006. All documentation has been issued to the Planning Secretary.
Schedule 2 B6	Prior to commencement of construction, detailed fire trail design plans must be certified by an appropriately qualified person and submitted to the Planning Secretary. Designs must be generally consistent with Phase 1 Site Plan prepared by DesignInc Sydney Pty Limited dated 08 June 2018 (Reference Project No. P18-023 and Drawing No. DA-102) and be in accordance with section 4.1.3 (3) of Planning for Bushfire Protection 2006, NSW Fire Trail Standards and address the following: (a) No artificial turf should be used for the proposed fire trails; (b) The proposed fire trail must avoid and minimise where possible, impacts on rocky outcrops and drainage lines; and (c) Suitable arrangements must be put in place to ensure the ongoing management and availability of fire trails for fire management purposes. The plans are to be certified by an appropriately qualified person and a copy submitted to the Secretary	Prior to construction	Compliant	Confirmation of certification by an appropriately qualified person. Inclusion of a design consistency, compliance and accordance requirements checklist in design documentation. Document submission of design documentation to DPE.	The architects DesignInc has provided drawings detailing the fire trail design and Blackash, the Bushfire consultant, has provided certification confirming the design complies with the requirements set out in this condition. A copy of the Landscape Management Plan and compliance certificate was issued to the Planning Secretary and Certifier.
Schedule 2 B7	Prior to the commencement of vegetation removal, a Vegetation Management Plan (VMP) must be prepared in consultation with RFS for the ongoing maintenance of the proposed APZs, in accordance with the bush fire report prepared by Blackash Bushfire Consulting dated August 2018 (Reference Version 1.3). The VMP must be submitted to the satisfaction of the Planning Secretary.	Prior to removal of vegetation	Compliant	Confirmation of VMP, including evidence of consultation with RFS (with reference to consultation expectations in CoC A10). Confirmation of submission to Secretary and verification of response from Secretary confirming satisfaction.	The environmental and landscaping consultant Kleinfelder issued a Landscape Management Plan (LMP) which serves as the vegetation management plan. For the full suite of LMP documentation please refer to Condition B13, Landscaping. The LMP was prepared in accordance with Blackash's bushfire consultant Aug 2018 report. The preparation of the LPM was done in consultation with RFS. A provision for annual monitoring was included in the LMP, the LMP was issued to the Planning Secretary. DPE has confirmed compliance of submitted documentation in accordance with this requirement.
Schedule 2 B8	Prior to the commencement of vegetation removal, detailed landscape plans for the IPA must be prepared and certified by an appropriately qualified person demonstrating compliance with Appendix 5 of Planning for Bush Fire Protection 2006 and a copy submitted to the Planning Secretary.	Prior to removal of vegetation	Compliant	Confirm VMP has been prepared to Secretary's satisfaction prior to commencement of vegetation removal.	The architect DesignInc issued drawings detailing the Inner Protection Area and Blackash bushfire consultants have provided certification confirming the design complies with the requirements set out in this condition. Copies of the drawing and certification were issued to the Planning Secretary.
Schedule 2 B9	Where the APZs are located in slopes greater than 18 degrees, the APZ must be landscaped or managed (eg. terracing) with suitable access being provided to the APZ to ensure the ongoing maintenance of the area.	Construction and operation	Compliant	Confirm where slopes greater than 18 degrees have been identified to reference requirement for access. Confirm (visually and in EMPs) that APZs have been landscaped and managed with suitable access provided on slopes greater than 18 degrees.	Located within the certified Landscape Management Plan, Section 2.6 outlines the requirements for managing an APZ on slopes greater than 18 degrees. These areas are identified on Design Inc drawings LA_T_1001B and LA_T_1002B.
Schedule 2 B10	The entire site must 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). The IPA must be managed as outlined in section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	Construction and operation	Compliant	Review management activities undertaken for the APZ against commitments made in the Bush Fire Report (9 July 2018) and in accordance with <i>Planning for Bushfire Protection and Standards for asset protection zones</i> . Confirm CEMP and OEMP documents address requirements, roles and responsibilities in respect of managing the site as an IPA in accordance with the Bushfire Report and <i>Planning for Bushfire Protection and Standards for asset protection zones</i> .	The environmental and landscape consultant Kleinfelder has prepared a Landscape Management Plan in accordance with NSW RFS Standards for Asset Protection Zones (2005) and NSW RFS Planning for Bushfire Protection (2006/2017). Blackash certifies the plan as demonstrating compliance with the requirements set out in this condition.
Schedule 2 B11	Prior to commencement of construction, unless otherwise agreed by the Planning Secretary, suitably worded instruments must be drafted pursuant to Section 88 of the Conveyancing Act 1919 to ensure ongoing management of the proposed APZs within the subject site in perpetuity and in accordance with condition B10. The instrument must be lodged with NSW Land Registry Services and evidence of the lodgement submitted to the Planning Secretary. The NSW RFS must not be beneficiary to this legal instrument.	Prior to construction	Compliant	Confirm instrument(s) prepared and there is verification of "suitable wording". Confirm lodgment of the instrument(s) with NSW Land Registry Services prior to commencement of construction. Confirm lodgment evidence has been submitted to the Secretary.	The Positive Covenant is a suitably worded instrument accepted by NSW Land Registry Services, pursuant to Section 88 of the Conveyancing Act 1919 to ensure ongoing management of the proposed APZs within the subject site in perpetuity and in accordance with condition B10. Evidence of lodgement and registration of the positive covenant on title has been issued to the Planning Secretary.

