MAINSBRIDGE SCHOOL FOR SPECIFIC PURPOSES – SSD 8792

CONSTRUCTION COMPLIANCE REPORT 1

www.wolfpeak.com.au

Revision	Date	Prepared By	Reviewed By	Description
V0	08/01/2020	RC	DL	For issue
V1	13/01/2020	DL	-	Update in response to client comments
V2	20/01/2020	DL	RC	Final

1. INTRODUCTION 3

2. PURPOSE AND SCOPE 4

3. KEY PROJECT PERSONNEL 6

4. PROJECT ACTIVITY SUMMARY 7

5. COMPLIANCE REPORTING 8

5.1 REPORTING TIMING AND REPORTING PERIOD 8
5.2 COMPLIANCE STATUS DESCRIPTORS 8

6. COMPLIANCE SUMMARY 9

6.1 OVERVIEW 9
6.2 DETAIL 10
6.3 PREVIOUS REPORT ACTIONS 15

7. INCIDENTS 16

8. COMPLAINTS 17

9. COMPLIANCE REPORT DECLARATION 18

APPENDIX A: COMPLIANCE TABLE 19

APPENDIX B: LIMITATIONS 108

1. Introduction

The Mainsbridge School for Specific Purposes (MSSP) is situated on the northern portion of the existing Warwick Farm Public School on Lot 2 DP 715287 at 95 Lawrence Hargrave Road, Warwick Farm. The site is located 26km west-southwest of the Sydney Central Business District and spans an area of approximately 31 hectares. The site location is presented in Figure 1.

Figure 1: Mainsbridge School for Specific Purposes (in yellow). Source: modified from *Environmental Impact Statement Mainsbridge School for Special Purposes, Warwick Farm,* Urbis 2018 and GoogleEarth 2019)

The MSSP (the Project), is to facilitate the relocation of the existing Mainsbridge School for Specific Purposes from 118 Flowerdale Road, Liverpool to under-utilised land at Warwick Farm Public School. The new MSSP will accommodate approximately 120 students and 60 full-time staff.

The Project comprises:

- construction of one and two-storey buildings consisting of new learning spaces, administration, library and shared hall, canteen, amenities and storage facilities
- landscaping, including open space improvements, tree removal , covered outdoor learning areas, new sports field, fencing and pathways; and
- vehicular and pedestrian access along Williamson Crescent.

The Project was granted approval under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 27 February 2019 (State Significant Development 8792) subject to a number of Conditions of Consent (CoC). Construction commenced on 13 July 2019.

SSD 8792 has been modified on one occasion, on 19 July 2019, to update the requirements around biodiversity credits as set out in CoC B31.

2. Purpose and scope

SSD 8792 Schedule 2 CoC B40 – B43 require a Compliance Monitoring and Reporting Program, and Compliance Reports, prepared in accordance with the Department of Planning and Environment (the Department) document entitled *Compliance Reporting Post Approval Requirements* 2018 (CRPAR).

In relation to this Compliance Report the following conditions apply:

CoC B41, which states:

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

CoC B42, which states:

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

The schedule of reporting contained in Compliance Monitoring and Reporting is presented in Table 1 below. This Compliance Report has been prepared in accordance with CoC B41 and the Department's CRPAR. It represents the first Compliance Report for the construction period.

Table 1: Schedule of Compliance Monitoring and Reporting

Report	Timing[1]	Anticipated Lodgement Date
Pre-Construction Compliance Report (complete)	Prior to commencement of construction	No later than 13 July 2019
Construction Compliance Report #1 (This Report)	26 weeks intervals from date of commencement of Construction	No later than 11 January 2020
Construction Compliance Report #2	26 weeks intervals from date of commencement of Construction	No later than 13 July 2020
Pre-Operations Compliance Report	Prior to the commencement of operation[2]	No later than 20 July 2020
Operations Compliance Reports	At intervals, no greater than 52 weeks from the date of commencement of operation for the duration of operation	No later than 20 July 2021 and every 52 weeks onwards[3]

Note [1]: *The anticipated date of Compliance Reports may vary according to any changes in date of commencement of Construction and date of commencement of Operation. Notification for commencement of construction at the time of writing the Compliance Monitoring and Reporting Program was 22 June 2019. At the time of writing the Pre-Construction Compliance Report, the nominated date for commencement of construction was 13 July 2019.*

Note [2]: *Works are assumed to be completed in 2020 (1 year duration), with the new MSSP operating from day 1 term 3 of 2020. There may be opportunity to submit the Pre-Operations Compliance Report at a time that fulfils Construction Compliance Report 2 and the Pre-Operations reporting requirement.*

Note [3]: *CoC B43 provides that, notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.*

3. Key project personnel

The key roles and personnel responsible for Environmental Management throughout the duration of the Project are presented in Table 2.

Table 2: Key environmental roles and personnel

Organisation	Position	Representative	Contact Details
Schools Infrastructure NSW	Project Director	Neil Hogan	0457 203 625
GHD	Project Manager	Melissa Stojanovic	02 9239 7638
Hutchinson Builders	Project Manager	John Koumoukelis	0416 616 464

All employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the development in accordance with CoC A21.

4. Project activity summary

SINSW have recognised that remediation and hazardous materials removal works have the potential to raise concern for parents and children attending the Warwick Farm School and Child Care Centre. With this in mind, these activities were scheduled on days and at times where the potential for disruption with these stakeholders was minimised. The result of this scheduling is that only very minor works have been conducted during the reporting period. These are:

- site establishment
- installation of environmental controls
- vegetation management
- remediation and hazardous materials removal; and
- construction of Water Closet 4.

It is anticipated that substantial construction works will occur during the next reporting period, in accordance with the requirements of the CoC.

5. Compliance reporting

Details and Status of Compliance with each of the CoC are recorded in the Compliance Table presented in Appendix A.

5.1 Reporting timing and Reporting period

This Compliance Report has been prepared to address the requirements of CoC B41 and reports on the status of compliance during the first construction phase of the Project.

The reporting period for this Compliance Report is from the commencement of construction (13 July 2019) to 13 January 2020.

5.2 Compliance status descriptors

The status of each compliance requirement applicable during the reporting period has been recorded using the relevant descriptors in Table 3 below. No other terms are to be or have been used to describe the compliance status.

Table 3: Compliance Status Descriptor

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

6. Compliance Summary

6.1 Overview

The compliance status of the Project for the current reporting period is summarised below and in Table 4:

- 69 x CoC have been complied with.
- 10 x CoC have not been complied with (noting that seven of these relate to non-compliances identified in the first Independent Audit that SINSW have responded to).
- 92 x CoC have yet to be triggered.

Further details regarding status against each CoC is included in Section 6.2 and Appendix A: Compliance Table.

Table 4: Compliance Summary

Status	Schedule 2, Conditions of Consent No.
PART A – ADMINISTRATIVE CONDITIONS	
Compliant	A1, A5, A6, A8, A10, A15, A16, A17, A19, A20, A21
Non-compliant	A2[1]
Not triggered	A3, A4, A7, A9, A11, A12, A13, A14, A18
PART B – PRIOR TO COMMENCEMENT OF CONSTRUCTION	
Compliant	B1, B2, B3, B4, B5, B8, B9, B11, B12, B13, B14, B15, B16, B18, B19, B20, B22, B23, B26, B28, B29, B30, B31, B32, B34, B35, B36, B37, B38, B40, B42
Non-compliant	B17[1], B21[1], B24[1], B25[1], B27[1], B41
Not triggered	B6, B7, B10, B33, B39, B43, B44[2]
PART C – DURING CONSTRUCTION	
Compliant	C1, C2, C3, C5, C9, C10, C12, C13, C14, C15, C17, C18, C19, C22, C23, C24, C26, C31, C32, C33, C35, C36, C37, C38, C40, C41, C42
Non-Compliant	C39[1], C45, C46
Not Triggered	C4, C6, C7, C8, C11, C16, C20, C21, C25, C27, C28, C29, C30, C34, C43, C44, C47
PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE	
Not triggered	D1 – D44
PART E – POST OCCUPATION	
Not triggered	E1 – E15

Notes.

1. Identified as a non-compliance by the Independent Auditor in the first Independent Audit Report prepared in accordance with CoC C41. Each non-compliance has already been reported and responded to by SINSW.
2. The Independent Auditor reported CoC B44 as non-compliant, however this condition is required to be satisfied prior to the occupation of the building and is therefore not triggered.

6.2 Detail

Table 5: Detail of non-compliance

CoC ID	Compliance requirement	Detail of non-compliance, including date of occurrence and date it was identified.	Action/ recommendation to address non-compliance
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 and Response to Submissions; (d) in accordance with the approved plans in the table.	Non-compliances have been identified against the conditions of consent, contrary to requirement (a) of this condition. This was also identified by the Independent Auditor.	SINSW to ensure proactive and regular review of compliance requirements and implement actions to prevent or remedy non-compliances. Specific actions in relation to each non-compliance are detailed below.
B17	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);	Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting) addresses requirements a) – h) of this condition, other than the following as identified by the Independent Auditor: (a) the CEMP and sub-plans lacked detailed baseline data which had been included in the EIS such as: • Background noise levels • Prevailing wind conditions and speeds • Asbestos and lead levels detected in contaminated materials. (b)ii The criteria or water quality limits are not specified in the Construction Soil and Water Management Sub-Plan.	Identified as a non-compliance by the Independent Auditor in the first Independent Audit Report prepared in accordance with CoC C41. The non-compliance was reported and responded to by SINSW. The CEMP was updated (v6) to address the omissions: * Background Noise Levels are entered to Section 3.4 of Appendix K - Noise and Vibration Management Plan. * Prevailing wind conditions and speeds are entered to Appendix E - Soil and Water Management plan of the CEMP. Refer to Section 4.2.1 Prevailing Wind Conditions and Speeds. * Asbestos and Lead levels were included in second paragraph of Section 4.2 (Appendix E - Soil and Water Management plan of the CEMP)

