



# **MELONBA EDUCATION CAMPUS – INITIAL OPERATIONAL INDEPENDENT ENVIRONMENTAL AUDIT**

**SSD- 41372302**

# Notice

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## Document history

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# Executive Summary

AtkinsRéalis has been engaged by School Infrastructure NSW (SINSW) to undertake an independent environmental audit of the construction of the Melonba Education Campus (MEC) which consists of Marsden Park High School and Melonba Primary School. The MEC is in the suburb of Melonba in Sydney's Northwest.

The MEC Project is being delivered under State Significant Development (SSD) Consent SSD-41372302 MOD-1. The Project Applicant is the NSW Department of Education (DoE). Richard Crookes Construction (RCC) is the Construction contractor, and the Project Manager is Colliers.

The audit is required by SSD 41372302 Conditions C35-C36 and has been undertaken in accordance with the Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements - 2020 (IAPAR). This report presents the findings of the first Operational Independent Environmental Audit (IEA), undertaken as part of an audit program in accordance with Table 3 of the IAPAR. Three IEAs were conducted during Construction.

The audit consisted of a site inspection and review of relevant and available documents and site management and monitoring records.

The Project was audited against the Development Consent conditions relevant to the activities undertaken during the audit period. The audit also included a high-level assessment of the environmental performance against the requirements of Operational Management Plans.

A summary of the audit findings are as follows:

- No incidents have occurred during the audit period as defined by the Conditions of Consent.
- Four community complaints were received during the audit period. All complaints were related to bus services and were noted as closed.
- One Non-Compliance was identified by the Auditor, and two Non-Compliances were self-reported by the project during the audit period.
- Three Observations were raised during the audit and were related to incomplete evidence prior to issue of certificates of completion in relation to bicycle parking and landscaping.

Overall, the project team continued to demonstrate a proactive and systematic approach to managing compliance with substantial compliance with the Conditions of Consent achieved.

# 1. Introduction

## 1.1 Background

School Infrastructure NSW commissioned AtkinsRéalis to undertake an Independent Environmental Audit (IEA) program for SSD-41372302.

Construction of the Melonba Education Campus (MEC) consists of Marsden Park High School (2,000 students) and Melonba primary school (1,000 students) in one educational campus. In summary the educational campus includes general and specialist learning spaces, administration/amenity facilities, hall/dining facilities, covered outdoor learning areas (COLA), 197 space carpark, landscaping works, outdoor play areas, signage, fencing, and bicycle parking.

The main components of the Project comprise:

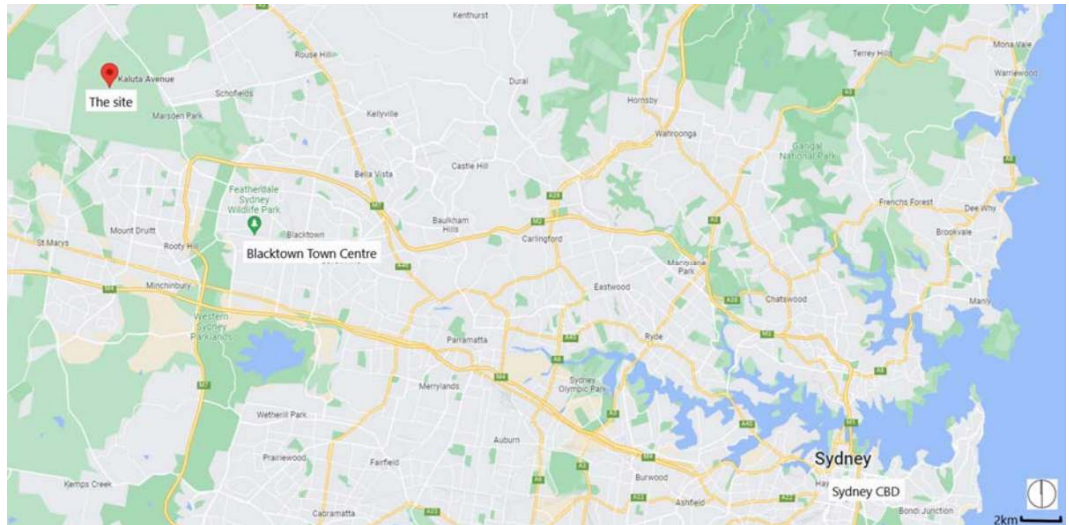
- Site preparation including bulk earthworks and removal street trees from public domain
- Construction of seven new school buildings across both schools, to a maximum three storeys in height, including general learning spaces, supported education learning unit rooms, administration / staff areas, libraries, halls, canteen and amenities
- Associated works including landscaping, walkways, central plaza, covered outdoor learning areas and outdoor play areas, sports courts / ovals, drainage, waste collection area, bicycle and car parking, fencing, and school signage
- Associated off-site infrastructure upgrades, including road widening, bus bays, pedestrian crossings, footpaths and drop-off pick up facilities, including drop-off and pickup facilities on the Kaluta Avenue and Swallowtail Street frontages.
- Modification 1 (MOD-1) of the development was approved on 19/11/2024 and included amendments to:
  - Construction and operational staging across five stages to built form, landscaping. Servicing/infrastructure works and public domain work;
  - Works to facilitate temporary arrangements for car park and waste collection off Elara Boulevard; and internal and external built form, landscaping and signage.