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 B12	<p>Prior to the commencement of construction detailed plans must be certified by an appropriately qualified person demonstrating that,</p> <p>(a) All elevations and roof of the existing building(s) will be upgraded to comply with sections 3 and 9 (Bush Fire Attack Level (BAL) Flame Zone (FZ) of 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 appropriate. Except for windows, flaming of the specimen is not permitted and there must be no exposed timber;</p> <p>(b) New construction must comply with Sections 3 and 9 (BAL-FZ) of 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 appropriate. Except for windows, flaming of the specimen is not permitted and there must be no exposed timber; and</p> <p>(c) A two hour fire rated wall must be constructed internally on proposed levels four, five and six aligned to the 100 metre APZ as measured from the southern boundary, consistent with the drawings prepared by DesignInc dated 8 June 2018 (Project Number P18-023) and the recommendations in section 12 as indicated on Figure 6 APZ Provision of Phase 1 School in the bush fire report prepared by Blackash Bushfire Consulting dated 9 July 2018 (Reference Version 1.2).</p>	Prior to construction	Compliant	<p>Confirm certification by an appropriately qualified person.</p> <p>Confirm certification of compliant plans.</p>	<p>(a) The existing building envelope is constructed of concrete. All windows and doors have been upgraded to comply with sections 3 and 9 (Bush Fire Attack Level (BAL) Flame Zone (FZ) of 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 appropriate.</p> <p>The existing roof membrane is to be remediated in accordance with the roof report Bushfire measure No 13, 14 & 15. A performance solution has been detailed in the Bushfire Measures Compliance Report as supplied by the fire engineer consultant Steven Grubits and Associates, document reference item 1. Furthermore the performance solution is illustrated in DesignInc architectural drawings for elevations, roof and windows, document reference item 8.</p> <p>(b) Nilfire and Smoke Control are the nominated suppliers to provide flame zone windows and shutters. These product have been tested and certificates provide that demonstrate compliance to 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 appropriate, document reference item 3 to 7.</p> <p>(c) Steven Grubits and Associates have provided certification of the architectural plans, document reference item 2. This certification specifically references the two-hour fire resisting wall system deeming the proposed product and location to be in accordance with AS 1530.4-2005.</p>
Landscaping					
Schedule 2 B13	<p>Prior to the commencement of vegetation removal, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) ensure no more than 872 trees are removed from the site;</p> <p>(b) identify all existing tree/shrub species to be retained (at least 228 trees must be retained);</p> <p>(c) have regard to the heritage setting of the site;</p> <p>(d) have regard to the bush fire protection measures (B5 - B6);</p> <p>(e) include the entirety of the site (fire trails, footpaths, bus stop etc);</p> <p>(f) identify existing natural features such as rock outcrops;</p> <p>(g) include contour lines and levels;</p> <p>(h) include details of terracing or other slope stability measures;</p> <p>(i) include details for managing stormwater runoff;</p> <p>(j) include native grasses endemic to the locality;</p> <p>(k) detail the species to be planted on-site;</p> <p>(l) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and</p> <p>(m) include details of all boundary and internal fencing constructed of non-combustible materials;</p> <p>(n) include details of any landscape furniture/structures such as seating, lighting etc.</p>	Prior to removal of vegetation	Compliant	<p>Confirm preparation of Landscape Management Plan prior to commencement of vegetation removal and submission to Secretary.</p> <p>Confirm satisfaction of Secretary issued prior to commencement of vegetation removal.</p>	<p>The LMP as per B10 and associated consultant design drawings address B13 as follows:</p> <p>DesignInc drawings - (a), (b), (d), (f), (g), (j), (k), (m) and (n)</p> <p>Urbis Heritage review - (c)</p> <p>LMP Figure 1 - (e)</p> <p>LMP Section 2.6 - (f) and (h)</p> <p>LMP Section 2.7 - (i)</p> <p>LMP Appendix 4 - (l)</p> <p>Documents were issued to the Planning Secretary. DPE has confirmed compliance of submitted documentation in accordance with this requirement.</p>
Site Contamination					
Schedule 2 B14	<p>Prior to the commencement of external works or vegetation clearing, additional site investigation for contaminants across previously untested areas of the site must be undertaken in accordance with:</p> <p>(a) NSW EPA Sampling Design Guidelines</p> <p>(b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017</p> <p>(c) https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-the-nsw-site-auditor-scheme-third-edition</p> <p>(d) Guidelines for Consultants Reporting on Contaminated Sites, 2011 www.epa.nsw.gov.au/resources/clm/20110650consultantsguidelines.pdf</p> <p>(e) The National Environment Protection (assessment of contamination) Measures 2013 as amended</p> <p>Testing must include assessment of both the soil and groundwater profile.</p>	Prior to external works or vegetation clearing	Compliant	<p>Confirm where previously untested sites are identified.</p> <p>Confirm additional site investigations undertaken prior to commencement of external works or vegetation clearing.</p> <p>Confirm additional site investigation(s) are undertaken in accordance with the criteria identified in CoC B14.</p> <p>Confirm testing includes both soil and groundwater profile.</p>	<p>EIS environmental consultants were appointed to undertake site investigation works for the whole site.</p> <p>Investigation works were carried out between 15 Oct 2018 and 6 Nov 2018.</p> <p>EIS investigation works identified three areas for remediation.</p> <p>EIS prepared a Remediation Action Plan (RAP) for remediation of the three areas.</p> <p>The environmental auditor reviewed and accepted the RAP.</p> <p>Taylor completed the remediation works in accordance with the RAP.</p>