CoC ID	Compliance requirement	Detail of non-compliance, including date of occurrence and date it was identified.	Action/ recommendation to address non-compliance
	ii. complaint; iii. failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan		* Discharge Criteria have been included in section 5.4.1 in the CSWMSP based on (ANZECC & ARMCANZ, 2000). **Status: Closed**
B21	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B21(d); and (f) include a complaints management system that would be implemented for the duration of the construction	Non-compliance as identified by the Independent Auditor: there is no evidence that the high noise generating work activities described in Section 4.2 of the Construction Noise and Vibration management Sub-Plan have been developed in consultation with the community as this is not specifically referenced.	Identified as a non-compliance by the Independent Auditor in the first Independent Audit Report prepared in accordance with CoC C41. The non-compliance was reported and responded to by SINSW. The CEMP was updated (v6) to address the omission: * Section 4.2 of Appendix K – NVMP now includes a statement: " Strategies for managing high noise generating works were developed through community consultation process described in Section 4.8. " **Status: Closed**
B24	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) provide information and maps that define the biodiversity values across the site; (b) outline priority investment area on-site where biodiversity will benefit from active management and restoration; (c) map potential areas for management of threatened and significant species; (d) measures to minimise the loss of key fauna habitat, including tree hollows; (e) measures to minimise the impacts on fauna on site, including conducting fauna preclearance surveys prior to vegetation clearing, building/structure demolition;	Non-compliance as identified by the Independent Auditor: The Biodiversity Management Sub-Plan does not include a figure showing the potential locations of threatened species as required by B24(c). The Auditor concluded that given the conclusion of the Alphitonia (2018) assessment described unlikely impacts, it is the Auditor's opinion that a map of the potential threatened and significant species is not required, however this should be clearly stated in the Biodiversity Management Sub-Plan with relevant justification provided.	Identified as a non-compliance by the Independent Auditor in the first Independent Audit Report prepared in accordance with CoC C41. The non-compliance was reported and responded to by SINSW. The CEMP was updated (v6) to address the omission: * Section 3.1 of the BMSP now states: Refer to Attachment A, figure 1 for the Alphitonia

CoC ID	Compliance requirement	Detail of non-compliance, including date of occurrence and date it was identified.	Action/ recommendation to address non-compliance
	(f) engagement of an appropriately qualitied ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities; (g) controlling weeds and feral pests; (h) 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); (i) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and (j) a program to monitor the effectiveness of the measures in the BMSP		(2018) biodiversity values map. The map is presented in Appendix A of that document. **Status: Closed**
B25	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: i. flood emergency responses for both construction and operation phases of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and vi. awareness training for employees and contractors, and students.	Non-compliance as identified by the Independent Auditor: The Bushfire and Flood Emergency Response Sub-Plan does not include reference to the Floodplain Risk Management Guideline (OEH 2007) as identified by B25(b).	Identified as a non-compliance by the Independent Auditor in the first Independent Audit Report prepared in accordance with CoC C41. The non-compliance has already been reported and responded to by SINSW. The CEMP was updated (v6) to address the omission: * Section 3.3.2 and 3.3.3 of the Bushfire and Flood Emergency Response Sub-Plan now include references to the Floodplain Risk Management Guideline (OEH 2007). **Status: Closed**
B27	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards;	Non-compliance as identified by Independent Auditor: the Auditor presumes the author is suitably qualified and experienced as required by CoC B27(a). However, the Civil Engineer Drawings are not signed or dated by the Project Engineer in the space provided on the plan. No details on their qualifications and	Identified as a non-compliance by the Independent Auditor in the first Independent Audit Report prepared in accordance with CoC C41. The non-compliance has already been reported and responded to by SINSW.

CoC ID	Compliance requirement	Detail of non-compliance, including date of occurrence and date it was identified.	Action/ recommendation to address non-compliance
	(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (e) divert existing clean surface water around operational areas of the site; (f) prevent cross-contamination of clean and sediment laden water.	experience of WSP personnel in relation to stormwater management have been provided.	WSP have since provided a statement (Civil Design Advice, Project 4785, 21/01/2020) verifying that the stormwater management system was designed in accordance with each requirement of CoC B27, including that it was designed by a suitably qualified and experienced person. **Status: Closed**
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018).	Non-compliance: This Compliance Report was due to be submitted on 11/01/20 (26 weeks after notified date of commencement of construction). This Compliance Report was submitted after this date to allow for the collection and collation of evidence relied upon to demonstrate compliance.	The next Compliance Report will be prepared with sufficient time to submit by the date specified in the Compliance Monitoring and Reporting program (being 13/07/20). **Status: Open**
C39	Table 1 of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Non-compliance identified by the Independent Auditor: The notified date for the commencement of physical works was 13/7/19. The site visit for the Independent Audit was undertaken on 21/8/19 (~5.5 weeks later). The final Audit Report was unable to be completed until 28/11/19 (beyond the timeframe specified by CoCC39(a)) as outstanding documentation was not provided until 18/11/19.	SINSW to schedule future Independent Audits so they are completed within the timeframes specified in the Independent Audit Program (being 13/07/20). **Status: Open**
C45	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	There have been no non-compliances identified for the reporting period, other than those identified in and reported through the submission of the Independent Audit Report and this Compliance Report.	SINSW to establish system of reporting non-compliances as required by this condition. **Status: Open**

CoC ID	Compliance requirement	Detail of non-compliance, including date of occurrence and date it was identified.	Action/ recommendation to address non-compliance
	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Non-compliance: The Independent Audit Report was finalised on 12/11/19 and notification of the non-compliances was not provided until 10/12/19 (beyond the 7 days specified by this condition).	
C46	Within three months of: (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C44; (c) the submission of an Independent Audit under condition C41; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	There is no evidence of a review (or notification of that review) occurring within three months of submission of the Pre-Construction Compliance Report (submitted 12/07/19).	A review of the strategies, plans and programs was undertaken as part of the preparation of the Compliance Report, and was reported to the Department and Certifying Authority on 17/01/20 and 22/01/20 respectively. SINSW will implement a system of periodic review going forward, in consideration of the triggers specified in this condition. **Status: Open**

6.3 Previous report actions

As there were no non-compliances found in the Pre-Construction Compliance Report, there are no actions arising from previous reporting period.

7. Incidents

A register of all incidents, as defined by the definitions in SSD 8792, is to be maintained with the following information:

- the cause and nature of the incident, the date it occurred and the date it was identified;
- location of the incident;
- how the incident was identified;
- the agency, or agencies to whom the incident was reported;
- details of any corrective and preventative action required by agencies and any undertaken by the proponent; and
- the response to the incident, including details of timing for undertaking such actions (i.e. that corrective and preventative action is not required, has commenced or is completed).

The Project has not identified any notifiable incidents during this reporting period.

8. Complaints

A list or table of complaints received, as defined by the Conditions of Consent, is to be maintained with the following information:

- the number of complaints received; and
- a summary of the main areas of the complaint.

A statement must also be provided as to any emerging trends identified in complaints received and proposed action for addressing complaints or reducing the recurrence of complaints or that 'no further action is required'.

A complaints register is available on the Project website https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/documents/Complaints_register_MainsbridgeSSP.pdf

There have been no complaints received during this reporting period.

9. Compliance Report Declaration

Project Name	Mainsbridge School for Specific Purposes
Application Number	SSD 8792
Description of Project	Development of the new Mainsbridge School for Specific Purposes to facilitate its relocation to Warwick Farm.
Project Address	Lot 2 DP 715287 at 95 Lawrence Hargrave Road, Warwick Farm
Proponent	Department of Education
Title of Compliance Report	Construction Compliance Report
Date	22 January 2020

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

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

Notes:

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

Name of Authorised Reporting Officer	Neil Hogan
Title:	Project Director, SINSW
Signature	
Qualification	
Company	School Infrastructure NSW
Company Address	Level 8, 259 George Street, Sydney 2000
Endorsed: Executive Director, Projects NSW Department of Education	David Tonge
Signature	

Appendix A: Compliance Table

Mainsbridge School for Specific Purposes - SSD 8792 Conditions of Consent (including MOD-1)

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
SCHEDULE 2					
PART A ADMINISTRATIVE CONDITIONS					
Obligation to Minimise Harm to the Environment					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training Compliance Reports	Mitigation measures to prevent or minimise harm are detailed with the Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting). Boundary fencing, erosion and sediment controls in place.	Compliant
Terms of Consent					
A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	At all times	Design plan update reviews Compliance Reports	**Non-compliance: non-compliances have been identified against the conditions of consent.** SINSW to ensure proactive and regular review of compliance requirements and implement actions to prevent or remedy non-compliances. Specific actions in relation to each non-compliance are detailed below.	Non-compliant
	(b) in accordance with all written directions of the Planning Secretary;			There have been no directives from the Secretary	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: **Architectural Plans prepared by Hayball** Dwg No. | Rev | Name of Plan | Date 01.DA01.02 | 4 | Site Plan - Proposed | 17/12/18 01.DA04.00 | 2 | Site Sections | 31/08/18 A01.DA03.01 | 2 | Admin and Hall Floor Plan - Ground | 19/12/18 A01.DA03.02 | 2 | Admin and Hall Floor Plan -Level 1 | 19/12/18 A01.DA03.03 | 2 | Admin and Hall Floor Plan - Roof | 19/12/18 A01.DA06.01 | 2 | Admin and Hall Floor Plan -Elevations 1 | 19/12/18 A01.DA06.02 | 2 | Admin and Hall Floor Plan - Elevations 2 | 19/12/18 A01.DA06.03 | 2 | Admin and Hall Floor Plan - Sections | 19/12/18 B01a.DA03.01 | 2 | Floor Plan - Ground | 19/12/18 B01a.DA03.02 | 2 | Floor Plan - Roof | 19/12/18 B01a.DA06.01 | 2 | Elevations | 19/12/18 B01a.DA06.03 | 2 | Sections | 19/12/18 B01b.DA03.01 | 2 | Floor Plan - Ground | 19/12/18 B01b.DA03.02 | 2 | Floor Plan - Level 1 | 19/12/18 B01a.DA03.03 | 2 | Floor Plan - Roof | 19/12/18 B011b.DA06.01 | 2 | Elevations | 19/12/18 B011b.DA06.03 | 2 | Sections | 19/12/18 B011b.DA06.04 | 2 | Sections | 19/12/18 P01.DA03.01 | 2 | Floor Plan – Ground | 17/10/18 P01.DA03.02 | 2 | Floor Plan – Roof | 17/10/18 P01.DA06.01 | 2 | Elevations | 17/10/18 P01.DA06.03 | 2 | Sections | 17/10/18 **Landscape Plans prepared by Tract Landscape Architects** Dwg No. | Rev | Name of Plan | Date 0216-0767-01 DD-300 | 4 | General Arrangement Plan Sheet 1 of 2 | 18/10/2018 0216-0767-01 DD-301 | 4 | General Arrangement Plan Sheet 2 of 2 | 18/10/2018 **Civil Plans prepared by WSP** Dwg No. | Rev | Name of Plan | Date 4785 C010 | P2 | Overall Site Plan | 18/10/2018 4785 C011 | P2 | General Arrangement Plan Sheet 1 of 2 | 18/10/2018 4785 C012 | P2 | General Arrangement Plan Sheet 2 of 2 | 18/10/2018			Evidence collected elsewhere demonstrates compliance with this condition. IFC design plans are consistent with approved plans listed in this condition	
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	At all times	Compliance Reports	There have been no written directions from the Planning Secretary. Email received regarding CoC B7.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	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.			As above	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict	At all times	Cross check the most recent non superseded controlled document against document control system for being the latest version. Compliance Reports	Noted. No inconsistencies observed.	Not triggered
Limits of Consent					
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	At all times	Check of consent date and date of construction commencement Compliance Reports	Consent was granted 27/02/2019. Works commenced 13/07/2019.	Compliant
Prescribed Conditions					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	Observation Application for Crown Certificates	Part 6, Division 8A of the EPAA relates to prescribed conditions for: - compliance with the BCA (Crown Certificate	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
			Compliance Reports	16/2297.06/01 granted 12/07/19) - signage is installed as per this requirement (refer CoC C2) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons (not relevant for construction) - shoring and adjoining properties (no shoring required, no properties are adjoined to the works).	
Planning Secretary as Moderator					
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	At all times	Compliance Reports	There have been no disputes.	Not triggered
Long Service Levy					
A8	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.	Prior to Construction	Payment of the Levy	30/05/2019 NSW Long Service Corporation Levy Receipt.	Compliant
Legal Notices					
A9	Any advice or notice to the consent authority must be served on the Planning Secretary	At all times	Compliance Reports	There have been no legal notices served.	Not triggered
Evidence of Consultation					