Operation of the development commenced on 31/1/2025 with issue of the first Occupation Certificate.

The audit was undertaken against the requirements of State Significant Development (SSD) Consent SSD-41372302 and Independent Audit Post Approval Requirements, DPHI, 2020 (IAPAR). This report presents the findings of the first Operational IEA, undertaken as part of an audit program in accordance with Table 3 of the IAPAR. Three previous IEAs were conducted during Construction.

## 1.2 Project Location and Site Description

The site for the education campus is located at 20 Kaluta Avenue and 10 Swallowtail Street, Melonba, within the Marsden Park Precinct of Sydney's North-West Growth Centre. The site is approximately 40 kilometres (km) north-west of the Sydney central business district (CBD) and 12 km north-west of Blacktown town centre. The location of the site in the regional context is shown in Figure 1.



**Figure 1 – Location Map** (Source: Marsden Park High School and Melonba Primary School (SSD-41372302) - Assessment Report, September 2023)

The site is irregular in shape, has an area of approximately 60,000 square metres, and is legally described as Lot 30 DP 1237735. The site has four frontages (Figure 2):

- Elara Boulevard - northern boundary
- Kaluta Avenue - eastern boundary
- Swallowtail Street - southern boundary
- Galah Street - western boundary.

The site is surrounded by recently constructed one and two storey residential development to the northern, eastern, southern and part of the western frontages. To the west is open space for future playing fields, including a tributary of South Creek, flowing northwards towards the Hawkesbury River.



**Figure 2 – Local context map** (Source: Marsden Park High School and Melonba Primary School (SSD-41372302) - Assessment Report, September 2023)



The site layout of the Project, which includes the teaching spaces in buildings Block A-F and the school halls in Building G, sports grounds and multi-level carpark is depicted in the approved SSDA Site Plan in Figure 3 below.

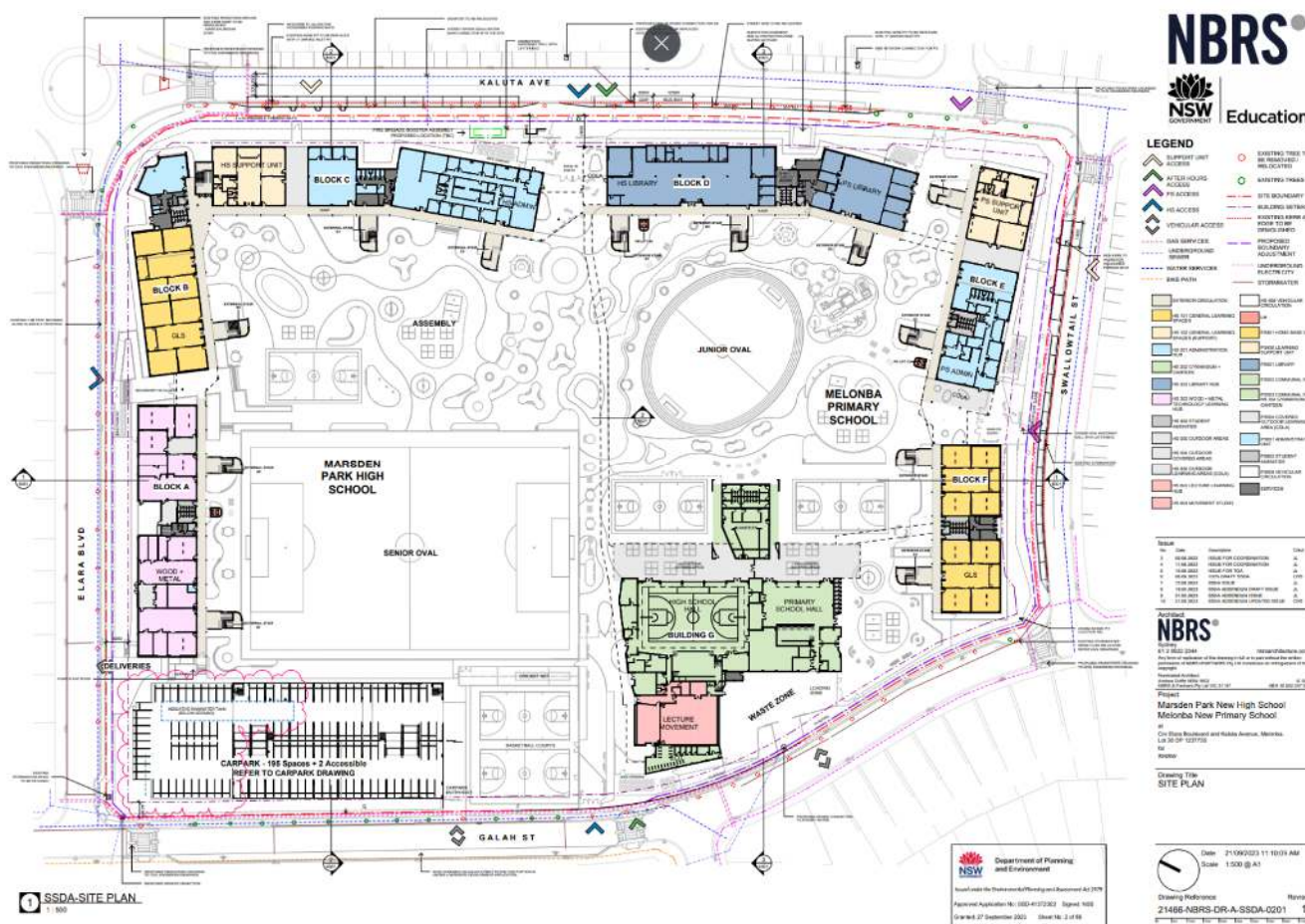


Figure 3 – SSDA-Site Plan (Source: DPHI <https://www.planningportal.nsw.gov.au/major-projects/projects/marsden-park-high-school-and-melonba-primary-school>)

## 1.3 Audit Team

The audit team approved by DPHI to undertake the IEA is detailed in Table 1. Refer **Appendix B** for DPHI Approval Letter.

