



MAINSBRIDGE SCHOOL FOR SPECIFIC PURPOSES – SSD 8792

PRE-CONSTRUCTION COMPLIANCE REPORT

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Revision	Date	Prepared By	Reviewed By	Description
V0	01/07/2019	LF	DL	For issue
V1	12/07/2019	HK	DL	FINAL



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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.

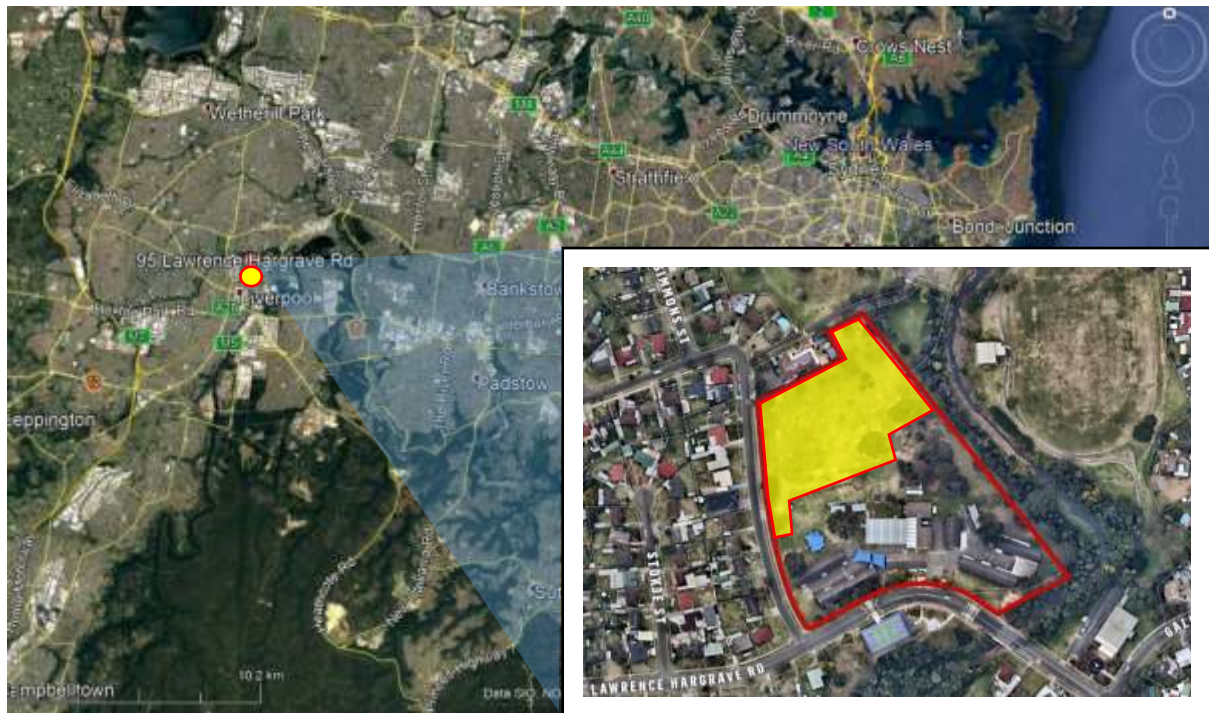


Figure 1: Mainsbridge School for Specific Purposes (in yellow). Source: modified from *Environmental Impact Statement Mainsbridge School for Special Purposes, Warwick Farm, Urbis 2018 and GoogleEarth 2019*

The MSSP (the Project), is to facilitate the relocation of the existing Mainsbridge School for Specific Purposes from 118 Flowerdale Road, Liverpool to underutilised 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.
- 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 is expected to commence on 13 July 2019 (subject to all pre-construction CoCs being satisfied) and take approximately 1 year to complete.

2. Purpose and scope

SSD 8792 Schedule 2 CoC B41 – B43 require the development, submission and publishing of 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 Pre-Construction Compliance Report (PCCR) 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.

This PCCR has been prepared in accordance with CoC B42 and the Department's CRPAR. It is the first report in the Compliance Monitoring and Reporting Schedule, and addresses all requirements needing to be satisfied prior to the commencement of Construction.

The Schedule of Compliance Monitoring and Reporting, and the timing of this PCCR is presented in Table 1 below.

Table 1: Schedule of Compliance Monitoring and Reporting

Report	Timing ¹	Anticipated Lodgement Date
Pre-Construction Compliance Report (This Report)	Prior to commencement of construction	No later than 13 July 2019
Construction Compliance Report #1	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 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

this Pre-Construction Compliance Report, the nominated date for commencement of construction is 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	Andrew Kyriacou	1300 482 651
GHD	Project Manager	Melissa Stojanovic	02 9239 7100
Hutchinson Builders	Project Manager	Phil Ho	02 8344 2432
Hutchinson Builders	Team Leader	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

Activities relating to this Project that have occurred within this PCCR period (to date) are listed below:

- Design development to meet the output requirements of the contract
- Cost planning including formal submissions to client
- Site investigations, survey, consultation, site establishment works.