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information; and	At all times	System for recording consultation details and tracking issues raised/ resolved/ not resolved/ efforts made to resolve	Consultation was undertaken with the relevant parties required under the conditions. Refer response to CoC B4, CoC B20, CoC B21, CoC B23.	Compliant
	(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.			Evidence of consultation was included with the documents to which it relates. Refer response to CoC B4, CoC B20, CoC B21, CoC B23.	
Staging, Combining and Updating Strategies, Plans or Programs					
A11	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);	At all times	Crown Certificate submissions Compliance Reports	The Project is not being staged.	Not triggered
	(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			The Project is not being staged.	
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under			The Project is not being staged.	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)				
A12	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	Filing System for communications with the Planning Secretary, Department	The Project is not being staged.	Not triggered
A13	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	Filing Approvals issued by the Planning Secretary	The Project is not being staged.	Not triggered
Demolition					
A14	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 Certifying Authority before the commencement of works.	Prior to commencement of works	Filing System for submissions to Certifying authority Pre-Construction Compliance Report	No demolition. N/A as per email 30/5/19 M Lokic, Steve Watson & Partners.	Not triggered.
Structural Adequacy					
A15	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.	At all times	Application for construction and Occupation Certificates	Design plans were prepared to demonstrate compliance with the BCA and submitted to the Certifying Authority as part of the application for the Crown Certificate. Crown Certificate	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.		Engineering and Design Plan Reviews Compliance Reports	16/2297.06/01 granted 12/07/19.	
External Walls and Cladding					
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times	Engineering and Design Plan Reviews Compliance Reports	Walls and alterations compliance with BCA assessed by the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	Compliant
Applicability of Guidelines					
A17	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.	At all times	-	The CEMP and sub-plans refer to the relevant guidelines and policies.	Compliant
A18	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	-	No directives have been issued from the Planning Secretary	Not triggered
Monitoring and Environmental Audits					
A19	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	At all times	Monitoring or audit methodology statements / reports	The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	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, noncompliance 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.			conducted and with records retained. The Independent Audit (Ramboll, November 2019) was conducted in a manner consistent with the Departments Guideline by suitably experienced and qualified persons approved by the Department. Asbestos in air monitoring was conducted and analysed in accordance with the applicable NOHSC Guideline and SafeWork CoP (refer: J161921.015_25940_ASB_161119_AirMonitoring, J161921.002_25940_ASB_270719_AirMonitoring No other monitoring has been required to date.	
Access to Information					
A20	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:	Prior to Construction until completion of all works under this consent	Website upload tracker spreadsheet / system	A website has been established for the Project: https://www.schoolinfrastructure.nsw.gov.au/projects/m/mainsbridge-school.html	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website: i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;		Compliance Reports	Information will be published on the website as the documents are obtained or approved. Website currently includes: - (a)i and ii Link to approval and application (includes docs referred to is CoC A2) on Major Projects website - (a) iii Community communication strategy and the CEMP and sub-plans **Note that no other plans or programs are required to be approved**. - (a)iv the Pre-Construction Compliance Report is presented, which reports on the environmental performance of the development by reporting on compliance. The Independent Audit Report will be uploaded in January 2020.	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	x. any other matter required by the Planning Secretary; and			- (a)v No monitoring has been required to be undertaken by the conditions - (a)vi. A progress summary and Community updates - (a)vii contact details. - (a)viii Complaints register (December 2019) - (a)ix the Audit Report is required to be uploaded in January 2020. - (a)x. no other matters have been specified by the Secretary.	
	(b) keep such information up to date, to the satisfaction of the Planning Secretary			CEMP dated November 2019 Complaints register dated December 2019 remain current.	
Compliance					
A21	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	Training systems and record Keeping System for training conducted. Consent Conditions included in Induction presentation.	The Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting) contains details on training and awareness including the requirements of the consent as relevant to works being carried out by construction personnel.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				Pre-starts identify project related risks for each package of work. Pre-starts are completed daily. The Project induction contains the Consent related information relevant for the works. The Project tender invitation (provided to each subcontractor prior to coming on site), contains the SSD conditions.	
ADVISORY NOTES					
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.	At all times	-	Noted. SSD 8792 is the only approval required at this stage of the Project.	Compliant
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
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	Prior to Construction and Prior to Operation	Record Keeping System for communications with the Planning Secretary, Department Pre-Construction Compliance Report	Letter to DPE notifying the date of commencement of 13/7/19, dated 09/07/19.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	the date of commencement and the development to be carried out in that stage.				
Certified Drawings					
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and	Prior to Construction	Record Keeping System for communications with the Certifier Pre-Construction Compliance Report	Structural drawings were prepared by WSP (drawing suite 4785, drawing sheets S01000_01 – S0150_10) consistent with the drawings listed in CoC A2, and submitted to the Certifying Authority. Crown Certificate 16/2297.06/01 granted 12/07/19. Design refinements are ongoing in consultation with the Certifying Authority.	Compliant
	(b) this development consent.			As above	
External Walls and Cladding					
B3	Prior to the commencement of construction, the Applicant must provide the Certifying Authority 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Construction	Record Keeping System for communications with the Certifier Record Keeping for communications with the Planning Secretary, Department Pre-Construction Compliance Report	Cladding Material certification package (Insulation, sarking, cemintel, gyprock, multiboard). Certifying Authority approved 04/07/19, prior to construction. Submission to DPE 05/07/2019.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
Protection of Public Infrastructure					
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;	Prior to Construction	Pre-Construction Compliance Report Record Keeping for Consultation/ Communications with Service Owners/ Providers	Services potentially affected have been consulted on as per SydneyWater compliance certificate 27/02/19 and Endeavour Energy Design Compliance Indemnity stamped plans, 19/03/19.	Compliant
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and		Record Keeping for communications with the Certifier Record Keeping System for communications with the Planning Secretary, Department	Dilapidation was completed, and submitted to the relevant stakeholders: May 2019 Pre-Construction Dilapidation Report, Mainsbridge School Liverpool. Hutchinson Builders. Submission of dilapidation report to DPE, dated 13/06/19. Submission of dilapidation report to Council, dated 24/05/19. Submission of all information to the Certifying Authority via Sharepoint 13/06/19	
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.			As above	
Site Contamination					
B5	Prior to the commencement of remediation, a data gap investigation (DGI) must be undertaken to better inform the extent of	Prior to Construction	Works planning / programming	The RAP was updated to capture the Data Gap Investigation for Proposed Relocation of	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	contamination of the site, including asbestos, lead and other contaminants. The Remedial Action Plan (RAP) and Validation Sampling and Analysis Quality Plan (VSAQP) must be updated to consider any new contamination finds. The updated VSAQP must be provided to the accredited site auditor for review and endorsed prior to remediation commencing		Pre-Construction Compliance Report Auditor review	Mainsbridge School to Warwick Farm Public School, Lawrence Hargrave Road, Warwick Farm, NSW, 26 March 2019 and the Interim Validation Assessment for Proposed Relocation of Mainsbridge School at Warwick Farm Public School Lawrence Hargrave Road, Warwick Farm, NSW 29 March 2019. The accredited site auditor endorsed the update on 14/6/19 (GHD 2125817, IAA06).	
B6	The Applicant must ensure that an appropriate marker layer is installed above any emplaced contaminated fill material contained on the development site.	Prior to Construction	Implementation of RAP	Greencap letter 20/12/19 states that the interim validation report prepared by EIS and the clearance certificates prepared by Greencap sufficiently indicate that contamination identified has been sufficiently remediated and no identified contaminated material is to remain on-site.	Not triggered
B7	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the	Prior to Construction	Implementation of RAP	On 5/12/19, DPIE advised that this is not required prior to commencement of construction (refer D34).	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	educational establishment land use and be provided to the satisfaction of the Certifying Authority				
Unexpected Contamination Procedure					
B8	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 B18 and must ensure any material identified as contaminated and remaining on-site be managed in accordance with the Long Term Environmental Management Plan (LTEMP) as required by Condition D36 and D37.	Prior to construction	Works planning / programming Pre-Construction Compliance Report	Unexpected contaminated finds procedure presented in Appendix O of the Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting. LTEMP to be developed following execution of the RAP.	Compliant
Utilities and Services					
B9	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers	Prior to Utility Works	Works planning / programming Pre-Construction Compliance Report	Services potentially affected have been consulted on as per SydneyWater compliance certificate 27/02/19 and Endeavour Energy Design Compliance Indemnity stamped plans, 19/03/19.	Compliant
B10	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 Utility Works	Works planning / programming Pre-Construction Compliance Report	November 2016, WSP Parsons Brinckerhoff, Site Infrastructure Overview. Above ground works had yet to commence.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
B11	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Prior to Construction	Engineering and Design Plan Reviews	Bushfire Assessment New School Mainsbridge School for Specific Purposes, Warwick Farm Hayball 4 December 2017 (Ref: 17072), Peterson Bushfire. The assessment concluded that with the adoption of the recommendations from page 11 of that report, the proposed development will comply with Planning for Bushfire Protection 2006.	Compliant
Community Communication Strategy					
B12	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.	Prior to Construction	Management Plans Record Keeping System for communications with the Planning Secretary, Department Pre-Construction Compliance Report	16/4/19 CCS submitted to DPE. 10/05/19 DPE to SINSW Approval of CCS.	Compliant
	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases;			Sections 4 and 5 of the CCS	
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;			Sections 6, 7 and 8.4 of the CCS	
	(c) provide for the formation of community-based forums, if required, that focus on key			Section 4 of the CCS	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	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.			Sections 4 and 5 of the CCS	
B13	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.	Prior to Construction	Management Plans Record Keeping System for communications with the Planning Secretary, Department Pre-Construction Compliance Report	16/4/19 CCS submitted to DPE. 10/05/19 DPE to SINSW Approval of CCS.	Compliant
Ecologically Sustainable Development					
B14	Prior to the commencement of construction, the Applicant must register for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless otherwise agreed by the Planning Secretary.	Prior to Construction	Record Keeping for communications with the Certifier Record Keeping System for	5/6/19 GBCA received application and executed Certification Agreement. Project Number GS-4511DA.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
			communications with the Planning Secretary, Department Pre-Construction Compliance Report	Payment to GBCA TAX INVOICE#GS-4511DA-A-38231. Certifying Authority approval granted through Crown Certificate 16/2297.06/01 granted 12/07/19.	
Outdoor Lighting					
B15	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Prior to Construction	Record Keeping for communications with the Certifier Pre-Construction Compliance Report	As part of permanent design: WSP Electrical Design Certificate 28/06/18 confirms that lighting design complies with AS1158 and AS4282. Compliance was verified by the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19. With respect to construction phase lighting, Section 2.6 of the Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting refers to AS4282 (refer response to CoC B18). The complaints register available on the Project website indicates that no complaints have been received regarding lighting to date.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
Access for People with Disabilities					
B16	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Prior to Construction	Design Report reviews Preparation of submission for Crown Certificate Pre-Construction Compliance Report	The Mainsbridge School is being developed for the purposes of providing learning facilities for people with special needs (including disabilities). Design statement provided to Certifying Authority 21/06/19. Compliance with BCA assessed by the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	Compliant
Environmental Management Plan Requirements					
B17	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data;	Prior to Construction	Management Plan reviews Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting) addresses requirements a) – h) of this condition, other than the following. **Non-compliance: as identified by the Independent Auditor, the CEMP and sub-plans lacked detailed baseline data which had been included in the EIS such as:** **• Background noise levels** **• Prevailing wind conditions and speeds**	Non-compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				• Asbestos and lead levels detected in contaminated materials. This non-compliance has been reported and responded to by SINSW. The CEMP (v6) has been updated as follows: * Background Noise Levels are entered to Section 3.4 of Appendix K - Noise and Vibration Management Plan (refer to Table 1) * Prevailing wind conditions and speeds are entered to Appendix E - Soil and Water Management plan of the CEMP. Refer to Section 4.2.1 Prevailing Wind Conditions and Speeds. * Asbestos and Lead levels were included in second paragraph of Section 4.2 (Appendix E - Soil and Water Management plan of the CEMP).	
	(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			Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting) addresses requirements a) – h) of this condition, other than the following.	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	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;			**Non-compliance: The criteria or water quality limits are not specified in the CSWMSP.** This non-compliance has been reported and responded to by SINSW. The CEMP (v6) has been updated to capture this in Section 5.4.1 of the CSWMP.	
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;			Appendices E, F, G, H, I, K, M, N of the CEMP	
	(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;			i. Section 8 and Appendix B of the CEMP ii. Section 8 of the CEMP	
	(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;			Appendix J of the CEMP	
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;			Section 8 and Appendix B of the CEMP	
	(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);			Appendix J of the CEMP	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	ii. complaint; iii. failure to comply with statutory requirements; and				
	(h) a protocol for periodic review of the plan			Section 8 of the CEMP	
	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans				
Construction Environmental Management Plan					
B18	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: (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;	Prior to Construction	Management Plan reviews Preparation of submission for Crown Certificate Pre-Construction Compliance Report	The Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting. Appendix Q of the CEMP identifies where each requirement (a) – (j) of this condition is addressed in the document. i. Section 2.4 of the CEMP ii. Section 4.1 of the CEMP iii. Appendix C – EWMS iv. Appendix E – Soil and Water Management Plan v. Appendix E – Soil and Water Management Plan vi. Appendix E – Soil and Water Management Plan vii. Section 2.6 of the CEMP viii. Section 5 of the CEMP	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	viii. community consultation and complaints handling;				
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B20);			Appendix G of the CEMP	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B21);			Appendix K of the CEMP	
	(d) Construction Waste Management Sub-Plan (see condition B22);			Appendix F of the CEMP	
	(e) Construction Soil and Water Management Sub-Plan (see condition B23);			Appendix F of the CEMP	
	(f) Biodiversity Management Sub-Plan (see condition B24);			Appendix M of the CEMP	
	(g) Bush Fire and Flood Emergency Response (see condition B25);			Appendix N of the CEMP	
	(h) an unexpected finds protocol for contamination and associated communications procedure;			Appendix O of the CEMO	
	(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;			Appendix P of the CEMP	
	(j) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and			N/A	
B19	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Prior to Construction	Management Plan reviews Preparation of submission for Crown Certificate	The Mainsbridge School CEMP and Sub-Plans June 2019 V4 (and V6), J161921, Greencap Consulting. Submission of the CEMP and sub-plans to DPE, 01/07/19	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
			Pre-Construction Compliance Report	CEMP and sub-plans submitted to Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	
B20	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	Prior to Construction	Management Plan reviews Preparation of submission for Crown Certificate Pre-Construction Compliance Report	A CTPMSP was prepared in Appendix G of The Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting. Appendix Q of the CEMP identifies where each requirement (a) – (g) of this condition is addressed in the CEMP and CTPMSP. RMS response 04/07/19. Council response 19/06/19 Appendix R of the CEMP	Compliant
	(b) be prepared in consultation with Council and RMS;			Section 3.9 of Appendix G of the CEMP	
	(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;			Section 3.6 of Appendix G of the CEMP	
	(d) detail heavy vehicle routes, access and parking arrangements;			Section 3.1 and Attachment A of Appendix G of the CEMP	
	(e) include a Driver Code of Conduct to:			Sections 3.6, 3.7 and 3.9 of Appendix G of the CEMP	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	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			Section 3.11 of Appendix G of the CEMP	
	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes			Section 3.8 of Appendix G of the CEMP	
B21	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	Prior to Construction	Management Plan reviews Preparation of submission for Crown Certificate Pre-Construction Compliance Report	A CNVMSP was prepared in Appendix K of The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting. Appendix Q of the CEMP identifies where each requirement (a) – (f) of this condition is addressed in the CEMP and CNVMSP. Appendix R of the CEMP	Non-compliant
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);			Sections 3.3 and 3.4 of Appendix K of the CEMP	
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;			Section 3.4 of Appendix K of the CEMP	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(d) include strategies that have been developed with the community for managing high noise generating works;			Sections 4.1 and 4.7 of Appendix K, and Section 5.5 of the CEMP. **Non-compliance: as identified by the Independent Auditor: there is no evidence that the high noise generating work activities described in Section 4.2 of the CNVMSP have been developed in consultation with the community as this is not specifically referenced.** This non-compliance has been reported and responded to by SINSW. The CEMP (v6) has been updated: Section 4.2 of Appendix K - NVMP: " Strategies for managing high noise generating works were developed through community consultation process described in Section 4.8. "	
	(e) describe the community consultation undertaken to develop the strategies in condition B21(d); and			Section 4.7 of Appendix K of the CEMP	
	(f) include a complaints management system that would be implemented for the duration of the construction			Section 4.7 of Appendix K, and Section 5.6 of the CEMP	
B22	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the	Prior to Construction	Management Plan reviews	A CWMSP was prepared in Appendix F of The Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	proposed reuse, recycling and disposal locations;		Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Appendix Q of the CEMP identifies where each requirement (a) – (b) of this condition is addressed in the CEMP and CWMSP. Each type of waste and the potential facilities identified has been identified in Appendix A of Appendix F of the CEMP. However, volumes and disposal locations have not be confirmed.	
	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works			Section 3.3 of Appendix F of the CEMP	
B23	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	Prior to Construction	Management Plan reviews Preparation of submission for Crown Certificate Pre-Construction Compliance Report	A CSWMSP was prepared in Appendix E of The Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting. Appendix Q of the CEMP identifies where each requirement (a) – (e) of this condition is addressed in the CEMP and CSWMSP.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				Council correspondence dated, 04/07/2019 stating that they are satisfied with the Plan Appendix R, Section 6 and Attachment A of Appendix F of the CEMP	
	(b) describe all erosion and sediment controls to be implemented during construction;			Section 4.4 of Appendix E of the CEMP	
	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);			Section 5.5 of Appendix E of the CEMP	
	(d) detail all off-Site flows from the Site; and			Section 5.4 of Appendix E of the CEMP	
	(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).			Section 5.6 of Appendix E of the CEMP	
B24	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) provide information and maps that define the biodiversity values across the site;	Prior to Construction	Management Plan reviews Preparation of submission for Crown Certificate Pre-Construction Compliance Report	A BMSP was prepared in Appendix M of The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting. A Weed Management Plan was prepared in Appendix H of The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting. Appendix Q of the CEMP identifies where each requirement (a) – (j) of this	Non-compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				condition is addressed in the CEMP, BMP and Weed Management Plan. Section 3.1 and Attachment A of Appendix M of this CEMP	
	(b) outline priority investment area on-site where biodiversity will benefit from active management and restoration;			Section 3.2 and Attachment A of Appendix M of the CEMP	
	(c) map potential areas for management of threatened and significant species;			**Non-compliance: as identified by the Independent Auditor The BMSP does not include a figure showing the potential locations of threatened species. The Auditor recommended that given the conclusion of the Alphitonia (2018) assessment described unlikely impacts, it is the Auditor's opinion that a map of the potential threatened and significant species is not required, however this should be clearly stated in the BMSP with relevant justification provided**. This non-compliance has been reported and responded to by SINSW. The CEMP (v6) was updated to state: Refer to Attachment A, figure 1 for the	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				Alphitonia (2018) biodiversity values map.	
	(d) measures to minimise the loss of key fauna habitat, including tree hollows;			Sections 3.4, 3.7 and 5 of Appendix M of the CEMP	
	(e) measures to minimise the impacts on fauna on site, including conducting fauna preclearance surveys prior to vegetation clearing, building/structure demolition;			Section 3.5 of Appendix M of the CEMP	
	(f) engagement of an appropriately qualitied ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities;			Section 3.5 of Appendix M of the CEMP	
	(g) controlling weeds and feral pests;			Section 3.6 of Appendix M, and Appendix H of the CEMP	
	(h) 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);			Section 5 of Appendix M of the CEMP	
	(i) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and			Section 3.7 of Appendix M of the CEMP	
	(j) a program to monitor the effectiveness of the measures in the BMSP			Section 4 of Appendix M of the CEMP	
B25	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	Prior to Construction	Management Plan reviews Preparation of submission for Crown Certificate	A FERSP was prepared in Appendix N of The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting. Appendix Q of the CEMP identifies where each	Non-compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
			Pre-Construction Compliance Report	requirement (a) – (c) of this condition is addressed in the CEMP and FERSP. Appendix R of this CEMP	
	(b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);			**Non-compliance as identified by the Independent Auditor: The BFFEMP does not include reference to the Floodplain Risk Management Guideline (OEH 2007).** This non-compliance has been reported and responded to by SINSW. The CEMP (v6) has been updated to include references in 3.3.2 and 3.3.3 of Appendix N - BFFEMP.	
	(c) include details of: i. flood emergency responses for both construction and operation phases of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and vi. awareness training for employees and contractors, and students.			i. Table 7 of Appendix N of the CEMP ii. Section 3.3.2 of Appendix N of the CEMP iii. Table 7 of Appendix N of the CEMP iv. Table 7 of Appendix N of the CEMP v. Table 7 of Appendix N of the CEMP; and vi. Section 3.3.4 of Appendix N of the CEMP	
Construction Parking					