Schedule 2 B15	<p>Prior to commencement of external works or vegetation clearing, an unexploded ordnance (UXO), exploded ordnance (EO) and exploded ordnance waste (EOW) Site Assessment Survey must be undertaken by a UXO contractor listed on the Defence Panel of suitably qualified UXO consultants and contractors and submitted to the Secretary.</p> <p>Note: Incremental vegetation clearing may commence in areas certified as being either free from contamination or remediated (including UXO, EO and EOW) by the accredited site auditor.</p>	Prior to construction	Compliant	<p>Confirm preparation of Site Assessment Survey.</p> <p>Confirmation that UXO contractor is on the Defence Panel.</p> <p>Confirm timing of submission to DPE.</p>	<p>G-Tek, an accredited UXO contractor listed on the defence panel, completed a Field Validation Survey for unexploded ordnance (UXO), exploded ordnance (EO) and exploded ordnance waste (EOW). G-Tek, concluded that there is 'little to no risk of EXO, EO or EOW' contamination and, therefore, recommend commencement of incremental external works or vegetation clearing.</p>
Schedule 2 B16	<p>The Remediation Action Plan must be updated to:</p> <p>(a) include a cost benefit analysis to compare the different remedial options considered;</p> <p>(b) estimates of likely volumes of contaminated material to be remediated or removed from site under the preferred options;</p> <p>(c) reflect the findings of the additional site investigation required by condition B14;</p> <p>(d) reflect the findings of the UXO, EO and EOW Site Assessment Survey required by condition B15; and</p> <p>(e) include a UXO, EO and EOW Management Plan (if required);</p> <p>The updated Remediation Action Plan must be approved by a NSW EPA Accredited Site Auditor and submitted to the Planning Secretary prior to commencement of works.</p>	Prior to construction	Compliant	<p>Confirmation of update and submission of RAP to a NSW EPA Accredited Site Auditor.</p> <p>Confirm approval of updated RAP by Site Auditor.</p> <p>Confirm timing and submission of approved updated RAP to Secretary</p>	<p>Per B14, EIS environmental consultant completed a RAP which was subsequently reviewed and endorsed by the auditor. The RAP addresses B16 as follows:</p> <p>Section 5.2 of the RAP - (a)</p> <p>Section 3 of the RAP - (b)</p> <p>RAP Addendum - (c)</p> <p>Section 1 of the RAP - (d) and (e)</p>
Unexpected Contamination Procedure					

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 B17	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 in accordance with Condition B29 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Prior to earthworks	Compliant	Confirm preparation of Unexpected Contamination Procedure and inclusion in the CEMP (CoC B29). Confirmation of disposal location of such contaminated materials. Confirmation of submission of disposal location and test results to the Secretary prior to removal from site.	Section 10.1 of the EIS RAP outlines the unexpected contamination procedure and is incorporated in Taylor's CEMP in Section 3.3 and Appendix J. Taylor have submitted details of the disposal location and test results to EIS to complete their DIS report. The report will be reviewed by the auditor for compliance. A copy of the DIS report will be issued to the Planning Secretary upon receipt.
Utilities and Services					
Schedule 2 B18	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to construction of utilities	Compliant	Confirm preparation and submission of requests for relevant approvals from service providers. Confirm obligation within legal requirements register for the project.	Approvals from the relevant services providers have been obtained as follows: 150mm water connection - Sydney Water Gas re-connection only - no construction - n/a Remove existing consumer mains and install new mains - Ausgrid HSE power shut down - Telstra
Schedule 2 B19	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Prior to above ground works	Compliant	Confirmation of written advice from relevant authorities/providers.	Erbas Engineering has reviewed the utility documents and certified that the existing services provision is adequate for the development. Furthermore approval have been provided from the relevant service providers as per SSD condition B18
Schedule 2 B20	Water, electricity, telecommunications and gas services must be provided or upgraded to comply with sections 4.2.7 and 4.1.3 of Planning for Bush Fire Protection 2006.	Construction	Compliant	Confirm water, electricity and gas services design comply with relevant provisions of <i>Planning for Bush Fire Protection 2006</i> . Confirm documentation of requirements to address sections 4.2.7 and 4.1.3 of <i>Planning for Bush Fire Protection 2006</i> are included within legal requirements register.	Erbas Engineering has certified that the design for mechanical, electrical, hydraulic and fire related aspects is in accordance with the RFS NSW Planning for Bush Fire Protection 2006 section 4.1.3 and 4.2.7 and relevant Australian specifications.
Community Communication Strategy					
Schedule 2 B21	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: i) through which the community can discuss or provide feedback to the Applicant; ii) through which the Applicant will respond to enquiries or feedback from the community; and iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Two weeks prior to any work and 12 months after completion of construction	Compliant	Confirm the preparation and submission of the CCS to the Secretary. Confirm submission date is at least two weeks prior to the proposed commencement of work. Confirm CCS approval date from the Secretary. Confirm any adjustment agreed to commencement of works prior to approval of the CCS by the Secretary. Confirm the commencement date of works.	A Community Communication Strategy has been prepared by SINSW to address B21 and issued to the Planning Secretary. The CCS was subsequently amended to incorporate comments received from the Planning Secretary and reissued. DPE has confirmed compliance of submitted documentation in accordance with this requirement.