These works are not considered Construction under the terms of the consent.

5. Compliance reporting

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

5.1 Reporting timing and Reporting period

This PCCR is to be prepared and submitted to the Planning Secretary prior to commencement of Construction. Construction works for the Project are anticipated to commence on 13 July 2019, subject to all pre-Construction conditions being satisfied.

The reporting period for this PCCR is from the granting of consent (27 February 2019) to the proposed notified date of commencement of Construction (13 July 2019).

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:

- 52 x CoCs have been complied with.
- No CoCs have not been complied with
- 120 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, CoC No.
Compliant	A1, A2, A5, A6, A8, A10, A15, A16, A17, A20, A21, AN1, B1, B2, B3, B4, B5, B8, B9, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B34, B35, B36, B37, B38, B40, B41, B42, C37, C38, C39
Non-compliant	-
Not triggered	A3, A4, A7, A9, A11, A12, A13, A14, A18, A19, B6, B7, B10, B33, B39, B43, B44, C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25, C26, C27, C28, C29, C30, C31, C32, C33, C34, C35, C36, C40, C41, C42, C43, C44, C45, C46, C47, D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, E1, E2, E3, E4, E5, E6, E7, E8, E9, E10, E11, E12, E13, E14, E15

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
NA	None identified		

6.3 Previous report actions

As this PCCR represents the first Compliance Report in the Schedule of Compliance Monitoring and Reporting, there are no actions arising from previous reporting periods.

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 (to date).

8. Complaints


A list or table of complaints received 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'.

There have been 0 x complaints received during this reporting period (to date).

9. Compliance Report Declaration

Compliance Report Declaration Form			
Project Name:	Mainsbridge School for Specific Purposes	Project Application Number:	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 – Schools Infrastructure
Title of Compliance Report:	Pre-Construction Compliance Report	Date:	12/07/19
<p>I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> • 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. 			
<p>Notes:</p> <ul style="list-style-type: none"> • 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	Sammy Salah		
Title	Project Director		
Signature			
Qualification	Bachelor of Engineering		
Company	School Infrastructure NSW		
Company Address	Level 8, 259 George Street, Sydney, NSW 2000		



Appendix A: Compliance Table

Mainsbridge School for Specific Purposes - SSD 8792 Conditions of Consent

Unique ID	Compliance Requirement	Timing for Compliance		Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
			At all times			<div>Compliant</div>
			Prior to Construction			<div>Non-compliant</div>
			During Construction			<div>Not triggered</div>
			Prior to Operations			
			During Operations			
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	Construction has not commenced. Mitigation measures to prevent or minimise harm are detailed with the Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting).	Compliant	
Terms of Consent						
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 below:	At all times	Design plan update reviews Compliance Reports	IFC design plans are consistent with approved plans listed in this condition There have been no directives from the Secretary Note: Evidence collected elsewhere would also	Compliant	

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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those	At all times	Compliance Reports	There have been no written directions from the Planning Secretary	Not triggered																																																																																																																																				

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		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	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.				
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 are expected to commence 13/07/2019.	Compliant
Prescribed Conditions					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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 Construction Certificates Compliance Reports	Part 6, Division 8A of the EPAA relates to prescribed conditions for: - compliance with the BCA (Construction Certificate 16/2297.06/01 granted 12/07/19) - erection of signs will occur following mobilisation (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 adjoining to the works).	Compliant
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	At all times	Compliance Reports	There have been no disputes.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	resolution of the matter must be binding on the parties.				
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					
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 (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	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 and evidence of consultation was included with the documents to which it relates. Refer response to CoC B4, CoC B20, CoC B21, CoC B23.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)	At all times	Construction Certificate submissions Compliance Reports	The Project is not being staged.	Not triggered
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	At all times	Filing System for communications with the Planning Secretary, Department	The Project is not being staged.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	consulted in the relevant condition in this consent.				
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 Lolic, 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 Construction Certificate. The	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	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	Construction Certificate 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 Construction Certificate application. Construction 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	At all times	-	No directives have been issued from the Planning Secretary	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.				
Monitoring and Environmental Audits					
A19	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p>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.</p>	At all times	Monitoring or audit methodology statements / reports	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted and with records retained.</p> <p>Construction is yet to commence. No monitoring or audits have been undertaken.</p>	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance		Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)	
			At all times				Compliant
			Prior to Construction				Non-compliant
			During Construction				Not triggered
			Prior to Operations				
			During Operations				
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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <div><div>i.</div><div>the documents referred to in condition A2 of this consent;</div><div>ii.</div><div>all current statutory approvals for the development;</div><div>iii.</div><div>all approved strategies, plans and programs required under the conditions of this consent;</div><div>iv.</div><div>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;</div><div>v.</div><div>a comprehensive summary of the monitoring results of the development, reported in accordance with the</div></div>	Prior to Construction until completion of all works under this consent	Website upload tracker spreadsheet / system Compliance Reports	A website has been established for the Project: https://www.schoolinfrastructure.nsw.gov.au/schools/5/5630.html Information will be published on the website as the documents are obtained or approved.	Compliant		