Table 1: Audit Team

Role	Name	Qualifications	Experience
Lead Environmental Auditor	Jo Heltborg	Bachelor Science Master of Environmental Management Environmental Management Systems Principal Auditor, Exemplar Global (Certificate Number 111000)	20 years of environmental auditing experience 10 years of construction environmental management experience

## 1.4 Audit Objectives

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD-41372302 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Operational management plans.

## 1.5 Audit Scope

This is the first Operational Independent Environmental Audit for SSD-41372302, and the scope of the audit included the following:

- Assessment of compliance with the Project Conditions of Approval, Parts A, D and E of SSD-41372302
- An assessment of the environmental performance of the development including:
  - Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)
  - Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
- Incidents, non-compliances, and complaints
- Performance of the development having regard to agency policy and any environmental issues identified through consultation carried out when developing the scope of the audit
- A high-level assessment of the adequacy of the project's Operational management plans, and
- Any other matter considered relevant by the auditor or the Department considering relevant regulatory requirements and legislation and knowledge of the development's past performance.

## 1.6 Period Covered by Audit

This IEA represents the fourth independent audit for the Project and covers the period from commencement of Operation on 31 January 2025 to the date of the site inspection on 3 July 2025.



## 2. Audit Methodology

### 2.1 Development of Audit Scope

This IEA focused on Development Consent conditions applicable to works undertaken during the reporting period and will be revised in subsequent audits as the project works progress.

The audit scope was developed in consultation with the Proponent's representatives to determine the applicability of Development Consent conditions to works undertaken during the reporting period. DPHI was also consulted regarding areas of particular focus.

### 2.2 Summary of Audit Processes

The audit process comprised the following:

- Consultation with DPHI so the Auditor may understand any issues DPHI would like the audit to focus on and if there are any other stakeholders that DPHI wishes the Auditor to consult with
- Document review to update the auditor on the Project progress, environmental processes, and construction activities relevant to the audit
- Desktop assessment of publicly available documentation
- Preparation of audit checklist and request for information issued to the project managers to facilitate efficient document review
- Receipt of compliance information, review and assessment
- Opening meeting, interview and walk-through site inspection
- Further assessment of information collated
- Closing meeting following inspection
- Preparation and issue of draft audit report and compliance tables, and
- Finalisation and issue of audit report and compliance tables, following consideration of any comments received.

### 2.3 Site Personnel

The following personnel were in attendance during the audit:

- Alex Phimmachanh – Project Manager, Colliers

### 2.4 Site Inspection

A site inspection was undertaken by the Auditor on 3 July 2025. During the site inspection, environmental controls on-site generally appeared to be operating effectively. Key observations from the site inspection included:

- The project was operational and in use as a primary and high school facility. There was no sign of ongoing construction works, apart from required completion of the sports field in the centre of the school.
- Traffic, parking, crossings, school and road signage appeared to be in place and operating effectively.
- Landscaping works appeared to be of high quality, complete and well maintained.
- Apart from landscaped areas and the sports field, all surfaces were sealed, reducing the potential for environmental issues such as erosion, sedimentation and dust generation.
- Environmental controls installed during construction had been removed and rehabilitation was complete.
- Operational waste facilities were in place and appeared to be well maintained and operational.
- There was no observed evidence of offsite environmental impacts such as soil staining or accumulated sediment in street drainage pits from the completed project works.

Refer to **Appendix C** for site photographs.

## 2.5 Consultation

The Auditor consulted with DPHI via email on 29 April 2025 to seek input, as required by Section 3.2 of the IAPAR, specifically in relation to:

- Any particular area(s) of focus for the audit, and
- Any consultation with agencies deemed necessary by the Department.

No comments or issues were raised by the Department prior to the commencement of the audit.

A copy of email correspondence issued to the Department is provided in **Appendix D** of this report.

## 2.6 Compliance Descriptors

The compliance status of each requirement was determined using the relevant descriptors in **Table 2**.

**Table 2: Compliance descriptors**

Status	Description
Compliant	Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	One or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit was undertaken.

## 3. Audit Findings

### 3.1 Audit Findings Summary

**Table 3** summarises the audit findings. Further details on the findings can be found in the relevant section of the report.

**Table 3: Audit findings summary**

Description	Quantity
<b>Assessment of Compliance</b>	
Number of Conditions of Approval	103
Not triggered	32
Compliant	70
Non-compliant	3
Observations identified during the audit	3
<b>Other</b>	
Self-reported Non-Compliances recorded during the audit period	2
Penalty notices issued during audit period	0
Complaints reported during audit period	4
Incidents recorded during the audit period	0



## 3.2 Compliance

An assessment of compliance was undertaken against the Development Consent conditions applicable to works undertaken during the reporting period. **Table 4** provides a summary of the assessment of compliance as per the schedules of the Development Consent. Compliance was assessed using the compliance status descriptors in Section 2.6 of this report.