Compliance					
Schedule 2 B22	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times.	Compliant	Confirm reference to requirements of CoC in the site EMS (legal requirements register/aspects-impacts register, training, communications and records) and relevant workplace HSE systems, including visitor and workplace inductions, awareness sessions and toolbox talks. Review training/induction/toolbox talk content records. Interview site staff to confirm understanding of their relevant role/responsibility and awareness of compliance obligations.	The Construction Manager/ Head Contractor Taylor confirmed that they have made all sub-contractors aware of the requirement to comply with the SSD conditions and will continue to do so at inductions as new contractors commence on the works
Ecologically Sustainable Development					
Schedule 2 B23	Prior to the commencement of construction, the Applicant must submit details of all design measures to the Certifier demonstrating that the proposed new buildings incorporate ecologically sustainable development initiatives as outlined within the ESD Report prepared by UMOW LAI Consulting Engineers dated 20 March 2017 comparable to an informal 4-star Green Star – Design & As Built tool rating.	Prior to construction	Compliant	Confirm design measures demonstrate compliance with the initiatives outlined in the ESD Report (20 March 2017). Confirm submission of details to Certifier prior to commencement of construction.	The ecological sustainable consultant Umow Lai has provided a letter and compliance matrix illustrating that a number of the suggested initiative in the ESD Report have been implemented into the ultimate design of the Lindfield Learning Village. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Outdoor Lighting					
Schedule 2 B24	Prior to commencement of construction, the Applicant must submit details of all outdoor lighting within the site to the satisfaction of the Certifier demonstrating compliance with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Prior to construction	Compliant	Confirm outdoor lighting design for site complies with nominated Australian Standards. Confirm submission of lighting design to Certifier for approval prior to commencement of construction.	The electrical lighting plan has been provided and certified by Erbas Electrical Consultants. The certificate confirms compliance with the relevant codes as listed in this condition. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Access for People with Disabilities					

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 B25	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Prior to construction	Compliant	Confirm plans have been certified prior to commencement of construction.	The Disability Access Consultant BCA Logic has provided an access assessment report and confirm compliance with the BCA as illustrated in the signed 109h certificate. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Biodiversity					
Schedule 2 B26	The Applicant must: (a) Ensure that no more than 1.74 hectares of native vegetation is affected by the development; and (b) Minimise: i) The impacts of the development on hollow-bearing trees; and ii) The clearing of native vegetation and key habitat within the approved disturbance footprint.	Construction and operation	Compliant	Confirm restriction on impact to native vegetation is represented in the CEMP and OEMP. Confirm mitigation measures for hollow bearing trees, vegetation clearing and key habitat are identified in the CEMP, OEMP, induction, training and awareness sessions (i.e. pre-work startups and toolbox talks). Physical identification of no-go areas for vegetation/habitat disturbance. Clear delineation of approved disturbance footprint. Review progressive pre- and post disturbance checklists to identify where opportunities to minimise impacts have been considered and for confirmation of progressive and cumulative area of native vegetation disturbed.	The environmental and landscape consultant Kleinfelder provided a statement to ensure that Condition B26 is adhered to as documented in the Landscape Management Plan and the Flora and Fauna Management Plan. Kleinfelder and a qualified arborist have progressively monitored the tree clearing works and will provide certification on completion to confirm compliance with B26. Taylor, provided a letter confirming adherence to the requirements set out in this condition.
Schedule 2 B27	*Prior to the commencement of vegetation removal, the Applicant must retire biodiversity credits of a number and class specified in Table 1 and provide evidence to the satisfaction of the Planning Secretary. The retirement of credits must be carried out in accordance with the NSW Biodiversity Offsets Policy for Major Projects, and can be achieved by: (a) Acquiring or retiring credits under the Biobanking scheme established under the then Threatened species Conservation Act 1995; (b) making payments into an offset fund that has been established by the NSW Government; or (c) providing suitable supplementary measures. *See Table 1 Ecosystem credit requirements B27 CoC	Prior to removal of vegetation	Compliant	Confirm evidence of credit retirement provided to the Secretary. Confirm timing of credit retirement prior to commencement of vegetation removal.	The Applicant has retired biodiversity credits, made payment of the agreed amount into the BCF and issued evidence thereof to the Planning Secretary in compliance with B27. This process was completed prior to the commencement of vegetation removal works relating to this SSDA. DPE has confirmed compliance of submitted documentation in accordance with this requirement.
Environmental Management Plan Requirements					
Schedule 2 B28	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii) any relevant limits or performance measures and criteria; and iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: i) impacts and environmental performance of the development; ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii) complaint; iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Prior to construction and prior to operation	Compliant	Review content of environmental management plans to confirm it accords with requirements.	Taylor has completed an Environmental Management Plans as necessary that conforms to B28 as follows: (a) - Section 1 - project description (b) (i) - Section 5 - legal and other requirements (b) (ii) and (iii) - Section 7- objectives and targets (c) - Section 12 - control of environmental risk (d) - Section 14 - environmental monitoring and inspections (d) (i) - Section 14.3 - monitoring of environmental targets (d) (ii), (f) and (g) - Section 18 - environmental audit (e) - Section 13 - incidents and emergency management (g) (i) - Section 5.1 - emergencies (g) (ii) - Section 5 - enquiries, issues and complaints (g) (iii) - Section 13 - incidents and emergency management (h) - Section 14.3 - monitoring of project environmental targets
Construction Environmental Management Plan					