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary				
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	The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting) contains details on training and awareness including the requirements of the consent as relevant to	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
			included in Induction presentation.	works being carried out by construction personnel.	
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	<p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	Prior to Construction and Prior to Operation	<p>Record Keeping System for communications with the Planning Secretary, Department</p> <p>Pre-Construction Compliance Report</p>	Letter to DPE notifying the date of commencement of 13/7/19, dated 09/07/19.	Compliant
Certified Drawings					
B2	Prior to the commencement of construction, the Applicant must submit	Prior to Construction	Record Keeping System for	Structural drawings were prepared by WSP (drawing	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	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 (b) this development consent.		communications with the Certifier Pre-Construction Compliance Report	suite 4785, drawing sheets S01000_01 – S0150_10) consistent with the drawings listed in CoC A2, and submitted to the Certifying Authority. Construction Certificate 16/2297.06/01 granted 12/07/19	
External Walls and Cladding					
B3	<p>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.</p> <p>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.</p>	Prior to Construction	<p>Record Keeping System for communications with the Certifier</p> <p>Record Keeping for communications with the Planning Secretary, Department</p> <p>Pre-Construction Compliance Report</p>	<p>Cladding Material certification package (Insulation, sarking, cemintel, gyprock, multiboard).</p> <p>Certifying Authority approved 04/07/19, prior to construction.</p> <p>Submission to DPE 05/07/2019.</p>	Compliant
Protection of Public Infrastructure					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
B4	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Prior to Construction	<p>Pre-Construction Compliance Report</p> <p>Record Keeping for Consultation/ Communications with Service Owners/ Providers</p> <p>Record Keeping for communications with the Certifier</p> <p>Record Keeping System for communications with the Planning Secretary, Department</p>	<p>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.</p> <p>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</p>	Compliant
Site Contamination					
B5	Prior to the commencement of remediation, a data gap investigation	Prior to Construction	Works planning / programming	The RAP was updated to capture the Data Gap	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	(DGI) must be undertaken to better inform the extent of 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	Investigation for Proposed Relocation of 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	This requirement will be met as needed following execution of the RAP.	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	Prior to Construction	Implementation of RAP	Remediation works have yet to commence.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the 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 June 2019 V4, 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

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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 to commence late 2019.	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	Prior to Construction	Management Plans	16/4/19 CCS submitted to DPE.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	<p>community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <ol style="list-style-type: none"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and to resolve any issues and mediate any disputes that may arise in relation to construction and 		<p>Record Keeping System for communications with the Planning Secretary, Department</p> <p>Pre-Construction Compliance Report</p>	10/05/19 DPE to SINSW Approval of CCS.	

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	operation of the development, including disputes regarding rectification or compensation.				
B13	<p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>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.</p>	Prior to Construction	<p>Management Plans</p> <p>Record Keeping System for communications with the Planning Secretary, Department</p> <p>Pre-Construction Compliance Report</p>	<p>16/4/19 CCS submitted to DPE.</p> <p>10/05/19 DPE to SINSW Approval of CCS.</p>	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	<p>Record Keeping for communications with the Certifier</p> <p>Record Keeping System for communications with the Planning Secretary, Department</p>	<p>5/6/19 GBCA received application and executed Certification Agreement. Project Number GS-4511DA.</p> <p>Payment to GBCA TAX INVOICE#GS-4511DA-A-38231.</p> <p>Certifying Authority approval granted through Construction Certificate 16/2297.06/01 granted 12/07/19.</p>	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
			Pre-Construction Compliance Report		
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	Section 2.6 of the Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting.	Compliant
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 Construction 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 Construction Certificate	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
				application. Construction Certificate 16/2297.06/01 granted 12/07/19	
Environmental Management Plan Requirements					
B17	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <ol style="list-style-type: none"> the relevant statutory requirements (including any relevant approval, licence or lease conditions); any relevant limits or performance measures and criteria; and 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; <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p>	Prior to Construction	<p>Management Plan reviews</p> <p>Preparation of submission for Construction Certificate</p> <p>Pre-Construction Compliance Report</p>	<p>To note, the baseline data captured during preparation of the EIS (March 2018) remains relevant. The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting) addresses requirements a) – h) of this condition.</p>	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	<ul style="list-style-type: none"> i. impacts and environmental performance of the development; ii. effectiveness of the management measures set out pursuant to paragraph (c) above; <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <ul style="list-style-type: none"> i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. complaint; iii. failure to comply with statutory requirements; and <p>(h) a protocol for periodic review of the plan.</p>				