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
B26	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Prior to Construction	Preparation of CTPMSP and TMP Preparation of submission for Crown Certificate Pre-Construction Compliance Report	A CTPMSP was prepared in Appendix G of The Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting. CTPMSP Attachment B: Staging Plan, On-Site Traffic Routes and Parking.	Compliant
Stormwater Management System					
B27	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s);	Prior to Construction	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	WSP design civil drawings, Department of Education, Mainsbridge SSP, Lawrence Hargrave Road, 23/05/2019. Designs submitted to the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19 **Non-compliance as identified by Independent Auditor: the Auditor presumes the author is suitably qualified and experienced. However, the Civil Engineer Drawings are not signed or dated by the Project Engineer in the space provided on the plan. No details on their qualifications and experience of WSP personnel in relation to stormwater**	Non-compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				management have been provided. This non-compliance has been reported and responded to by SINSW. WSP have since provided a statement (Civil Design Advice, Project 4785, 21/01/2020) verifying that the stormwater management system was designed in accordance with each requirement of CoC B27, including that it was designed by a suitably qualified and experienced person.	
	(b) be generally in accordance with the conceptual design in the EIS;			The Civil Engineering Works Design Drawings prepared by WSP (May 2019) appeared to be generally consistent with those in Appendix P of the EIS (WSP, July 2017).	
	(c) be in accordance with applicable Australian Standards;			The stormwater management design plans were approved by the Certifying Authority on 12 July 2019. The Compliance Certificate Report states: "Steve Watson and Partners certify that the proposed development is Crown Development and that if carried out in accordance with the approved plans and	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				specifications will comply with all development standards, Development Consent conditions and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979".	
	(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;			The civil design of the stormwater management system was undertaken in accordance with the following documents as noted in Appendix P of the EIS (WSP, July 2017): • AS3500 – 'National Plumbing and Drainage Code' – Part 3: Stormwater Drainage • Australian Rainfall and Runoff, 2016 – Parts 1 & 2 • Landcom – Managing Urban Stormwater - Soils and Construction, Volume 1, 4th Edition March 2004 • Liverpool City Council - 'On-site Stormwater Detention Technical Specification', 2003 • Liverpool City Council - 'Water Management Policy' 2016 • Liverpool City Council – Liverpool Development Control Plan 2008, Part 1 – General Controls for all Development	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				• Green Building Council of Australia – Green Star – Design & As Built v1.2 – 26 Stormwater The updated Civil Engineering Works Design Drawings prepared by WSP (2019) appeared generally consistent with the EIS design	
	(e) divert existing clean surface water around operational areas of the site;			Permanent and/or temporary drainage works will be installed early in the construction program to minimise uncontrolled drainage and associated erosion. 'Clean' surface runoff will be diverted around and away from working areas to prevent erosion and remaining will would be diverted away from work areas and into sediment control devices. This statement is reflected in the CSWMSP and appeared consistent with the Civil Engineering Works Design Drawings prepared by WSP (2019)	
	(f) prevent cross-contamination of clean and sediment laden water.			Consistent with the response to condition B27(e).	
Flood Management					
B28	Prior to the commencement of construction, the Certifying Authority must be satisfied that all the floor levels of all habitable rooms must	Prior to Construction	Design report review	24/5/19 Email from Engineer, WSP. Confirming B28 & B29.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.		Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Designs submitted to the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	
B29	Prior to the commencement of construction, the Certifying Authority must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	Prior to Construction	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	24/5/19 Email from Engineer, WSP. Confirming B28 & B29. Designs submitted to the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	Compliant
Operational Noise – Design of Mechanical Plant and Equipment					
B30	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment prepared by Acoustic Logic, dated 29 August 2018, into the detailed design drawings. The Certifying Authority 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 in the Noise Impact Assessment.	Prior to Construction	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Western Sydney Schools - Mainsbridge SSP -Acoustic Design Statement, 25/06/2019 Designs submitted to the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	Compliant
Biodiversity					
B31	**Prior to any vegetation clearing or tree removal, the Applicant must purchase and retire Biodiversity credits specified in Table 1 below. The retirement of credits must be**	Prior to Construction	Preparation of submission for Crown Certificate	Purchase and retirement of the ecosystem credits was completed 08/07/19 as per Biodiversity Conservation Trust	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	carried out in accordance with the offset rules of the Biodiversity Conservation Act 2016 (BC Act). This can be achieved by: **a) a Biodiversity Stewardship Agreement under the BC Act; or** **b) making payments unto an offset fund that has been established by the NSW Government; or** **c) providing suitable supplementary measures** Table 1: Biodiversity Credits to be Retired Credit Type | Number of credits Ecosystem Credits PCT 835 - Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion | 5 Species Credits Myotis macropus (Southern Myotis) | 5 **(SSD 8792-MOD1)**		Pre-Construction Compliance Report Ecological Assessment and Offset Strategy	*Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, pursuant to section 6.33 of the Biodiversity Conservation Act 2016*, dated 09/07/19.	
Construction and Demolition Waste Management					
B32	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.	Prior to Construction	Refer to details for CTPMSP under CoC B20.	A CTPMSP was prepared in Appendix G of The Mainsbridge School CEMP and Sub-Plans V6, J161921, Greencap Consulting. Section 3.1 describes routes. The CTPMSP was provided to RMS 14/06/19.	Compliant
Operational Waste Storage and Processing					
B33	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Prior to Construction	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Waste removal is being managed by private contractor. Waste removal is not being undertaken by Council.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
Mechanical Ventilation					
B34	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 Certifying Authority prior to the commencement of construction.	Prior to Construction	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Designs submitted to the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	Compliant
Rainwater Harvesting					
B35	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	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Hydraulic Design Statement, Western Sydney Schools MainsbridgePS, 2304785B, WSP, 02/07/19. Designs submitted to the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	Compliant
Roadworks and Access					
B36	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of an 8.8m medium rigid vehicle.	Prior to Construction	Design report review Preparation of submission for Crown Certificate	Design Compliance Statement, Vehicle Access, Circulation and Parking Arrangements, PDC Consultants 21/06/2019 Submission of design compliance statement to Council (road	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
			Pre-Construction Compliance Report	authority), 04/07/2019. Council approved 05/07/19.	
Car Parking and Service Vehicle Layout					
B37	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction;	Prior to Construction	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Design Compliance Statement, PDC Consultants, 21/06/19. Designs submitted to the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19. There have been minor amendments to the parking layout, which do not alter compliance with this condition. These will be submitted to the Certifying Authority once ready. The site plans show vehicle movements into and out of the site in a forward direction. These flows are reflected on site.	Compliant
	(b) minimum of 43 on-site car, and five bus parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;			The design drawings in the Design Compliance Statement show 43 car parks and five bus parking spaces in accordance with AS2890.1	
	(c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability			A swept path analysis was undertaken by PDC using an 8.8 metre Medium Rigid Vehicle (MRV) as defined in AS 2890.2	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	through the Site, must be in accordance with AUSTROADS; and			and AUSTROADS (results included in Attachment 3 of the Design Compliance Statement). The results confirm that the proposed accesses to the Project can accommodate vehicles up to and including an 8.8m MRV.	
	(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.			The Design Compliance Statement states: "the development does not provide any shared vehicle and pedestrian accesses with adjoining properties"	
Bicycle Parking and End-of-Trip Facilities					
B38	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) the provision of a minimum 22 staff bicycle parking spaces;	Prior to Construction	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Design Compliance Statement, PDC Consultants, 21/06/19. Designs submitted to the Certifying Authority as part of Crown Certificate application. Crown Certificate 16/2297.06/01 granted 12/07/19	Compliant
	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;			As above	
	(c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;			As above	
	(d) appropriate pedestrian and cyclist advisory signs are to be provided; and			As above	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(e) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads' authority.			As above	
Public Domain Works					
B39	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority	Prior to Footpath or Public Domain Works	Design report review Preparation of submission for Crown Certificate Pre-Construction Compliance Report	Design report that demonstrates compliance with this requirement. Consultation records and evidence of written approval from Council and Certifying Authority. Issuance of Crown Certificate Temporary works have commenced. These do not relate to design of streetscape. Permanent footpath and public domain works to commence in late 2020.	Not triggered
Compliance Reporting					
B40	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 of Planning and Environment 2018) must be submitted to the Department and the Certifying Authority.	>2 weeks prior to Construction	This document	30/5/19 Dept Ed to DPE, Submission of CMRP. Compliance Monitoring and Reporting Program, WolfPeak, 30/05/19	Compliant
B41	Compliance Reports of the project must be carried out in accordance with the Compliance	Reporting at intervals specified in this document	Compliance Report preparation	Pre-Construction Compliance Report, WolfPeak, 12/07/2019.	Non-compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	Reporting Post Approval Requirements (Department of Planning and Environment 2018).			Submission of Pre-Construction Compliance Report to the Department 12/07/19 **Non-compliance: This Compliance Report was due to be submitted on 11 January 2020 (26 weeks after notified date of commencement of construction). This Compliance Report was submitted after this date to allow for the collection and collation of evidence.**	
B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Publishing <60 days from the reporting intervals specified in this document	Compliance Report preparation Periodic website checks	Submission of Pre-Construction Compliance Report to the Department 12/07/19 https://www.schoolinfrastructure.nsw.gov.au/projects/m/mainsbridge-school.html website snapshot 12/08/19 Notification of publication 30/07/19	Compliant
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an	Operations	As requested by proponent	-	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	operational compliance report has demonstrated operational compliance.				
Landscaping					
B44	Prior to occupation of the building, the Applicant must prepare a Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the species to be planted on-site;	Prior to Operations	Pre-Operation Compliance Report Plan review Preparation of submission for Occupation Certificate	The Independent Audit identified this as a non-compliance. The Project notes that this requirement needs to be fulfilled prior to the occupation of the building. It is therefore not triggered.	Not triggered
	(b) provide for the planting of 67 locally endemic trees including 27 trees of intermediate mature size up to 12m and 40 larger native trees with a minimum mature size of 15m and a potential mature size of 25m;			As above	
	(c) native trees to be planted on site must consist of advanced and established local native tree species with a minimum tree height of 2-2.5m and/or plant container pot size of 100 litres;			As above	
	(d) native trees to be removed from the site shall be salvaged, including tree hollows and tree trunks (greater than 25-30cm in diameter and 3m in length) and used to enhance habitat at the site and the riparian corridor along Brickmakers Creek;			As above	
	(e) seed from endemic vegetation to be removed shall be collected and used in the site landscaping and along the riparian corridor;			As above	
	(f) landscaping of the site, including the rehabilitation of the riparian corridor where required, must use a diversity of local provenance species (trees, shrubs and			As above	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	groundcovers from the native vegetation community (or communities) that occur, or once occurred on the site (rather than use exotic plant species or non-endemic native species);				
	(g) turf areas must be located outside the riparian corridor and less invasive grass (instead of kikuyu) must be used along the eastern boundary of the site in proximity to the riparian corridor;			As above	
	(h) be consistent with the Applicant's Management and Mitigation Measures at RtS; and			As above	
	(i) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.			As above	
PART C DURING CONSTRUCTION					
Approved Plans to be On-site					
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	During Construction	Project document control system or network	The Project utilises Aconex. All approved and certified plans are retained through the system.	Compliant
Site Notice					
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder,	During Construction	Installation check Observation	Site notice in accordance with this condition is erected on the boundary fencing on the site. Photo 2020-01-14 13.57.12.jpg	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	Certifying Authority and Structural Engineer.			The builder, Certifying Authority and Structural engineer details are included.	
	(b) is to satisfy all but not be limited to, the following requirements: i. minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii. the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv. the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted			b)i: The sign is >A1 in size and has font >30point type. b)ii: the notice is made of metal and is durable. b)iii: the sign includes the permissible works hours, 24 contact details, address of construction company. b)iv: the sign is mounted at eye level at the entrance. It includes a statement that unauthorised entry is not permitted.	
Operation of Plant and Equipment					
C3	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and .	During Construction	Plant on boarding processes	Equipment inductions are recorded in online system 'Hammertech'. Each goes through plant prestart to ensure they are maintained in a proper and efficient condition. The	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				system identifies when maintenance is required.	
	(b) operated in a proper and efficient manner			Hammertech also records plant operator training records which includes plant licences (if required).	
Demolition					
C4	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 Certifying Authority before the commencement of works.	Early works Demolition and During Construction	Demolition plans and reviews	No demolition. N/A as per email 30/5/19 M Lokic, Steve Watson & Partners.	Not triggered
Construction Hours					
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:00am and 6:00pm, Mondays to Fridays inclusive; and (b) between 8:00am and 1:00pm, Saturdays. No work may be carried out on Sundays or public holidays.	During Construction	Observation Inductions and training Inspections	Project induction material, site notice and tender / subcontractor interview template contains permissible site hours. No complaints received to date regarding works or vehicles on site prior to approved work hours	Compliant
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	During Construction	Works planning / programming	No out of hours works to date.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or		Out of Hours Noise assessments	As above	