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 B29	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of: i) hours of work; ii) 24-hour contact details of site manager; iii) management of dust and odour to protect the amenity of the neighbourhood; iv) stormwater control and discharge; v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi) groundwater management plan including measures to prevent groundwater contamination; vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition B30); (c) Construction Noise and Vibration Management Sub-Plan (see Condition B31); (d) Construction Waste Management Sub-Plan (see Condition B32); (e) Construction Soil and Water Management Sub-Plan (see Condition B33); (f) Construction Flora and Fauna Management Sub-Plan (see Condition B34); (g) Bush Fire and Flood Emergency Response (see Condition B35); (h) Asbestos Management Plan; and (i) unexpected finds protocols for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.</p>	Prior to construction	Compliant	<p>Ensure environmental management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p> <p>Confirm CEMP has been approved by the Certifier.</p> <p>Confirm a copy has been submitted to the Secretary.</p> <p>Confirm approval and submission has occurred prior to commencement of construction.</p>	<p>Taylor has completed a Construction Environmental Management Plan as necessary that conforms to B29 as follows:</p> <p>(a) (i) - Section 1.4 (a) (ii) - Section 7.3.1 (a) (iii) - Section 3.2.11 (a) (iv) and (v) - Section 3.2.1 (a) (vi) - Section 3.2.3 (a) (vii) - Section 3.2.15 (a) (viii) - Section 7 (b) - Section 3.2.7 and Appendix F (c) - Section 3.2.8 and Appendix G (d) - Section 3.2.6 and Appendix E (e) - Appendix A (f) - Section 3.2.9 and Appendix H (g) - Section 3.2.10 and Appendix I (h) - Section 3.2.13 and Appendix E (i) - Sections 3.3 and 3.5 and Appendix J Copies of the CEMP have been submitted to both the Planning Secretary and Certifier. The Certifier has confirm conformance with B29.</p>
Schedule 2 B30	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and RMS; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: i) minimise the impacts of earthworks and construction on the local and regional road network; ii) minimise conflicts with other road users; iii) minimise road traffic noise; and iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	Prior to construction	Compliant	<p>Ensure environmental management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p>	<p>Taylor in consultation with Commercial TC has completed a Construction and Pedestrian Management Sub-Plan as necessary that conforms to B30 as follows:</p> <p>(a) - prepared by Commercial TC Pty Ltd (b) - evidence of consultation with RMS provided (c) - Section 11 - proposed strategy of traffic management (d) - Section 2.4 - construction vehicle movement / work zone (e) - Section 3 - drivers code of conduct (e) (i) and (ii) - Section 11 - proposed strategy of traffic management (e) (iii) - Section 11 Item F - access to properties and noise (e) (iv) - Section 1.5 - plan objectives - also reference throughout document (f) - Section 17 - monitoring and reviewing (g) - Section 12 - community and motorist consultation / notification</p>
Schedule 2 B31	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; and (e) describe the community consultation undertaken to develop the strategies in condition B31(d). (f) include a complaints management system that would be implemented for the duration of the construction.</p>	Prior to construction	Compliant	<p>Ensure environmental management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p>	<p>Acoustic Logic provided a Construction Noise and Management Sub Plan that satisfies all requirements of B31.</p> <p>(a) Acoustic Logic Sound Engineer Consultants (b) and (c) Noise management in section Section 3.1 (d) Community interaction and complaints handling section 6.2 (e) Community consultation section 6.2.1 (f) Dealing with Complaints Section 6.2.2</p>
Schedule 2 B32	<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; (b) removal of hazardous materials including asbestos, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works; and (c) include details for air quality monitoring during remedial works.</p>	Prior to construction	Compliant	<p>Ensure environmental management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p>	<p>Taylor has provided a Waste Management and Resource Recovery Plan which incorporates documents from Dump It-Waste Recycling, Foresight Environmental and Pure Contracting. This sub-plan satisfies B32 as follows:</p> <p>(a) Estimated quantities can be found within Foresight Plan pages 6-7 (b) Removal of hazardous materials, particularly Asbestos can be located within the Pure contracting plan page 11 (c) Air monitoring and clearance is identified in the Pure Contracting plan pages 12-13.</p>
Schedule 2 B33	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council; (b) be submitted to the approval of the Certifying Authority prior to the commencement of construction; (c) describe all erosion and sediment controls to be implemented during construction; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI); (g) be prepared in accordance with the document Managing Urban Stormwater-Soils & Construction Volume 1 (2004) by Landcom.</p>	Prior to construction	Compliant	<p>Ensure environmental management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p>	<p>EWFV provided plans depicting measures to be implemented in order to manage stormwater and flood flows for small and large events. In addition, Birzilus has provided a general sediment and erosion control plan for nominal construction activities. These plans read in conjunction with Taylors Site Layout provide a clear indication of the soil and water management required onsite and ensures construction works are managed appropriately in wet-weather events. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.</p>

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 B34	The Applicant must prepare a Construction Flora and Fauna Management Sub-Plan (FFMSP) in consultation with OEH. The plan must address, but not be limited to, the following: (a) measures to minimise the loss of key fauna habitat, including tree hollows; (b) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing, building/structure demolition; (c) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities; (d) controlling weeds and feral pests; (e) an Unexpected Finds Procedure detailing procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR); (f) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and (g) a program to monitor the effectiveness of the measures in the FFMSP.	Prior to construction	Compliant	Ensure environmental management plan review process includes a checklist against these requirements prior to submission to the Certifier for approval.	Kleinfelder has provided a Construction Flora and Fauna Management Sub-Plan. This sub-plan satisfies B34 as follows: (a) - Section 3.1 (b) - Section 3.2 (c) - Section 3.3 (d) - Section 3.4 (e) - Section 3.5 (f) - Section 3.6 (g) - Sections 3.7 and 3.8 Evidence of consultation with both DPE and OEH has been provided. Evidence of amendments to the report have been provided addressing both DPE's and OEH's comments. DPE has confirmed compliance of submitted documentation in accordance with this requirement.