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	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	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> 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 	Prior to Construction	<p>Management Plan reviews</p> <p>Preparation of submission for Construction Certificate</p> <p>Pre-Construction Compliance Report</p>	<p>The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting.</p> <p>Appendix Q of the CEMP identifies where each requirement (a) – (j) of this condition is addressed in the document.</p>	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	obtrusive effects of outdoor lighting; viii. community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B20); (c) Construction Noise and Vibration Management Sub-Plan (see condition B21); (d) Construction Waste Management Sub-Plan (see condition B22); (e) Construction Soil and Water Management Sub-Plan (see condition B23); (f) Biodiversity Management Sub-Plan (see condition B24); (g) Bush Fire and Flood Emergency Response (see condition B25); (h) an unexpected finds protocol for contamination and associated communications procedure; (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (j) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the				

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	contamination status in these areas of the site; and				
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	<p>Management Plan reviews</p> <p>Preparation of submission for Construction Certificate</p> <p>Pre-Construction Compliance Report</p>	<p>The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting.</p> <p>Submission of the CEMP and sub-plans to DPE, 01/07/19</p> <p>CEMP and sub-plans submitted to Certifying Authority as part of Construction Certificate application. Construction Certificate 16/2297.06/01 granted 12/07/19</p>	Compliant
B20	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and RMS;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on</p>	Prior to Construction	<p>Management Plan reviews</p> <p>Preparation of submission for Construction Certificate</p> <p>Pre-Construction Compliance Report</p>	<p>A CTPMSP was prepared in Appendix G of The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting.</p> <p>Appendix Q of the CEMP identifies where each requirement (a) – (g) of this condition is addressed in the CEMP and CTPMSP.</p>	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: <ol style="list-style-type: none"> minimise the impacts of earthworks and construction on the local and regional road network; minimise conflicts with other road users; minimise road traffic noise; and ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.			RMS response 04/07/19. Council response 19/06/19	
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);	Prior to Construction	Management Plan reviews Preparation of submission for Construction Certificate	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	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	(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.		Pre-Construction Compliance Report	requirement (a) – (f) of this condition is addressed in the CEMP and CNVMSP.	
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 proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Prior to Construction	Management Plan reviews Preparation of submission for Construction Certificate Pre-Construction Compliance Report	A CWMSP was prepared in Appendix F of The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting. Appendix Q of the CEMP identifies where each requirement (a) – (b) of this condition is addressed in the CEMP and CWMSP.	Compliant

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

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	(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; (f) engagement of an appropriately qualified 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.		Pre-Construction Compliance Report	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 condition is addressed in the CEMP, BMP and Weed Management Plan.	