**Table 4: Assessment of compliance**

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A - Administrative controls	37	17	1	19
Part D – Prior to Commencement of Operation	45	39	2	4
Part E – Post Occupation or Commencement of Use	21	14	0	7
<b>Total</b>	<b>103</b>	<b>70</b>	<b>3</b>	<b>30</b>

Overall, the Project demonstrated substantial compliance with the Development Consent with no non-compliances identified by the audit. The detailed assessment against each condition of the Development Consent is provided in **Appendix A**, Table A1.

## 3.3 Non-Compliances and Observations

Auditor observations are detailed in **Table 5**.





**Table 5: Summary of Non-Compliances and Observations and Auditor recommendations**

ID	Summary of Requirement	Non-Compliance/ Observation	Details of Non-Compliance/ Observation	Recommended Action
A24	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any Non-Compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any Non-Compliance.	Non-Compliance	Non-Compliances with Conditions D17 and D42 were identified by Richard Crookes in correspondence dated 20/1/25 and notified to the Planning Secretary by INSW on 6/2/25, 17 days later.  There was no evidence of notification of NCs to DPHI from the Certifier.	Ensure any future Non-Compliances are notified to the Planning Secretary within the required timeframe.
D17	Prior to the commencement of any operation, the Applicant must complete the upgrading and widening of roads, pedestrian crossing facilities, landscaping, footpaths, signage and associated infrastructure as approved by condition B28 to condition B33, to the satisfaction of the relevant roads authority.	Non-Compliance (Self-reported)	The commencement of operation occurred prior to the final sign-off from Blacktown City Council (BCC) (satisfaction of the relevant roads authority).  The project team are actively working with BCC to expedite the inspection and sign-off process.  DPHI will be provided with written confirmation of compliance with Condition D17 immediately upon receipt of BCC's formal approval.  The next available full day for BCC to conduct this inspection is Saturday, 08 February 2025. This preliminary inspection was undertaken with RCC and items are in the process of being resolved.	Continue chasing Blacktown City Council sign-off.
D42	Prior to the commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, evidence must be submitted to the Certifier and Council demonstrating that the road widening undertaken in conditions B28	Non-Compliance (Self-reported)	While the road widening works required by Conditions B28 and B29 have been physically completed, the formal dedication and registration with Land Registry has not occurred.	It is understood that Blacktown City Council (BCC) are withholding the signing of deposited plan sheets required for LRS registration until outstanding SSD conditions are met and until the roadworks subject to Condition D17 are completed and final sign-off is provided.

ID	Summary of Requirement	Non-Compliance/ Observation	Details of Non-Compliance/ Observation	Recommended Action
	to B29 has been dedicated as a public road and registered with Land Registry Services.			
D23	Prior to the commencement of any operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, or other timeframe agreed in writing by the Planning Secretary, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (refer D23 for remaining condition wording).	Observation	Photographic evidence to support completion of <b>Condition D23</b> was provided by RCC during the audit, though the date of completion could not be verified.	It is the responsibility of the architect, contractor and certifier to verify compliance with conditions of approval prior to the issue of compliance certificates. In the case of Conditions D23, D36 and D37, additional unverified photographic evidence of completion was submitted as evidence but could not be verified by the Auditor. This has been raised as an observation rather than a NC in this case.
D36	Prior to the commencement of operation, or in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, landscaping of the site must be completed in accordance with landscape drawings listed in condition A2(d).	Observation	Photographic evidence to support completion of <b>Condition D36</b> was provided by RCC during the audit, though the date of completion could not be verified.	
D37	Prior to the commencement of operation of the final stage, the Applicant, in consultation with Council, must provide evidence to the Certifier that: <ul style="list-style-type: none"> <li>a) a minimum 47 Angophora <i>Floribunda</i> (Rough Barked Apple) street trees of a minimum 200 litre pot size have been planted along Kaluta Avenue, Swallowtail Street, Galah Street and Elara Boulevard with planter bed surrounds, location and spacing to be determined by Council; and</li> <li>b) all trees supplied and planted would be grown in accordance with AS 2302:2018 Tree Stock for Landscape Use.</li> </ul>	Observation	Photographic evidence to support completion of <b>Condition D37</b> was provided by RCC during the audit, though the date of completion could not be verified.	



## 3.4 Previous Audit Actions

This is the first operational audit for the project. Previous audit actions that were made during the construction phase were no longer relevant to the stage of works. Table 6 below presents the status of the recommendation raised during the Third IEA Report.

**Table 6: Status of recommendations identified during the previous audit period**

ID	Recommendation	Status of recommendation
C12	Exceedances in NMLs and HANLs should be supported by an explanation and summary of actions taken to stop or reduce the exceedance in the monitoring report. All noise monitoring data and reporting should be checked and appropriate QA processes applied to avoid a recurrence of internal reporting errors.  A review of the location of the noise monitors should also be considered to place them closer to the sensitive receivers, providing more accurate data.	Head contractor confirmed that no stockpiles have been retained for more than 30 days. <b>CLOSED</b>
C13	Consider updating the information documented in the Complaints Register to include details of the actual complaint as received from the complainant.	Head contractor confirmed this has been maintained and replaced. An environmental inspection has been completed. <b>CLOSED</b>

## 3.5 Penalty Notices

No penalty notices have been issued from relevant regulatory authorities including the Department, NSW Environmental Protection Authority (EPA) or local Council.