	(c) where the works are inaudible at the nearest sensitive receivers; or			As above	
	(d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			As above	
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	During Construction	Works planning / programming Out of Hours Noise assessments	No out of hours works to date.	Not triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9:00am to 12:00pm, Monday to Friday; (b) 2:00pm to 5:00pm Monday to Friday; and (c) 9:00am to 12:00pm, Saturday.	During Construction	Observation Inductions and training Inspections	No high impact works to date.	Not triggered
Implementation of Management Plans					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans)	During Construction	Observation Inductions and training Inspections Audits Monitoring	Project induction is based on the CEMP, it is communicated to the workforce. Weekly enviro checklist 12/12/19 and Hammertech Big 10 inspections. Greencap clearance reports J161921.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				Daily pre-starts are being carried out and address environmental risks for the works being undertaken. Soil and water controls from the Erosion and Sediment Control Plan are being implemented relevant to the works. No complaints or incidents reported to date	
Construction Traffic					
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	During Construction	Observation Inductions and training Inspections Audits	Photo 20-01-14 14.2020 All heavy vehicles and plant is located within the site boundary. Hammertech Big 10 site inspection checklists include a weekly inspection of traffic and parking arrangements.	Compliant
Road Occupancy Licence					
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	During Construction	Works planning / programming	No ROLs have been required to date of preparation of this report.	Not triggered
SafeWork Requirements					
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements	During Construction	Works planning / programming Observation Surveillance	SafeWork notification of for non-friable asbestos 940R-000256089-01. It expires in 2023.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				Asbestos Removal Control Plan prepared and implemented by the removalists, consistent with Safework requirements. Fencing / hoarding and signage is installed on site to prevent and manage access. Staff are required to be inducted, receive pre-start briefings and wear PPE.	
Hoarding Requirements					
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	During Construction	Works planning / programming Observation	Photo series 2020-01-14 13.57-03-14.47.28. No advertising or graffiti evident.	Compliant
	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and			Photo series 2020-01-14 13.57-03-14.47.28. No advertising or graffiti evident.	
	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			No hoarding installed on Council land.	
No Obstruction of Public Way					
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances.	During Construction	Works planning / programming CTPMSP	Complaints register on project website. No complaints regarding obstruction of public way received to date.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.		TCP TMP Observation	Photo series 2020-01-14 13-57-03-14.14.16 demonstrates no obstruction. A Traffic Control Plan (TC19129) prepared by ETM traffic is in place for the footpath works. Access and egress is as per the approved CTPMSP.	
Construction Noise Limits					
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan	During Construction	Processes set out in the CNVMP	Hammertech Big 10 site inspection checklists include a weekly environmental inspection. This includes consideration of noise. Only remediation and early works have occurred. these have a low noise profile. Boundary hoarding is erected around the site to provide noise attenuation. Complaints register on website. No complaints received to date regarding noise.	Compliant
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential	During Construction	Observation Inductions and training	Project induction material, site notice and tender / subcontractor interview template contains permissible	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	precincts outside of the construction hours of work outlined under condition C5.		Inspections	site hours. No OOHW required to date. Complaints register on website. No complaints received to date regarding vehicles arriving on site outside approved work hours.	
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	During Construction	Plant onboarding process Observation	Large mobile plant on site is fitted with non-tonal reverse alarms. Small, short term hire plant is fitted with sirens provided by the supplier.	Compliant
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	During Construction	Processes set out in the CNVMP	Refer response to CoC C15-17 above. No high noise works occurred during the reporting period. Complaints register on website. No complaints received to date regarding noise.	Compliant
Vibration Criteria					
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental	During Construction	Processes set out in the CNVMP	Hammertech Big 10 and CEMP site inspection checklists include a weekly environmental inspection. This includes consideration of noise. Only remediation and early works have occurred. These have a low vibration profile. No	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).			vibratory rollers, pilers or hammering works have occurred to date. Complaints register on website.	
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	During Construction	Works planning / programming Observation	No vibratory compactors were used during the reporting period.	Not triggered
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B21 of this consent.	During Construction	Processes set out in the CNVMP	Noted. The CNVMP does not include a process for deviations from CoC C19 and C20.	Not triggered
Tree Protection					
C22	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	During Construction	Works planning / programming Environmental constraint mapping Observation	Tree Protection Zones in place on site. Comprising fencing and signage as per the Arborist report. No street trees encroach on the Project site.	Compliant
	(b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;			No street trees encroach on the Project site.	
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Aboricultural Impact Assessment Report			Tree Protection Zones in place on site. Comprising fencing and signage as per the Arborist report. The Aboricultural Impact	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	prepared by Paul Shearer Consulting dated 30 August 2018;			Assessment Report is available to site personnel for reference.	
	(d) native trees to be retained on the site, including Tree 30 must be clearly identified on the ground by protective fencing prior to any works commencing on the site and the fencing maintained for the duration of construction works; and			Complete Arboricare inspection letter 19/12/19 states that an inspection was carried out and that all trees to be retained (including tree 30) was correctly protected prior to clearing works being carried out.	
	(e) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			Access to areas with the tree protection Zones has not been required during the reporting period.	
Dust Minimisation					
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent	During Construction	Weather monitoring Works planning / programming Observation Inspection	Environmental inspection record 12/12/19 and Hammertech Big 10 inspections include assessment of dust. Boundary fencing is fitted with screening to prevent / minimise fugtive dust. A watercart is available if needed. Sprinklers are available	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				on site as needed. Photos of use of hoses during remediation available in Site supervisor daily diary. No complaints of dust have been received during the reporting period.	
C24	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	During Construction	Works planning / programming Observation Inspection	Environmental inspection record 12/12/19 Hammertech Big 10 inspections include assessment of dust. A watercart is available if needed. Sprinklers are available on site as needed. Photos of use of hoses during remediation available in Site supervisor daily diary.	Compliant
	(b) all trucks entering or leaving the site with loads have their loads covered;			The site supervisor, as part of daily diary inspection checks that loads are covered. Photos of truck covers are available.	
	(c) trucks associated with the development do not track dirt onto the public road network;			Traffic controllers are in place and monitor material tracking and clean as required. No material tracking to date.	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(d) public roads used by these trucks are kept clean; and			As above	
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.			The project is in early works. Stabilisation works are yet to commence.	
Air Quality Discharges					
C25	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	During Construction	Equipment on board review Observation	The Project does not hold (or require) an EPL.	Not triggered
Erosion and Sediment Control					
C26	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	During Construction	Erosion and Sediment Control Plan Observation Inspection	Erosion and Sediment Control Plan developed as part of the Soil and Water Management Plan. Photo series 2020-01-14 14.14.16-14.26.01. Controls are being installed as required for the works. Hammertech Big 10 and CEMP environmental inspections include check of soil and water controls.	Compliant
Imported Soil					
C27	The Applicant must:	During Construction	Material tracking system	No soils have been imported	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;		Observation	Only DGB20 road base has been imported which is accompanied by a test report Material Testing – Wetherill Park – Stockpile SP12.19.RMS3051.DGB20	
	(b) keep accurate records of the volume and type of fill to be used; and			As above	
	(c) make these records available to the Certifying Authority upon request.			As above	
Disposal of Seepage and Stormwater					
C28	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	During Construction	Works planning / programming Processes set out in the CSWMSP Erosion and Sediment Control Plan Observation Inspection	No discharge has occurred to date. Photo series 2020-01-14 14.14.16-14.26.01. The site is effectively level, with a small fall away from the street stormwater network. No basin is required for current works. Passive controls are installed as required by the CSWMSP and, therefore, pumping is not required.	Not triggered
Unexpected Finds Protocol – Aboriginal Heritage					
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal	During Construction	Observation Inductions and training Inspections	No unexpected finds to date.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.				
Unexpected Finds Protocol – Historic Heritage					
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	During Construction	Observation Inductions and training Inspections	No unexpected finds to date.	Not triggered
Waste Storage and Processing					
C31	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	During Construction	Processes set out in the CWMSP Observation Inspections	Skip bins are established on site for use. Hammertech Big 10 and CEMP inspection includes housekeeping as an item to check. No issues to date.	Compliant
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	During Construction	Works planning / programming Processes set out in the CWMSP	All material excavated to date was classified within the RAP (JK Environments 7/6/19). This was used as the basis for pre-	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
			Waste tracking system	classifying the material as asbestos waste.	
C33	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises	During Construction	Works planning / programming Observation Inspection	The site supervisor, as part of daily diary inspection checks that loads are covered. Photos of truck covers are available. Stabilised access is being installed this comprises rumble grid and concrete.	Compliant
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural of artificial watercourse.	During Construction	Works planning / programming Erosion and Sediment Control Plan Observation Inspection	No concrete pours to the date of preparation of this report.	Not triggered
Handling of Asbestos					
C35	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Demolition/ Construction	HAZMAT report Processes set out in the CWMSP	SafeWork notification of for non-friable asbestos 940R-000256089-01. It expires in 2023. Asbestos Removal Control Plan prepared and implemented by the removalists, consistent with SafeWork requirements.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				Waste tracking register identifies each load of material exported. Tip dockets are retained, and align with the waste register. All material is going to licenced landfill (Genesis Eastern Creek and SUEZ Kemps Creek). Payment on disposal is only made via submission and verification of tip dockets. SafeWork notification of for non-friable asbestos 940R-000256089-01. It expires in 2023. Asbestos Removal Control Plan prepared and implemented by the removalists, consistent with SafeWork requirements.	
Community Engagement					
C36	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on Figure 1 in the Noise Impact Assessment prepared by Acoustic Logic dated 29 August 2018, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	During Construction	Processes set out in the CCS and the CNVMP	Darzin consultation list of interactions 17 Dec 2018 - 17 Dec 2019 demonstrates consultation with community, including the stakeholders identified in the Acoustic Logic Report. The project description, updates and complaints register is available on the project website:	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				https://www.schoolinfrastructure.nsw.gov.au/projects/m/mainsbridge-school.html No unexpected heritage finds, ongoing consultation with RAPs not required at this time. Submission of documents to the Department as referenced elsewhere in this table. 9/12/19 consultation regarding footpath shutdown.	
Independent Environmental Audit					
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Prior to Construction	Pre-construction Compliance Report	27/5/19 letter from DPE re Approval of Auditor	Compliant
C38	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and must be submitted to the Department and the Certifying Authority.	>4 weeks prior to Construction	Pre-construction Compliance Report	May 2019, Ramboll Pty Ltd, Independent Audit Program, MSSP 29/5/19, Dept Ed to DPE. Submission of Independent Environmental Auditor's Audit Program. Construction did not commence prior to 25/06/19.	Compliant
C39	Table 1 of the Independent Audit Post Approval Requirements (Department of	>4 weeks prior to Construction	Pre-construction Compliance Report	May 2019, Ramboll Pty Ltd,	Non-compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and			Independent Audit Program, MSSP **Non-compliance: Non-compliance: The notified date for the commencement of physical works was 13/7/19. The site visit for the Audit was undertaken on 21 August 2019 (~5.5 weeks later). The final Audit Report was unable to be completed until 28 November 2019 as outstanding documentation was not provided until 18/11/19** SINSW to schedule future Independent Audits so they are completed within the timeframes specified in the Independent Audit Program.	
	(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.			May 2019, Ramboll Pty Ltd, Independent Audit Program, MSSP.	
C40	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	>4 weeks prior to Construction and During Construction	Pre-construction Compliance Report Construction Compliance Reports	May 2019, Ramboll Pty Ltd, Independent Audit Program, MSSP.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
C41	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and	During Construction	Construction Compliance Reports	Independent Audit Report, Ramboll, November 2019.	Compliant
	(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).			Independent Audit Report, Ramboll, November 2019	
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), the Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent;	During Construction	Construction Compliance Reports	Response to Audit Findings letter to the Department dated 10/12/19. Correspondence to Certifying Authority 18/12/19	Compliant
	(b) submit the response to the Department and the Certifying Authority; and			Response to Audit Findings letter to the Department dated 10/12/19. Correspondence to Certifying Authority 18/12/19	
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done			The Independent Audit Report is scheduled to be uploaded onto the website by 17/1/20 (60 days from submission). Notification will be provided by 10/01/20.	
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), the Planning Secretary	During Operations	As requested by proponent	Written approval from planning Secretary for cessation	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.				
Incident Notification, Reporting and Response					
C44	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	At all times	Construction Compliance Reports Monitoring Observation Inspections Audits	No notifiable incidents have occurred during the reporting period.	Not triggered
Non-Compliance Notification					
C45	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-	At all times	Construction Compliance Reports Monitoring Observation Inspections Audits	There have been no non-compliances identified, other than those identified in and reported through the submission of the Independent Audit Report and this Compliance Report. **Non-compliance: The Independent Audit Report was finalised on 12/11/19 and notification of the non-compliances was not provided until 10/12/19.**	Non-compliant