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
B25	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);</p> <p>(c) include details of:</p> <ol style="list-style-type: none"> 1. flood emergency responses for both construction and operation phases of the development; 2. predicted flood levels; 3. flood warning time and flood notification; 4. assembly points and evacuation routes; 5. evacuation and refuge protocols; and 6. (vi) awareness training for employees and contractors, and students. 	Prior to Construction	<p>Management Plan reviews</p> <p>Preparation of submission for Construction Certificate</p> <p>Pre-Construction Compliance Report</p>	<p>A FERSP was prepared in Appendix N of The Mainsbridge School CEMP and Sub-Plans June 2019 V4, J161921, Greencap Consulting.</p> <p>Appendix Q of the CEMP identifies where each requirement (a) – (c) of this condition is addressed in the CEMP and FERSP.</p>	Compliant
Construction Parking					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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 Construction Certificate Pre-Construction Compliance Report	A CTPMSP was prepared in Appendix G of The Mainsbridge School CEMP and Sub-Plans June 2019 V4, 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); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban	Prior to Construction	Design report review Preparation of submission for Construction 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 Construction Certificate application. Construction Certificate 16/2297.06/01 granted 12/07/19	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	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.				
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 be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	Prior to Construction	Design report review Preparation of submission for Construction Certificate Pre-Construction Compliance Report	24/5/19 Email from Engineer, WSP. Confirming B28 & B29. Designs submitted to the Certifying Authority as part of Construction Certificate application. Construction Certificate 16/2297.06/01 granted 12/07/19	Compliant
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 Construction Certificate Pre-Construction Compliance Report	24/5/19 Email from Engineer, WSP. Confirming B28 & B29. Designs submitted to the Certifying Authority as part of Construction Certificate application. Construction Certificate 16/2297.06/01 granted 12/07/19	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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 Construction 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 Construction Certificate application. Construction Certificate 16/2297.06/01 granted 12/07/19	Compliant
Biodiversity					
B31	Prior to any clearing or construction works, the Applicant must purchase and retire ecosystem and species credits to offset the removal of the Forest Red Gum ecosystem and Southern Myotis habitat on site. The Forest Red Gum and Southern Myotis credits must be determined in accordance with the OEH’s Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM). Note: If the Applicant seeks a variation to the offset rules, the Applicant must demonstrate that reasonable steps have	Prior to Construction	Preparation of submission for Construction Certificate Pre-Construction Compliance Report Ecological Assessment and Offset Strategy	Purchase and retirement of the ecosystem credits was completed 08/07/19 as per Biodiversity Conservation Trust <i>Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, pursuant to section 6.33 of the Biodiversity Conservation Act 2016</i> , dated 09/07/19.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	been taken to find like-for-like offsets in accordance with Section 10.5.4.2 of the FBA and Appendix A of the OEH's NSW Biodiversity Offsets Policy for Major Projects 2014				
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 June 2019 V4, 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 Construction Certificate Pre-Construction Compliance Report	Waste removal is being managed by private contractor. Waste removal is not being undertaken by Council.	Not triggered
Mechanical Ventilation					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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 Construction Certificate Pre-Construction Compliance Report	Designs submitted to the Certifying Authority as part of Construction Certificate application. Construction 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 Construction 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 Construction Certificate application. Construction Certificate 16/2297.06/01 granted 12/07/19	Compliant
Roadworks and Access					
B36	Prior to the commencement of construction, the Applicant must submit	Prior to Construction	Design report review	Design Compliance Statement, Vehicle Access,	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	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.		Preparation of submission for Construction Certificate Pre-Construction Compliance Report	Circulation and Parking Arrangements, PDC Consultants 21/06/2019 Submission of design compliance statement to Council (road 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; (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; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and	Prior to Construction	Design report review Preparation of submission for Construction Certificate Pre-Construction Compliance Report	Design Compliance Statement, PDC Consultants, 21/06/19. Designs submitted to the Certifying Authority as part of Construction Certificate application. Construction Certificate 16/2297.06/01 granted 12/07/19	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.				
Bicycle Parking and End-of-Trip Facilities					
B38	<p>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:</p> <p>(a) the provision of a minimum 22 staff bicycle parking spaces;</p> <p>(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;</p> <p>(c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>(e) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads' authority.</p>	Prior to Construction	<p>Design report review</p> <p>Preparation of submission for Construction Certificate</p> <p>Pre-Construction Compliance Report</p>	<p>Design Compliance Statement, PDC Consultants, 21/06/19.</p> <p>Designs submitted to the Certifying Authority as part of Construction Certificate application. Construction Certificate 16/2297.06/01 granted 12/07/19</p>	Compliant
Public Domain Works					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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 Construction 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 Construction Certificate Footpath and public domain works to commence in 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 Post Approval	Reporting at intervals specified in this document	Compliance Report preparation	This Report	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	Requirements (Department of Planning and Environment 2018).				
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	Publishing of this report will occur following submission to the Department.	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 operational compliance report has demonstrated operational compliance.	Operations	As requested by proponent	-	Not triggered
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; (b) provide for the planting of 67 locally endemic trees including 27 trees of	Prior to Operations	Pre-Operation Compliance Report Plan review Preparation of submission for	-	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
		During Operations			
	<p>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;</p> <p>(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;</p> <p>(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;</p> <p>(e) seed from endemic vegetation to be removed shall be collected and used in the site landscaping and along the riparian corridor;</p> <p>(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 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);</p>		Occupation Certificate		

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			
		During Operations			
	(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; (h) be consistent with the Applicant's Management and Mitigation Measures at RtS; and (i) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.				
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	Readily accessible plans	Not triggered
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, Certifying Authority and Structural Engineer.	During Construction	Installation check Observation	Site notice demonstrating compliance with this requirement	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			
		During Operations			
	(b) is to satisfy all but not be limited to, the following requirements: 1. 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; 2. the notice is to be durable and weatherproof and is to be displayed throughout the works period; 3. 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 4. (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.				
Operation of Plant and Equipment					
C3	All plant and equipment used on site, or to monitor the performance of the development must be:	During Construction	Plant on boarding processes	Plant prestart checks and authorisations	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
	(a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.			Evidence of plant operator competence (tickets, licences etc).	
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	Evidence of reviewer / authorisers qualifications Statement of compliance	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	Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance		Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)	
			At all times				Compliant
			Prior to Construction				Non-compliant
			During Construction				Not triggered
			Prior to Operations				
			During Operations				
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 (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	During Construction	Works planning / programming Out of Hours Noise assessments	Out of Hours Noise assessments Out of Hours Works approvals	Not triggered		
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	Notification to residents	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	Daily diaries Inspection checklists Induction and records Pre-starts and records	Not triggered		