## 3.6 Physical Extent of the Project

Figure 7 of the Environmental Impact Statement shows the site boundary to be bordered by Elara Boulevard, Galah Street, Swallow Tail Steet and Kaluta Avenue. During the site inspection, all works were observed to be contained within the site boundary as approved in the EIS with temporary security fencing clearly delineating the approved work area. There were no observed activities being undertaken outside the approved boundary.

## 3.7 Complaints

Details of complaints received during the audit period are summarised in Table 7.

**Table 7: Summary of complaints**

Date of Complaint	Nature of Complaint	SINSW response	Status of complaint
14/2/25	Bus no show	The parent was called and advised that the bus had a mechanical issue which the driver rectified at the time but ran 15 mins late for pickups.	Closed
28/2/25	Bus missed second loop on the PM run	A new driver had missed the second loop and the service will be monitored for the foreseeable future to mitigate future issues.	Closed
4/3/25	Overcrowded bus on Tuesday afternoons	Additional teachers were allocated to assist with the flow of students on Tuesday afternoons mitigating the risk of overflow and students missing the bus.	Closed

Date of Compliant	Nature of Complaint	SINSW response	Status of complaint
15/4/25	Cancellation of the bus charter service	A formal response was provided to the parent advising that students are recommended to use the Transport for NSW public buses.	Closed

## 3.8 Incidents

No environmental incidents triggering DPHI notification have been recorded to date.

## 4. Audit Findings - Discussion

### 4.1 Review of Adequacy of Management Plans

The following management plans were reviewed as detailed in **Appendix A**, Table A2.

- Stormwater Operation Maintenance Plan, Rev 2, Northrop, 28/11/2024
- Operational Waste Management Plan, Elephant's Foot, Rev R, 14/1/2025
- Operational Landscape Management Plan, Landscape Solutions, undated
- Operational Flood Emergency Response Sub Plan, Rev C, Northrop, 14/1/2025

Evidence observed on site demonstrates the effective implementation of the management plans.

The Project's performance against the requirements of the management plans is provided in Section 4.2.

### 4.2 Review Environmental Performance

The audit found that the Project was overall operating in compliance with identified audit requirements, including the operational management plans and SSD conditions of approval.

Overall, the environmental performance of the Project is satisfactory, with some recommendations for improvement noted in relation to compliance with conditions.

Observations raised during the audit are documented in Section 3.3 and the Independent Audit Table in **Appendix A**, and photos of the site included **Appendix C**.

### 4.3 Actual and Predicted Impacts

The following issues were identified as potential for impact in the EIS:

- Built form and urban design
- Tree removal and biodiversity
- Landscape
- Ecologically sustainable development
- Traffic, transport and parking
- Noise and vibration
- Ground and water conditions
- Flooding and stormwater
- Hazards, contamination and remediation
- Waste management
- Heritage significance
- Social impact
- Infrastructure and utilities

Based on the audit observations, review of management plans and project records, it may be reasonably concluded that the project is operating in accordance with the operational phase management plans and within the predictions as documented in the EIS.

### 4.4 Key Strengths

Key strengths identified by the audit are ongoing management of compliance by the operational team, including the oversight of the implementation of traffic, landscaping and waste management requirements.

# APPENDICES



# Appendix A.    Audit Table



# Audit Table

Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
<b>SCHEDULE 2</b>				
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b>				
<b>A1</b>	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.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Documents reviewed during this audit and noted in the table</li> </ul>	As observed during the site inspection and confirmed through interview and document reviews, reasonable and feasible measures have been implemented to minimise harm to the environment.	Compliant
<b>TERMS OF CONSENT</b>				
<b>A2</b>	The development may only be carried out: <ol style="list-style-type: none"> <li>in compliance with the conditions of this consent</li> <li>in accordance with all written directions of the Planning Secretary;</li> <li>generally in accordance with the EIS as amended by the Amendment Report, the Response to Submissions' to the EIS, the Amendment Report and the supplementary information relating to stormwater and drainage dated 21 September 2023; SSD-41372302-Mod-1; and</li> <li>in accordance with the approved plans in the table below</li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Documents reviewed during this audit and noted in the table</li> </ul>	As observed during the site inspection and confirmed through interview and document reviews, reasonable and feasible measures have been implemented to minimise harm to the environment.	Compliant
<b>A3</b>	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ol style="list-style-type: none"> <li>the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</li> </ol>	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	No written directions have been issued by the Planning Secretary.	Not triggered





Approval (ID)	Requirement	Evidence	Auditor Conclusion	Compliance status
	b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above.			
<b>A4</b>	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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	No inconsistencies are known to have arisen during the audit period.	Compliant
<b>LIMITS ON CONSENT</b>				
<b>A5</b>	This consent will lapse five years from the date of consent unless the work is physically commenced	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Construction commenced on 4 October 2023. SSD approval was obtained on 23 September 2023, within 5 years of the project approval date.	Compliant
<b>PRESCRIBED CONDITIONS</b>				
<b>A6</b>	The Applicant must comply with all relevant prescribed conditions of Development Consent under Part 4, Division 2 of the EP&A Regulation.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> </ul>	All relevant prescribed conditions are understood to have been complied with during the audit period.	Compliant
<b>PLANNING SECRETARY AS MODERATOR</b>				
<b>A7</b>	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	No disputes between the Applicant and a public authority are known to have occurred during the audit period.	Not triggered