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			SINSW to establish system of reporting non-compliances as required by this condition.	
Revision of Strategies, Plans and Programs					
C46	Within three months of: (a) the submission of a compliance report under condition B40;	At all times	Compliance reporting and reviews	Submission of Pre-Construction Compliance Report to the Department 12/07/19	Non-compliant
	(b) the submission of an incident report under condition C44;			None identified	
	(c) the submission of an Independent Audit under condition C41;			Independent Audit Report dated 20/11/19. No evidence of submission (refer response to CoC C42)	
	(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,			None identified.	
	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.			**Non-compliance: There is no evidence of a review (or notification of that review) occurring within three months of submission of the Pre-Construction Compliance Report (that is, prior to 12/10/19).** A review of the strategies, plans and programs was undertaken as part of the preparation of the Compliance Report, and was	

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				reported to the Department and Certifying Authority on 21/01/20 and 17/01/20 respectively. SINSW will implement a system of periodic review going forward, in consideration of the triggers specified in this condition.	
C47	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	At all times	As required by proponent, or as directed by Planning Secretary or Certifying Authority	There have been no Planning Secretary or Certifying Authority directions	Not triggered
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
Notification of Occupation					
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department	>1 month prior to Operations	Construction Compliance Reports	Notice of commencement to the Department (and date)	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		Pre-operations Compliance Report		
External Walls and Cladding					
D2	Prior to the occupation of the building, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to Operation	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Issuance of Occupation Certificate	Not triggered
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to Operation	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Issuance of Occupation Certificate (and date) Submission of information for Occupation Certificate to the Planning Secretary, with date referenced to issue of Occupation Certificate	Not triggered
Post-construction Dilapidation Report					
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:	Prior to Operation	Works planning / programming Pre-Operation Compliance Report	Post dilapidation reports Submission of reports to Certifying Authority and Council Certifying Authority statement of review and written confirmation on damage.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.				
	(c) to be forwarded to Council.				
Protection of Public Infrastructure					
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	Prior to Operation	Dilapidation reporting Pre-Operation Compliance Report	Pre and post dilapidation reports Commercial agreements	Not triggered
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.				
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by A1 of this consent.				
Utilities and Services					
D6	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to Operation	Works planning / programming Pre-Operation Compliance Report	Compliance Certificate	Not triggered
Works as Executed Plans					
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been	Prior to Operation	Submission of information for Occupation Certificate	Stamped 'works as executed' plans Occupation Certificate issuance	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	constructed as approved, must be submitted to the Certifying Authority.		Pre-Operation Compliance Report Design plan review		
Green Travel Plan					
D8	Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Liverpool Council and (Sydney Coordination Office) Transport for NSW];	Prior to Operation	Submission of information for Occupation Certificate Pre-Operation Compliance Report	GTP that demonstrates compliance with this requirement Consultation records with TfNSW and Council Submission of GTP to Planning Secretary	Not triggered
	(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;				
	(c) include specific tools and actions to help achieve the objectives and mode share targets;				
	(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and				
	(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement				