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
					Non-compliant
					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	Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Monitoring records Audit reports	Not triggered
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	Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Audit reports	Not triggered
Road Occupancy Licence					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
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	Road Occupancy Licence	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	Fencing / hoarding Signage Surveillance records	Not triggered
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; (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 (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	During Construction	Works planning / programming Observation	Lack of / or prompt removal of graffiti etc Hoarding approval	Not triggered
No Obstruction of Public Way					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	During Construction	Works planning / programming CTPMSP TCP TMP Observation	TCP TMP Complaints register	Not triggered
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	Monitoring records Inspection reports Noise assessments Complaints register	Not triggered
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside	During Construction	Observation Inductions and training	Daily diaries Inspection checklists Induction and records	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	of the construction hours of work outlined under condition C5.		Inspections	Pre-starts and records Toolboxes and records	
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	Observation	Not triggered
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	Monitoring records Inspection reports Noise assessments Complaints register	Not triggered
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	During Construction	Processes set out in the CNVMP	Monitoring records Inspection reports Vibration assessments Complaints register Dilapidation reports	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			
		During Operations			
	Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).				
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	Monitoring records Inspection reports Vibration assessments Complaints register Dilapidation reports	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	Monitoring records Inspection reports Vibration assessments Complaints register Dilapidation reports	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	During Construction	Works planning / programming Environmental constraint mapping	Tree protection zones in place Inspection reports Dilapidation reports	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	<p>required in an emergency to avoid the loss of life or damage to property;</p> <p>(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;</p> <p>(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 prepared by Paul Shearer Consulting dated 30 August 2018;</p> <p>(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</p> <p>(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</p>		Observation	<p>Council approval to trim / remove</p> <p>Evidence of Arborist qualification</p> <p>Reports presenting works occurring within TPZ.</p>	

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
	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.				
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	Weather alerts Inspection reports	Not triggered
C24	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and	During Construction	Works planning / programming Observation Inspection	Inspection reports Construction lot close out reports	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
		During Operations			
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.				
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	Equipment specification sheets and manuals Installation and maintenance records	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 Inspection and maintenance records	Not triggered
Imported Soil					
C27	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifying Authority upon request.	During Construction	Material tracking system Observation	Truck load counts Truck dockets Waste material tracking register Material test reports	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
				EPA approvals	Non-compliant
Disposal of Seepage and Stormwater					Not triggered
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	EPA approval Sucker truck dockets Dewater permits	Not triggered
Unexpected Finds Protocol – Aboriginal Heritage					Not triggered
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 Heritage Information Management System (AHIMS) which is	During Construction	Observation Inductions and training Inspections	Unexpected finds protocol Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
	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.			Incident reports Evidence of expert qualification AHIMS registration Consultation with RAPs OEH approval to recommence	
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	Unexpected finds protocol Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Incident reports Management Strategy	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
				OEH approval to recommence	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	Inspection reports Complaints register	Not triggered
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 Waste tracking system	Waste classification reports Waste register Tip dockets S143 notices.	Not triggered
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	Inspection reports	Not triggered
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of	During Construction	Works planning / programming	Sucker truck dockets	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	on the site and are prevented from entering any natural or artificial watercourse.		Erosion and Sediment Control Plan Observation Inspection	Dewater permits Wash bay	
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	Asbestos removal permit Waste classification reports Waste register Tip dockets	Not triggered
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	Consultation records	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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, GHD 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 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	>4 weeks prior to Construction	Pre-construction Compliance Report	May 2019, GHD Pty Ltd, Independent Audit Program, MSSP. Independent Audit Program that demonstrates compliance with this requirement.	Compliant

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	than six months from the date of the initial construction Independent Audit.				
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	Independent Audit Program that demonstrates compliance with this requirement.	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 (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).	During Construction	Construction Compliance Reports	Independent Audit Report that demonstrates compliance with this requirement.	Not triggered
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	Independent Audit Report response Submission of Audit Report and Response to the Department and Certifying Authority	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	(b) submit the response to the Department and the Certifying Authority; and (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			Website upload record demonstrating publishing within 60 days of submission of Audit report.	
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	During Operations	As requested by proponent	Written approval from planning Secretary for cessation	Not triggered
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)	At all times	Construction Compliance Reports Monitoring Observation	Incident register and reports Monitoring records Observation Inspections	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	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.		Inspections Audits	Audits Incident notifications	
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-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times	Construction Compliance Reports Monitoring Observation Inspections Audits	Non-compliance reports Monitoring records Observation Inspections Audits Non-compliance notifications	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)	
					At all times	Compliant
					Prior to Construction	Non-compliant
					During Construction	Not triggered
					Prior to Operations	
					During Operations	
	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.					
Revision of Strategies, Plans and Programs						
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.	At all times	Compliance reporting and reviews	Date of submission or issue of triggers and date of notification of review to Department and Certifying Authority	Not triggered	
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	At all times	As required by proponent, or as directed by Planning Secretary or Certifying Authority	Planning Secretary or Certifying Authority direction Submission of updated documents to Planning Secretary or Certifying Authority (and date)	Not triggered	