EVIDENCE OF CONSULTATION				
<b>A8</b>	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and b) provide details of the consultation undertaken including: i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Sufficient evidence was provided to demonstrate adequate consultation was undertaken throughout the audit period as required by the planning approval.	Compliant
STAGING				
<b>A9</b>	The project may be constructed and operated in stages generally in accordance with the Preliminary Staging Report prepared by DFP Planning and dated May 2024.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Preliminary Staging Report, DFP Planning, dated May 2024</li> </ul>	A Preliminary Staging Report was prepared by DFP Planning, dated May 2024 and outlines a staged approach to school operations. The staging report outlines 5 stages of operation. At the time of the initial operational audit, the school had reached Stage 5.	Compliant
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS				
<b>A10</b>	The Applicant may: a) prepare and submit any strategy, plan (including management plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	No requests for extensions of time or staging of documents are known to have been issued to the Department.	Compliant



	management plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
<b>A11</b>	Any strategy, plan or program prepared in accordance with condition A10, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Relevant documents including the EMP and Sub-plans have been submitted to the Planning Secretary and approved as required. Refer to relevant condition for each plan & evidence of submission to DPHI.	Compliant
<b>A12</b>	If the Planning Secretary agrees, a strategy, plan (including management plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees advised no updates to strategies, plans or programs occurred during the audit period.	Not triggered
<b>A13</b>	Updated strategies, plans (including management plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees advised no updates to strategies, plans or programs occurred during the audit period.	Not triggered
<b>STRUCTURAL ADEQUACY</b>				
<b>A14</b>	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. <i>Notes:</i> <ul style="list-style-type: none"> <li><i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i></li> </ul>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Northrop Engineers Structural Design certificate dated 28/9/23</li> <li>MBC Crown Approval Certificate Approval Number 23000435/1</li> <li>PT inspection and close out (Block D P1) – example</li> </ul>	The construction of structural components of the building work were ongoing at the time of the audit with most buildings at final level. Northrop is appointed as the Structural Engineer and MBC as the Certifier. The Northrop engineering design certificate lists the structural engineering drawings and states compliance with Conditions A14 and B3.	Compliant





		<ul style="list-style-type: none"> <li>Indesco Site Inspection Report dated 14/3/24</li> <li>Structural Engineer Inspection and Close out (Block D L1/P1)</li> <li>A14 Structural Inspection report Northrop, dated 29/7/2024</li> <li>Letter from Northrop Ref: SY223456-00-CTST01-1 RE: Melonba Education Campus - Inspection Certificate, dated 15/1/25</li> <li>Letter from Northrop Ref: SY223456-00 FACT02 Melonba Education Campus – Structural Inspection Certificate, dated 14/1/25</li> </ul>	<p>The Crown Certificate includes reference to both the structural drawings and the design statement. The Structural Inspection Report, dated 29/7/24 includes reference to the car park Level GF Pour 3, Level 1C Pour 1 &amp; Block C mobility hoists. Indesco has been engaged to conduct periodic structural site inspections to verify ongoing compliance with BCA requirements. A letter received from Northrop, dated 15/1/25 provided confirmation of inspections conducted during construction and provides an inspection certificate for External glazing, Building fabric and sealing for Block D, E, F &amp; G. Northrop provided a structural inspection certificate for the campus, including: New primary and high school including 6 teaching blocks (A-F), 1, dated 14/1/25. hall/canteen/gym block (G) and 1 multi-level car park.</p> <p><b>NB:</b> <i>It is not the responsibility of the Auditor to determine BCA compliance. The Auditor relies on compliance certificates and statements issued by the relevant appointed professional.</i></p>	
<b>EXTERNAL WALLS AND CLADDING</b>				
<b>A15</b>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> <li>NBRS Design Certificate dated 28/9/23</li> <li>External Wall System Disclosure statement (Design), External Wall</li> </ul>	The NBRS design and product certificate confirms compliance with the requirements of the BCA.	Compliant



		<p>Components (Construction) dated 29/8/23</p> <ul style="list-style-type: none"> <li>• Certificate of Conformity – CM20198</li> <li>• Certificate of Conformity – CM20199</li> <li>• Letter from Global Mark to FVA Group titled “Status of Certification”</li> <li>• FVA Group Pty Ltd, ASNZS 4284 – FVA Group Genesis Test Report dated 12/7/24</li> </ul>	<p>Global Mark is appointed by FVA to certify the external walls and cladding system.</p> <p><b>NB:</b> <i>It is not the responsibility of the Auditor to determine BCA compliance. The Auditor relies on compliance certificates and statements issued by the relevant appointed professional.</i></p>	
<b>EXTERNAL MATERIALS</b>				
<b>A16</b>	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <p>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</p> <p>(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</p> <p>(c) a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it.</p>	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> </ul>	No changes known to have been made that would trigger Condition A16.	Not triggered
<b>APPLICABILITY OF GUIDELINES</b>				
<b>A17</b>	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.	-	Administrative note	Not triggered
<b>A18</b>	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,	-	Administrative note	Not triggered