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.				
Operational Transport and Access Management Plan (OTAMP)					
D9	An OTAMP is to be prepared for the school by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following: (a) Detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;	Prior to Operation	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Evidence of author experience and qualification OTAMP that demonstrates compliance with this requirement Consultation records with TfNSW, RMS and Council Written approval from Planning Secretary	Not triggered
	(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);				
	(c) the location and operational management procedures of the pick-up and drop-off parking located within the school, including staff management/traffic controller arrangements;				
	(d) delivery and services vehicle and bus access and management arrangements; (e) management of approved access arrangements;				
	(f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with				

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	vehicles accessing pick-up and drop-off parking within the school accessed from Williamson Crescent;				
	(g) car parking arrangements and management associated with the proposed use of school facilities by community members; and				
	(h) a monitoring and review program.				
D10	The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Date of written approval from Planning Secretary Date of issuance of Occupation Certificate	Not triggered
D11	The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development	During Operations	-	-	Not triggered
Evacuation and Emergency Planning					
D12	No later than six weeks prior to the commencement of operation, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person in consultation with the NSW SES and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007).	>6 weeks prior to Operations	Construction Compliance Reports Pre-Operation Compliance Report Submission of information for Occupation Certificate	Evidence of author experience and qualifications OFEMP that demonstrates compliance with this requirement Consultation records with SES and Council. Evidence of submission to NSW SES, Council and the Planning Secretary.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
				Date of issuance of Occupation Certificate	
	The plan should detail specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including the PMF and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of: (a) predicted flood levels;				
	(b) flood warning time and flood notification;				
	(c) assembly points and evacuation routes;				
	(d) evacuation and refuge protocols; and				
	(e) awareness training for employees and contractors.				
	A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.				
D13	No later than six weeks prior to the commencement of operation, an Operational Bush Fire Evacuation and Emergency Management and Evacuation Plan must be prepared in consultation with RFS and in accordance with section 4.2.7 of Planning for Bush Fire Protection 2006, Development Planning – A Guide to Developing a Bush Fire Emergency and Evacuation Management and Excavation Plan December 2014 (or equivalent) and Australian Standard AS 3745-2010 Planning for Emergencies in Facilities.	>6 weeks prior to Operations	Construction Compliance Reports Pre-Operation Compliance Report	OBFEMEP that demonstrates compliance with this requirement Consultation records with RFSl. Evidence of submission to NSW RFS, Council and the Planning Secretary.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	The Plan must address evacuation risk with regard to the multi-level configuration of the school, incorporate provisions to address access into the site, the level of available firefighting assistance, and the blockage of evacuation escape routes. The plan must be updated on an annual basis following an audit of bush fire protection measures, including maintenance of APZs, water supplies and access roads on and off site. A copy of the Plan must be submitted to the NSW RFS, Council and the Planning Secretary.				
School Zones					
D14	Installation or relocation of all required School Zone signage, speed management signage and associated pavement markings along Williamson Crescent is to be completed prior to commencement of occupation of the development. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority	Prior to Operations	Pre-Operation Compliance Report Preparation of OTAMP Submission of information for Occupation Certificate Road Authority Inspection	Issuance of Occupation Certificate Signage Road Authority Inspection Report	Not triggered
D15	Following installation or relocation of School Zone signage, speed management signage and associated pavement markings along Williamson Crescent, as required by condition D14, the Applicant must arrange an inspection	Prior to Operations	Pre-operations Compliance Report Preparation of OTAMP	Issuance of Occupation Certificate Signage	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	with RMS for formal handover of assets. The handover of assets must occur prior to commencement of use of the development		Submission of information for Occupation Certificate Road Authority Inspection	Road Authority Inspection Report	
D16	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	During Operations	-	-	Not triggered
Mechanical Ventilation					
D17	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA;	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Mechanical plant installation report Occupation Certificate issuance	Not triggered
	(b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;				
	(c) the development consent and any relevant modifications; and				
	(d) any dispensation granted by the NSW Fire Brigade.				
Car Parking Arrangements					
D18	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the educational establishment must not	Prior to Operations	Submission of information for	Design plans Occupation Certificate issuance	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	occur until evidence to the satisfaction of the Certifying Authority is submitted demonstrating construction works associated with the proposed car park, as approved is operational.		Occupation Certificate Pre-Operation Compliance Report Design plan review	Planning approval for deviation (if any)	
Road Damage					
D19	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation Certificate issuance	Not triggered
Fire Safety Certification					
D20	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report Observation	Fire Safety Certificate Submission to Certifying Authority and Council Signage	Not triggered
Structural Inspection Certificate					
D21	A Structural Inspection Certificate or a Compliance Certificate must be submitted to	Prior to Operations	Submission of information for	Structural Inspection Certificate or a Compliance Certificate	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and		Occupation Certificate Pre-Operation Compliance Report	Occupation Certificate issuance Statement of satisfaction from Certifying Authority Submission to Certifying Authority and Council	
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s				
Compliance with Food Code					
D22	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Evidence of qualification of tradesperson Installation report Issuance of Occupation Certificate	Not triggered
Stormwater Quality Management Plan					
D23	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices;	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	OMP that demonstrates compliance with this requirement Occupation Certificate issuance	Not triggered
	(b) record and reporting details;				