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	<p>Planning Secretary and Certifying Authority for information within six weeks of the review.</p> <p>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.</p>			Approval of update from Planning Secretary or Certifying Authority	
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
Notification of Occupation					
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	>1 month prior to Operations	<p>Construction Compliance Reports</p> <p>Pre-operations Compliance Report</p>	Notice of commencement to the Department (and date)	Not triggered
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	Prior to Operation	Submission of information for Occupation Certificate	Issuance of Occupation Certificate	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			
		During Operations			
	composite panels comply with the requirements of the BCA.		Pre-Operation Compliance Report		
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: 1. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	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	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	2. 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	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>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.</p>	Prior to Operation	<p>Dilapidation reporting</p> <p>Pre-Operation Compliance Report</p>	<p>Pre and post dilapidation reports</p> <p>Commercial agreements</p>	Not triggered
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	Compliance Certificate	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
			Pre-Operation Compliance Report		Non-compliant
Works as Executed Plans					Not triggered
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 constructed as approved, must be submitted to the Certifying Authority.	Prior to Operation	Submission of information for Occupation Certificate Pre-Operation Compliance Report Design plan review	Stamped 'works as executed' plans Occupation Certificate issuance	Not triggered
Green Travel Plan					Not triggered
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; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and	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

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
		During Operations			
	timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.				
Operational Transport and Access Management Plan (OTAMP)					
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 –	Prior to Operation	Submission of information for Occupation Certificate	Evidence of author experience and qualification OTAMP that demonstrates compliance with this requirement	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	<p>to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</p> <p>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures of the pick-up and drop-off parking located within the school, including staff management/traffic controller arrangements;</p> <p>(d) delivery and services vehicle and bus access and management arrangements;</p> <p>(e) management of approved access arrangements;</p> <p>(f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking within the school accessed from Williamson Crescent;</p> <p>(g) car parking arrangements and management associated with the</p>		Pre-Operation Compliance Report	<p>Consultation records with TfNSW, RMS and Council</p> <p>Written approval from Planning Secretary</p>	

Unique ID	Compliance Requirement	Timing for Compliance		Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)	
			At all times				Compliant
			Prior to Construction				Non-compliant
			During Construction				Not triggered
			Prior to Operations				
			During Operations				
	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). 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	>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	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			
		During Operations			
	<p>flood impacts outside the site to ensure accessibility is maintained. The plan must include details of:</p> <ul style="list-style-type: none"> (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. <p>A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.</p>			Date of issuance of Occupation Certificate	
D13	<p>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.</p>	>6 weeks prior to Operations	<p>Construction Compliance Reports</p> <p>Pre-Operation Compliance Report</p>	<p>OBFEMEP that demonstrates compliance with this requirement</p> <p>Consultation records with RFSI.</p> <p>Evidence of submission to NSW RFS, Council and the Planning Secretary.</p>	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	<p>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.</p> <p>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.</p> <p>A copy of the Plan must be submitted to the NSW RFS, Council and the Planning Secretary.</p>				
School Zones					
D14	<p>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.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority</p>	Prior to Operations	<p>Pre-Operation Compliance Report</p> <p>Preparation of OTAMP</p> <p>Submission of information for Occupation Certificate</p>	<p>Issuance of Occupation Certificate</p> <p>Signage</p> <p>Road Authority Inspection Report</p>	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			
		During Operations			
			Road Authority Inspection		
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 with RMS for formal handover of assets. The handover of assets must occur prior to commencement of use of the development	Prior to Operations	Pre-operations 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
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	Prior to Operations	Submission of information for Occupation Certificate	Mechanical plant installation report Occupation Certificate issuance	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
	performance of the mechanical systems complies with: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.		Pre-Operation Compliance Report		
Car Parking Arrangements					
D18	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the educational establishment must not 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.	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report Design plan review	Design plans Occupation Certificate issuance Planning approval for deviation (if any)	Not triggered
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	Prior to Operations	Submission of information for Occupation Certificate	Pre and post dilapidation reports Damage payment records	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.		Pre-Operation Compliance Report Dilapidation reporting	Occupation Certificate issuance	
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 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	Prior to Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Structural Inspection Certificate or a Compliance Certificate Occupation Certificate issuance Statement of satisfaction from Certifying Authority	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
	format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s			Submission to Certifying Authority and Council	
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