	require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			
<b>MONITORING AND ENVIRONMENTAL AUDITS</b>				
<b>A19</b>	<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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent environmental auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;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.</i></p>	-	Administrative note. Refer to conditions throughout the consent requiring environmental monitoring, e.g. noise and vibration monitoring.	Not triggered
<b>ACCESS TO INFORMATION</b>				
<b>A20</b>	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(i) the documents referred to in conditions A2, A29 to A32 and D26 to D27 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or</li> </ul>	<p><a href="https://www.nsw.gov.au/melonba-public-school">Melonba Public School (nsw.gov.au)</a></p> <p><a href="https://www.nsw.gov.au/melonba-high-school">Melonba High School (nsw.gov.au)</a></p>	<p>Melonba Public School and Melonba High School have two separate websites.</p> <p>The information required by Condition A20 is included on the respective websites and was current at the time of the audit.</p>	Compliant





	<p>programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>			
<b>COMPLIANCE</b>				
<b>A21</b>	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.	<ul style="list-style-type: none"> <li>• Audit Interview 3/7/25</li> <li>• RCC Internal General Correspondence dated 4/10/23</li> <li>• RCC Internal General Correspondence dated 3/5/24</li> <li>• RCC Internal General Correspondence dated 29/3/23</li> <li>• Melonba Education Campus Site Induction</li> <li>• C2 - 1311 Marsden Park and Melonba Education Campus - Equipment Induction Details - TypeExcavator_Earth</li> </ul>	<p>A memo reinforcing the need to comply with the requirements of the CEMP and Sub-plans was issued to all relevant staff and contractors prior to Construction commencement.</p> <p>Auditees advised the memo is re-issued to new contractors prior to their commencement on site.</p> <p>Further reinforcement and communication is undertaken through the site induction, daily toolbox talks and a daily planning meetings.</p>	Compliant



		<p>Moving Equipment - Id Ref – 315</p> <ul style="list-style-type: none"> <li>Richard Crookes Toolbox Meeting Record #47, dated 5/6/25</li> <li>Screenshots of Inductees, dated 6/6/25</li> </ul>		
<b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b>				
<b>A22</b>	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Incident register</li> </ul>	No incidents are known to have occurred during the audit period that would require notification to the Planning Secretary.	Not triggered
<b>A23</b>	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Incident register</li> </ul>	No incidents are known to have occurred during the audit period that would require notification to the Planning Secretary.	Not triggered
<b>NON-COMPLIANCE NOTIFICATION</b>				
<b>A24</b>	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Letter from SINSW to DPHI RE: Melonba Education Campus SSD-41372302: Notification of Non-Compliance in accordance with Condition A24 and A25, dated 6/2/25</li> <li>Correspondence from RCC to Colliers RE: Potential SSD Condition Non-Compliances, dated 20/1/25</li> </ul>	<p><b>Non-Compliance 1:</b>  <i>Non-compliances with Conditions D17 and D42 were identified by Richard Crookes in correspondence dated 20/1/25 and notified to the Planning Secretary by INSW on 6/2/25, 17 days later.</i></p> <p><b>There was no evidence of notification of NCs to DPHI from the Certifier.</b></p>	Non-Compliant
<b>A25</b>	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)	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Letter from SINSW to DPHI RE: Melonba Education Campus SSD-41372302:</li> </ul>	Non-compliances with Conditions D17 and D42 were identified by Richard Crookes in correspondence dated 20/1/25 and notified to the Planning Secretary by INSW on	Compliant





	and what actions have been, or will be, undertaken to address the non-compliance.	Notification of Non-Compliance in accordance with Condition A24 and A25, dated 6/2/25	6/2/25. The notification includes the details required by Condition A25.	
<b>A26</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	• N/A	Noted.	Not triggered
<b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b>				
<b>A27</b>	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of a compliance report under condition A23;</li> <li>b) the submission of an Independent Audit incident under condition C35 or C37;</li> <li>c) the approval of any modification of the conditions of this consent; or</li> <li>d) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</li> </ul> <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	<ul style="list-style-type: none"> <li>• Audit Interview 3/7/25</li> <li>• A27, A28 CEMP Review Checklist.docx</li> <li>• Letter from SINSW to DPHI titled "Melonba Education Campus (SSD 41372302): Condition of Consent A27/A28 Review of Strategies, Plans and Programs" dated 29/1/24</li> <li>• SSD-41372302-MOD-1 - Modification Report, DFP, dated 17.5.24</li> <li>• SSD-41372302-MOD-1 – DPHI Request for Additional Information, dated 1/8/24</li> <li>• SSD-41372302-MOD-1 – DPHI Response to Submissions Letter, dated 13/6/24</li> <li>• SSD-41372302-MOD-1 - Response to Submissions Report, DFP, dated 12/7/24</li> <li>• SSD-41372302-Mod-1 Exhibition Notice</li> <li>• Letter from Department of Education to DPHI RE: Education Campus (SSD 41372302): Condition of</li> </ul>	<p>The approval of MEC Modification 1 (SSD-41372303MOD-1) on 20/11/24 triggered the requirement, under <b>Condition A27</b> for the project to conduct a review of its strategies, plans and programs.</p> <p>The Department of Education (DoE) notified the Planning Secretary that it is conducting a review of the strategies, plans and programs under the consent, in accordance with <b>Condition A27 and A28</b> in a letter dated 2/12/24.</p> <p>Submission of the letter to DPHI via the Major Projects portal was sighted, dated 2/12/24.</p>	Compliant