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(c) relevant contact information; and (d) Work Health and Safety requirements				
D24	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	OMP that demonstrates compliance with this requirement Occupation Certificate issuance	Not triggered
Rainwater Harvesting					
D25	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Rainwater Re-use Plan Occupation Certificate issuance	Not triggered
Warm Water Systems and Cooling Systems					
D26	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to Operations and During Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report Maintenance programming	Installation and maintenance records	Not triggered
Outdoor Lighting					
D27	The Applicant must ensure the installed lighting associated with the development	Prior to Operations and During Operations	Submission of information for	Outdoor Lighting Design Plan / Report	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.		Occupation Certificate Pre-Operation Compliance Report Design Plan / Report review Maintenance programming	Occupation Certificate issuance Evidence of reviewer qualifications and experience	
D28	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	Prior to Operations and During Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report Design Plan / Report review Maintenance programming	Outdoor Lighting Design Plan / Report Occupation Certificate issuance Evidence of reviewer qualifications and experience	Not triggered
Signage					
D29	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Issuance of Occupation Certificate	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
D30	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Issuance of Occupation Certificate	Not triggered
D31	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Issuance of Occupation Certificate	Not triggered
Operational Waste Management Plan					
	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	OWMP that demonstrates compliance with this requirement Issuance of Occupation Certificate Submission to Certifying Authority	Not triggered
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);				

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(c) detail the materials to be reused or recycled, either on or off site; and				
	(d) include the Management and Mitigation Measures included in the Appendix O of the EIS				
Validation Report					
D33	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;	1 month after completion of Remediation works (During Construction)	Construction Compliance Reports	Validation Report that demonstrates compliance with this requirement Evidence of authors qualifications and experience Evidence of review by Site Auditor Submission to EPA, the Planning Secretary and the Certifying Authority, including date check between completion of remediation works and submission.	Not triggered
	(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;				
	(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);				
	(d) include, but not be limited to:				

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	(i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the Remediation Action Plan prepared by Environmental Investigation Services dated 10 October 2018; (v) details of the volume of treated material emplaced within the containment cell and its location; (vi) results of any validation sampling, compared to relevant guidelines/criteria; (vii) discussion of the suitability the remediated areas for the intended land use; and (viii) any other requirement relevant to the project.				
Site Audit Report and Site Audit Statement					
D34	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operations Compliance Report	SAS SAR	Not triggered
D35	Within three months of submission of the Validation Report required by condition D33, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the	4 months after completion of Remediation works (During Construction)	Construction Compliance Reports	SAS and SAR submission to EPA	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).			Check date of submission of SAR and SAS against date of completion of Validation Report. Evidence of Certifying Authority satisfaction of submission to EPA	
Long Term Environmental Management Plan					
D36	Upon completion of the remediation works, if it is determined that any contamination is to be treated on-site, then the Applicant must prepare a LTEMP, to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA;	<1 month from completion of Remediation works (if required) (During Construction)	Construction Compliance Reports	LTEMP review Approval from Planning Secretary Evidence of qualification of author Department endorsement of author Submission to EPA	Not triggered
	(b) be submitted to EPA for review and be approved by the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary; and				
	(c) include, but not be limited to: i. a description of the nature and location of any contamination remaining on site; ii. provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent				

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	development over the containment cell; iii. a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal; iv. a description of the procedures for monitoring the integrity of the containment cell; v. a surface and groundwater monitoring program; vi. mechanisms to report results to relevant agencies; vii. triggers that would indicate if further remediation is required; and viii. details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.				
D37	Upon completion of the remediation works, if it is determined that any contamination is to remain on site, then the Applicant must manage the site in accordance with the LTEMP and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	During Construction and during Operations	Processes set out in the LTEMP	LTEMP	Not triggered
Landscaping					
D38	Prior to operation, a Landscape Management Plan is prepared for the rehabilitation and ongoing management and maintenance of all	Prior to Operations	Pre-Operations Compliance Report	CoC B44 Landscape Plan that demonstrates compliance with this requirement	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	landscaping, including the riparian corridor of the site, and includes details on the riparian corridor width, the native vegetation community that occurs, or occurred along the creek at this location, native plant species to be planted, planting densities, weed control, watering and replacement of dead plants.		CoC B44 Landscape Plan review Preparation of submission for Occupation Certificate	Occupation Certificate issuance	
D39	Following completion of all demolition work, the Applicant must undertake all landscape works detailed in the Landscape Plan required by condition B44 to the satisfaction of the Certifying Authority.	Prior to Operations	Pre-Operations Compliance Report CoC B44 Landscape Plan review Preparation of submission for Occupation Certificate	CoC B44 Landscape Plan that demonstrates compliance with this requirement Occupation Certificate issuance	Not triggered
D40	Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must describe the monitoring and maintenance measures to manage revegetation and landscaping works.	Prior to Operations	Pre-Operations Compliance Report CoC B44 Landscape Plan review Preparation of submission for Occupation Certificate	CoC B44 Landscape Plan that demonstrates compliance with this requirement Occupation Certificate issuance	Not triggered
D41	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority	Prior to Operations	Pre-Operations Compliance Report CoC B44 Landscape Plan review	CoC B44 Landscape Plan that demonstrates compliance with this requirement Occupation Certificate issuance	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
			Preparation of submission for Occupation Certificate		
Asset Protection Zones					
D42	Prior to the commencement of operation, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	Prior to Operations	Pre-Operations Compliance Report Preparation of submission for Occupation Certificate RFS APZ review	APZ review report Issuance of Occupation Certificate	Not triggered
D43	The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: i. accurate Site boundaries; ii. details of all road reserves, adjacent to the Site boundaries; iii. all proposed access points from the Site to the public road network and any additional	>8 weeks prior to Operations (During Construction)	Pre-Operations Compliance Report Preparation of submission for Occupation Certificate	Application to RMS for signage and markings that includes the information set out in this requirement Issuance of Occupation Certificate	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
	iv. conditions imposed/proposed on their use; v. all existing and proposed pedestrian crossing facilities on the adjacent road network; vi. all existing and proposed traffic control devices and pavement markings on the vii. adjacent road network (including School Zone signs and pavement markings); and all existing and proposed street furniture and street trees.				
Ecologically Sustainable Development					
D44	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary	Within 6 months of commencement of Operations (During Operations)	As Built Design review Operation Compliance Report	4-star Green Star as Built rating statement of attainment Submission of record of attainment to Certifying Authority and the Planning Secretary Permission from Planning Secretary to deviate from requirement	Not triggered
PART E POST OCCUPATION					
Operation of Plant and Equipment					
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	During Operations	To be determined	To be determined	Not triggered
Community Communication Strategy					

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	During Operations	To be determined	To be determined	Not triggered
Operational Noise Limits					
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise Impact Assessment dated 29 August 2018 prepared by Acoustic Logic.	During Operations	To be determined	To be determined	Not triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise Impact Assessment prepared by Acoustic Logic and dated 29 August 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	During Operations	To be determined	To be determined	Not triggered
Hours of Operation					

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
E5	Use of the hall, sports field and hydrotherapy pool may only occur between 7:00am and 6:00pm Monday to Friday	During Operations	To be determined	To be determined	Not triggered
E6	Maintenance work may only occur between 7:30am and 6:00pm Monday to Friday	During Operations	To be determined	To be determined	Not triggered
Unobstructed Driveways and Parking Areas					
E7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	During Operations	To be determined	To be determined	Not triggered
Green Travel Plan					
E8	The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.	During Operations	To be determined	To be determined	Not triggered
Outdoor Lighting					
E9	Notwithstanding Condition D27, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	During Operations	To be determined	To be determined	Not triggered
Fire Safety Certificate					
E10	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	During Operations	To be determined	To be determined	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance At all times Prior to Construction During Construction Prior to Operations During Operations	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report) Compliant Non-compliant Not triggered
Landscaping					
E11	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D38 for the duration of occupation of the development.	During Operations	To be determined	To be determined	Not triggered
Asset Protection Zones					
E12	The asset protection zones required by condition D42 shall be maintained for the duration of occupation of the development.	During Operations	To be determined	To be determined	Not triggered
Hazards and Risk					
E13	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	During Operations	To be determined	To be determined	Not triggered
E14	In the event of an inconsistency between the requirements of condition E13(a) and E13(b)E13(a), the most stringent requirement must prevail to the extent of the inconsistency.	During Operations	To be determined	To be determined	Not triggered
Bunding					
E15	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	During Operations	To be determined	To be determined	Not triggered

Appendix B: Limitations

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

WolfPeak Pty Limited

Suite 2, Level 10, 189 Kent Street, Sydney 2000

17A High Street, Wauchope 2446

www.wolfpeak.com.au