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	(b) record and reporting details; (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	Prior to Operations and During Operations	Submission of information for Occupation Certificate Pre-Operation Compliance Report	Installation and maintenance records	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
	handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.		Maintenance programming		
Outdoor Lighting					
D27	The Applicant must ensure the installed lighting associated with the development 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.	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
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	Outdoor Lighting Design Plan / Report Occupation Certificate issuance Evidence of reviewer qualifications and experience	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
		During Operations			
			Design Plan / Report review		
			Maintenance programming		
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
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	Issuance of Occupation Certificate	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
			Pre-Operation Compliance Report		
Operational Waste Management Plan					
	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in the Appendix O of the EIS</p>	Prior to Operations	<p>Submission of information for Occupation Certificate</p> <p>Pre-Operation Compliance Report</p>	<p>OWMP that demonstrates compliance with this requirement</p> <p>Issuance of Occupation Certificate</p> <p>Submission to Certifying Authority</p>	Not triggered
Validation Report					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
		During Operations			
D33	<p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <ul style="list-style-type: none"> (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (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: <ul style="list-style-type: none"> (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; 	1 month after completion of Remediation works (During Construction)	Construction Compliance Reports	<p>Validation Report that demonstrates compliance with this requirement</p> <p>Evidence of authors qualifications and experience</p> <p>Evidence of review by Site Auditor</p> <p>Submission to EPA, the Planning Secretary and the Certifying Authority, including date check between completion of remediation works and submission.</p>	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	(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 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).	4 months after completion of Remediation works (During Construction)	Construction Compliance Reports	SAS and SAR submission to EPA Check date of submission of SAR and SAS against date of completion of Validation Report.	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
				Evidence of Certifying Authority satisfaction of submission to EPA	
Long Term Environmental Management Plan					
D36	<p>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:</p> <p>(a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA;</p> <p>(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</p> <p>(c) include, but not be limited to:</p> <ol style="list-style-type: none"> 1. a description of the nature and location of any contamination remaining on site; 2. provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; 	<1 month from completion of Remediation works (if required) (During Construction)	Construction Compliance Reports	<p>LTEMP review</p> <p>Approval from Planning Secretary</p> <p>Evidence of qualification of author</p> <p>Department endorsement of author</p> <p>Submission to EPA</p>	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	3. a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal; 4. a description of the procedures for monitoring the integrity of the containment cell; 5. a surface and groundwater monitoring program; 6. mechanisms to report results to relevant agencies; 7. triggers that would indicate if further remediation is required; and 8. (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					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
					Non-compliant
					Not triggered
D38	Prior to operation, a Landscape Management Plan is prepared for the rehabilitation and ongoing management and maintenance of all 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.	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
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	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	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
	Authority. The plan must describe the monitoring and maintenance measures to manage revegetation and landscaping works.		CoC B44 Landscape Plan review Preparation of submission for Occupation Certificate	Occupation Certificate issuance	
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 Preparation of submission for Occupation Certificate	CoC B44 Landscape Plan that demonstrates compliance with this requirement Occupation Certificate issuance	Not triggered
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	APZ review report Issuance of Occupation Certificate	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
					Non-compliant
					Not triggered
			RFS APZ review		
D43	<p>The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <p>(a) a copy of the Conditions of Consent;</p> <p>(b) the proposed school commencement/opening date;</p> <p>(c) two sets of detailed design plans showing the following:</p> <ol style="list-style-type: none"> 1. accurate Site boundaries; 2. details of all road reserves, adjacent to the Site boundaries; 3. all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; 4. all existing and proposed pedestrian crossing facilities on the adjacent road network; 5. all existing and proposed traffic control devices and pavement markings on the 	>8 weeks prior to Operations (During Construction)	<p>Pre-Operations Compliance Report</p> <p>Preparation of submission for Occupation Certificate</p>	<p>Application to RMS for signage and markings that includes the information set out in this requirement</p> <p>Issuance of Occupation Certificate</p>	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		<div>At all times</div> <div>Prior to Construction</div> <div>During Construction</div> <div>Prior to Operations</div> <div>During Operations</div>			<div>Compliant</div> <div>Non-compliant</div> <div>Not triggered</div>
	7. adjacent road network (including School Zone signs and pavement markings); and 8. (vi) 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	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
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	During Operations	To be determined	To be determined	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
	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.				
Hours of Operation					
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					

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			Compliant
		Prior to Construction			Non-compliant
		During Construction			Not triggered
		Prior to Operations			
		During Operations			
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
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	During Operations	To be determined	To be determined	Not triggered

Unique ID	Compliance Requirement	Timing for Compliance	Monitoring Methodology	Evidence/ Comments	Compliance Status (to be assigned in each Compliance Report)
		At all times			
		Prior to Construction			
		During Construction			
		Prior to Operations			Compliant
		During Operations			
	duration of occupation of the development.				Non-compliant
					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 banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	During Operations	To be determined	To be determined	Not triggered



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