Schedule 2 B35	The Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP) must be prepared in consultation with the RFS and NSW SES and Council and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the Planning for Bushfire Protection 2006; (c) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (d) include details of: i) the bush fire and flood emergency responses for the construction phase of the development; ii) predicted flood levels; iii) flood warning time and flood notification; iv) assembly points and evacuation routes; v) evacuation and refuge protocols; and vi) awareness training for employees and contractors.	Prior to construction	Compliant	Ensure environmental management plan review process includes a checklist against these requirements prior to submission to the certifier for approval.	BlackAsh and EFWF prepared the respective Bush Fire Emergency Response Sub Plan and Flood Emergency Management Sub Plan in conformance with B35. The reports were on-forward to RFS (via DPE), Council and NSW SES for comment. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement. Evidence of consultation with RFS (via DPE), Council and NSW SES has been provided. To date only NSW SES has provided comment. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Construction Parking					
Schedule 2 B36	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 on-street parking or public parking facilities.	Prior to Construction	Compliant	Confirm provision of adequate parking space for heavy vehicles and construction personnel. Confirm parking restrictions associated with on-street parking and public parking facilities are included within the CTPMSP. Periodic monitoring of local roads daily for development-related vehicles. Review complaints register for any parking related complaints. Confirm parking restrictions are included within induction and awareness training for staff and contractors.	Taylor provided a site layout plan outlining the nominated subcontractor, consultant and visitors parking. This parking is confirmed as within the site and is of sufficient capacity to meet the project demands.
Infrastructure Upgrades					
Schedule 2 B37	Prior to the commencement of construction, the Applicant must submit for approval by Council's Director of Operations on behalf of Council as a road authority, full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the following infrastructure works: (a) upgrade of pedestrian facilities/connections between the Eton Road Bus Bay and the front/main entrance of the school including: i) A reconfigured intersection, approximately 30m south of the Eton Road intersection with Dunstan Grove, to ensure the pedestrian crossing is consistent with Austroads requirements for pedestrian crossing lengths, vehicle and bicycle movements; ii) The pedestrian crossing must be a raised crossing to moderate vehicle speeds and highlight pedestrian priority at this intersection; and iii) 2.5m minimum width footpaths. (b) construction of new footpaths/footpath upgrades and associated pedestrian crossings at no cost to Council between the site and Lindfield Public School including: i) Full survey details for the full distance of travel on the footpath from the subject property all the way to Lindfield railway station. Details to include a longitudinal section and cross-sections every 5m, showing compliance with Council's gradient requirements; and ii) An Arborist assessment in relation to the impact on trees from the construction of the footpath/upgrades to existing footpaths. (c) construction of a prioritised raised pedestrian crossing on Grosvenor Road between Austral Road and Bent Street The required plans and specifications are to be designed in accordance with the General Specification for the Construction of Road and Drainage Works in Ku-ring-gai Council, dated November 2014. The drawings must detail existing utility services (mains and house connections) and trees affected by the works. Construction of the works must proceed only in accordance with any conditions attached to the Roads Act approval issued by Council. A minimum of three (3) weeks will be required for Council to assess the Roads Act submissions. Early submission is recommended to avoid delays in commencing construction. For the purpose of inspections carried out by Council Engineers, the corresponding fees set out in Council's current Fees and Charges Schedule are payable to Council prior to issue of the approved plans. An engineering plan assessment fee is also applicable. Approval must be obtained from Ku-ring-gai Council as the road authority under Section 139 Roads Act 1993 for any proposed works in the public road prior to the commencement of construction. Evidence of compliance must be submitted to the Planning Secretary within 8 weeks of commencement of	Prior to Construction	Compliant		The Applicant has met with Council and addressed B37 as follows: (a). (a)(i), (a)(ii), (a)(iii) - Birzulis civil drawings incorporating all the requirements were issued to Council for approval. Evidence of Council approval was submitted to the Planning Secretary within 8 weeks of commencement of the works. (b). (b)(i), (b)(ii) - Agreement was reached with Council whereby the design of the footpath would be completed by the Applicant, and Council would undertake the footpath upgrade works. The Applicant has paid Council for the cost of the works. Council are yet to complete the works. (c) Council advised that the raised pedestrian crossing between Grosvenor and Austral Roads was not required and is reflected in the Council endorsed design documents. Evidence that all civil drawings are compliant with and to the approval of Council are provided by the fact of Council's endorsed plans. All Council fees pertaining to this requirement have been paid. Evidence of conformance with B37 has been issued to the Planning Secretary.
Parking Restrictions					

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 B38	Prior to the commencement of construction, the Applicant must consult with TfNSW to determine whether additional 'No Parking' signs are required to ensure two buses are able to pass each other on all bus routes in the vicinity of the school.	Prior to construction	Compliant	Review of record of consultation with TfNSW in accordance with CoC A10. Confirm incorporation within CTPMSP where appropriate.	Arup traffic consultants has provided plans that demonstrate turning paths in compliance with B38 and B39. No Parking restrictions on the southern side of Eton Road had already been installed by Council at time of consultation with Council. Evidence of consultation with both Council and TfNSW have been issued to the Planning Secretary.
Schedule 2 B39	Prior to the commencement of construction, the Applicant must submit to Council, for approval from Council's Traffic Committee, documentation for the installation of 'No Parking' restrictions on the southern side of Eton Road between (approximately) 76 Eton Road at the curve west of Austral Avenue. The 'No Parking' restrictions are to apply on a part-time basis (7:00am - 9:30am, 2:30pm - 4:30pm, School Days only). Additional 'No Parking' signs may also be required to ensure two buses are able to pass each other on all bus routes in the vicinity of the school. Note that as part of the Traffic Committee process, Council will consult with directly affected residents on the proposal to install the restrictions. Fees associated with reporting to the Ku-ring-gai Traffic Committee must be paid by the Applicant prior to processing the application. The installation of the signs must be at no cost to Council. Evidence of approval must be submitted to the Planning Secretary within 8 weeks of commencement of construction, unless otherwise agreed by the Planning Secretary.	Prior to construction	Compliant	Confirm the approval from Council has been obtained prior to commencement of construction. Review any conditions attaching to the approval. Confirmation of application of conditions to the development. Confirm approval has been submitted to the Secretary within 8 weeks of commencement of construction.	Arup provided plans that demonstrate turning paths in compliance with B38 and B39. 'No Parking' restrictions on the southern side of Eton Road had already been installed by Council at time of consultation. Evidence of consultation with both Council and TfNSW have been issued to the Planning Secretary.
Design of Mechanical Plant and Equipment					
Schedule 2 B40	Prior to commencement of construction, plant and equipment must be selected and designed to achieve the relevant intrusiveness criteria set out in Table 2 of the letter titled 'Lindfield Learning Village – Response to EPA Queries' prepared by Acoustic Logic, dated 13 August 2018. The Certifier must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified.	Prior to construction	Compliant	Confirm Certifier verification has been obtained. Confirm verification has been received prior to commencement of construction.	Erbus provided certification confirming compliance with B40. This mechanical plant was procured under the REF and satisfies B40. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Schedule 2 B41	The school PA system and bells must be designed in accordance with the design criteria outlined in the letter titled 'Lindfield Learning Village – Response to EPA Queries' prepared by Acoustic Logic, dated 13 August 2018 and installed to facilitate adjustment in response to any complaints of offence noise that may be received during its operation.	Construction and operation	Compliant	Confirm EPA design criteria are included as part of the procurement process for the school PA system and bells. Confirm technical specifications and/or installation methodology identify the ability to adjust noise emission/sound power level. Review of complaints register for related noise complaints and verification of close out actions.	Erbus provided certification confirming compliance of the PA system with B41. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Historic Heritage					
Schedule 2 B42	Prior to the commencement of construction, a Conservation Management Plan (CMP) must be prepared in accordance with the relevant guidelines of the NSW Heritage Council, in consultation with the Heritage Division and submitted to the satisfaction of the Planning Secretary. The CMP must be prepared by an appropriately qualified and experienced heritage consultant(s) and have appropriate skills and experience in both built form and landscape heritage with documented experience in the preparation and implementation of CMPs. The CMP must include, but not be limited to: (a) A summary of already documented heritage values of the site; (b) The development of heritage design principles for the project to retain the heritage significance of the site; (c) Specific mitigation measures for the site to minimise impact and to ensure the final measures selected are appropriate and the least intrusive option; and (d) Changes to the detailed design to mitigate heritage impacts.	Prior to construction	Compliant	Confirm preparation and submission of CMP to Secretary for approval. Maintain a consultation register with Heritage Division. Confirm CMP author(s) appropriately qualified and experienced, with documented experience in preparation and implementation of CMPs. Confirm Secretary has affirmed satisfaction with the submitted CMP. Confirm Secretary's satisfaction has been received prior to commencement of construction.	Urbis Heritage prepared a Conservation Management Plan in conformance with B42. Evidence of Urbis' attempts to consult with OEH have been provided as evidence of compliance with this requirement. The CMP and evidence of consultation with OEH has been issued to the Planning Secretary. DPE has confirmed compliance of submitted documentation in accordance with this requirement.
Schedule 2 B43	Prior to the commencement of construction, a Heritage Implementation Strategy including a detailed Schedule of Conservation Works prepared by a suitably qualified heritage consultant must be prepared. A copy must be submitted to the Heritage Division, Council and the Planning Secretary and include but not be limited to: (a) Retaining the extant timber ceiling of the existing library area. This must include a methodology for the removal and salvage of ceiling and its reinstatement after the installation of services and include measures to minimise impacts as a result of the installation of services; (b) Significant fabric affected by the internal firewall (including parquet floor within the cafeteria) must be salvaged and stored for reinstatement (c) Retaining the spiral stairs towards the southern boundary of the building (for possible future reuse) and installing lockable gates to prevent access as they are not BCA compliant; (d) Retaining all built in bench seating in the communal areas (inside and outside); (e) Alteration or adaptation of the spaces that are accessed directly from the main circulation spine should utilise the existing patterns of black anodised glazing; (f) Retaining, replacing like-for-like or reinterpreting the green carpet in the main entry and main circulation space(s), and identify any other areas for new floor finishes (epoxy, bright coloured carpet); (g) Retaining all original spherical light fittings in communal/public areas where possible, and any fittings that cannot be retained/upgraded in situ be salvaged for reuse within the building; (h) Retaining planter boxes on roof terraces; (i) Include a methodology for maintenance and cleaning activities (eg concrete cleaning); and (j) Include detailed design of any coloured panels to be affixed to external surfaces, play equipment and shade structures.	Prior to construction	Compliant	Confirm preparation of the required Heritage Implementation Strategy and Schedule of Conservation Works. Confirm of preparation by a suitably qualified heritage consultant. Confirm submission to the Heritage Division, Council and the Secretary. Confirm submission in advance of commencement of construction.	Urbis Heritage prepared a Heritage Implementation Strategy which conforms with B43 as follows: (a) - Section 2.1.2 (b) - Section 2.2 (c) - Section 2.1.4 (d) - Section 2.1.5 (e) - Section 2.1.6 (f) - Section 2.1.7 (g) - Section 2.1.8 (h) - Section 2.1.9 (i) - Section 2.1.10 (j) - Section 2.1.11 Apex Diagnostic prepared a detailed Schedule of Conservation Works included in Appendix A of the HIS. The referenced documents have been submitted to the Heritage Division, Council and the Planning Secretary.

APPROVAL ID	REQUIREMENT	TIMING	STATUS	MONITORING METHODOLOGY	EVIDENCE AND COMMENTS
Schedule 2 B44	Prior to the commencement of any internal works to the existing building, the Applicant must prepare detailed plans in consultation with an appropriately qualified heritage specialist demonstrating the approved fire separation wall can be reversible with no permanent impact on the fabric of the building. Details endorsed by the heritage consultant must be submitted to the Planning Secretary.	Prior to construction (internal works to existing buildings)	Compliant	Confirm submission of plans to the Secretary. Confirm Secretary's affirmation of satisfaction with the plans submitted. Confirm satisfaction has been affirmed prior to commencement of internal works to the existing building.	Urbis Heritage has reviewed details for, and confirmed, compliance with B44. Evidence is included in the HIS Section 2.2. The HIS has been issued to the Planning Secretary.
Schedule 2 B45	New works likely to have an impact on any significant heritage fabric of the existing building (not including the landscape setting) must be designed to be reversible in the future.	Prior to Construction	Compliant	Confirm reversibility of design and materials .	Urbis Heritage has reviewed details for, and confirmed, compliance with B45. Evidence is included in the HIS Section 2.3. The HIS has been issued to the Planning Secretary.
Schedule 2 B46	Prior to the commencement of any external works to the existing building: (a) the Applicant must prepare detailed elevation and window plans in consultation with an appropriately qualified heritage specialist demonstrating how fire protection measures will be installed to ensure heritage impacts will be minimised to the greatest extent practicable, and (b) the design of any coloured panels to external facades, play equipment and shade structures must be endorsed by a suitably qualified heritage consultant. Plans endorsed by the heritage consultant must be submitted to the Planning Secretary	Prior to construction (external works to existing buildings)	Compliant	Confirm submission of plans to the Secretary. Confirm Secretary's affirmation of satisfaction with the plans submitted. Confirm satisfaction has been affirmed prior to commencement of external works to the existing building.	Urbis Heritage has reviewed details for, and confirmed, compliance with B46. Evidence is included in the HIS Section 2.4. The HIS has been issued to the Planning Secretary.
Schedule 2 B47	Prior to the commencement of construction, photographic archival recording must be undertaken for the existing building and landscape structures/features in accordance with the Heritage Division Publications How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture. A digital and hardcopy must be provided to the Heritage Division, Council and the Planning Secretary.	Prior to construction	Compliant	Confirm appropriate archival recording undertaken. Confirm provision of digital and hardcopy to Heritage Division, Council and Secretary. Confirm provision prior to commencement of construction.	Alex Mayes Photography, in consultation with Urbis Heritage, completed an Archival Recording for the building and landscaping. A digital and hardcopy was issued to the Heritage Division, Council and the Planning Secretary.
Construction and Demolition Waste Management					
Schedule 2 B48	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Construction	Compliant	Confirm notification provided to RMS in advance of removal of waste material from site.	Perfect Contracting notified RMS Traffic Management Centre both verbally and in writing outlining the preferred truck route. RMS responded that it did not require notification for approval.
Mechanical Ventilation					
Schedule 2 B49	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifier prior to the commencement of construction.	Prior to construction	Compliant	Confirm Certifier satisfaction of submitted details. Confirm confirmation of satisfactory details has been confirmed prior to the commencement of construction.	Erbas mechanical engineers has provided certification confirming that all mechanical systems comply with this requirement. The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Rainwater Harvesting					
Schedule 2 B50	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.	Prior to construction	Compliant	Confirm preparation and certification of rainwater reuse/harvesting system by an experienced hydraulic engineer. Confirm preparation and certification prior to commencement of construction.	Erbas hydraulic engineers has provided design and certification for a 1,000L rainwater tank and developed the rainwater reuse/ harvesting plan
Roadworks and Access					
Schedule 2 B51	The Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the longest vehicle entering the site.	Prior to Construction	Compliant	Confirm submission of design plans to relevant roads authority. Confirm satisfaction of relevant roads authority with submitted plans. Confirm satisfaction with designs has been affirmed prior to commencement of construction.	The traffic consultants Arup has provided certified plans that address turning paths for the longest vehicle, that being a 7.8m Class 1 fire truck as required by the Planning for Bush Fire Protection 2006 including up to the 8.8m MRV in conformance with B51. Evidence of consultation with Council is logged, however, no formal Council approval has been received. Road widths have been noted on the civil plans which council have stamped and approved for construction.
Car Parking and Service Vehicle Layout					
Schedule 2 B52	Plans demonstrating compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works: (a) minimum of 65 on-site car parking spaces for use during operation of the development and constructed in accordance with the latest version of AS2890.1; (b) all operational vehicles accessing the Site, including the loading dock, are to be limited to Medium Rigid Vehicles or smaller only, unless otherwise agreed by Secretary; (c) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping; (d) appropriate pedestrian advisory signs are to be provided at the egress point of the car park; (e) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; (f) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS. In this regard, a plan must be submitted to Council for approval, which shows that the proposed development complies with this requirement; and (g) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Prior to Construction	Compliant	Confirm submission of plans to the Certifying Authority. Confirm satisfaction of the Certifying Authority with the submitted plans. Confirm satisfaction with submitted plans has been affirmed prior to commencement of construction.	The following plans demonstrate conformance with B52 as follows: (a) - DesignInc drawing AR-T-1044 (b) - Arup certification (c) - Taylor Traffic Management Plan Section 2.3 (d) - DesignInc drawing AR-T-1042 (e) - n/a (f) - Arup turning paths SKT001-015 issue F (g) - Arup certification The Certifier has confirmed compliance of submitted documentation in accordance with this requirement.
Bicycle Parking and End-of-Trip Facilities					