		<p>Consent A27, A28 – Review of Strategies, Plans and Programs" dated 2/12/24</p> <ul style="list-style-type: none"> <li>• Post Approval submission to DPHI, SSD-41372302-PA-15, Melonba EC SSD41372302 A27, A28 Review SPP Letter, dated 2/12/24</li> <li>• Stormwater Operation Maintenance Plan, Rev 2, Northrop, 28/11/2024</li> <li>• Operational Waste Management Plan, Elephant's Foot, Rev R, 14/1/2025</li> <li>• Operational Landscape Management Plan, Landscape Solutions, undated</li> <li>• Operational Flood Emergency Response Sub Plan, Rev C, Northrop, 14/1/2025</li> </ul>		
<b>A28</b>	<p>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. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><i>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.</i></p>	<ul style="list-style-type: none"> <li>• Audit Interview 3/7/25</li> <li>• Letter from Department of Education to DPHI RE: Education Campus (SSD 41372302): Condition of Consent A27, A28 –</li> <li>• Post Approval submission to DPHI, SSD-41372302-PA-15, Melonba EC SSD41372302 A27, A28 Review SPP Letter, dated 2/12/24</li> <li>• Stormwater Operation Maintenance Plan, Rev 2, Northrop, 28/11/2024</li> </ul>	<p>The approval of MEC Modification 1 (SSD-41372303MOD-1) on 20/11/24 triggered the requirement, under <b>Condition A27</b> for the project to conduct a review of its strategies, plans and programs.</p> <p>The Department of Education (DoE) notified the Planning Secretary that it is conducting a review of the strategies, plans and programs under the consent, in accordance with <b>Condition A27 and A28</b> in a letter dated 2/12/24.</p> <p>Submission of the letter to DPHI via the Major Projects portal was sighted, dated 2/12/24.</p>	Compliant



		<ul style="list-style-type: none"> <li>• Operational Waste Management Plan, Elephant's Foot, Rev R, 14/1/2025</li> <li>• Operational Landscape Management Plan, Landscape Solutions, undated</li> <li>• Operational Flood Emergency Response Sub Plan, Rev C, Northrop, 14/1/2025</li> </ul>	Copies of the plans reviewed after the MOD1 approval were sighted.	
<b>DROP-OFF/ PICK-UP FACILITIES</b>				
<b>A29</b>	<p>Within 12 months of the combined schools population reaching 2,500 students, physical counts and/or video counts sufficient to identify journey by students and staff must be completed as per the requirements of conditions (a) to (e). These physical counts and/or video counts must be managed and coordinated by a suitably qualified traffic professional of all on-street and off-street drop-off/pick-up facilities on all site frontages in both the morning and afternoon peak periods (over multiple days to get a representative sample of typical school operations), to determine the adequacy of the operation of the drop-off/pick-up facilities, the ability to accommodate demand and impacts to the surrounding road network. The physical counts and/or video counts must comprise direct observation of the following matters:</p> <p>a) the number of vehicles using the drop-off/pick-up facilities throughout the morning and afternoon drop-off/pick-up peak periods;</p> <p>b) the number of occupied and unoccupied parking spaces within all drop-off/pick-up facilities throughout the morning and afternoon peak periods;</p> <p>c) the extent of any vehicle queuing that takes place within the drop-off/pick-up facilities or surrounding streets during the morning and afternoon school drop-off/pick-up peak periods;</p>	<ul style="list-style-type: none"> <li>• Audit Interview 3/7/25</li> </ul>	Auditees confirmed there were 695 students enrolled at the High School and 758 students enrolled at the Primary School at the time of the audit site inspection.	Not triggered





	<p>d) typical dwell time (length of stay) of vehicles within the drop-off/pick-up facilities; and</p> <p>e) the proportion of students being dropped off at locations other than the drop-off/pick-up facilities, including on surrounding streets via interview surveys to be conducted by the school.</p>			
<b>A30</b>	<p>Within two months of the completion of the physical counts and/or video counts required in condition A29, a report must be prepared by a suitably qualified traffic professional and submitted to the Certifier and to Council for information. The report must include:</p> <p>a) the data obtained through the physical counts and/or video counts, including the data for each of the matters set out in conditions A29(a) to A29(e);</p> <p>b) an analysis, based on the findings from the counts and/or video counts, identifying any existing shortfall in capacity of drop-off/pick-up facilities operation, and extent of any vehicle queuing and student drop-off/pick-up on surrounding streets; and</p> <p>c) conclusions as to whether there is sufficient drop-off/pick-up space available on all site frontages to accommodate operational demands for either school, and whether either school is operating in a manner that causes concern for student, other school visitors or surrounding residents' safety.</p>	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees confirmed there were 695 students enrolled at the High School and 758 students enrolled at the Primary School at the time of the audit site inspection.	Not triggered
<b>A31</b>	Where the report prepared under condition A30 concludes that insufficient space is available in relation to area surveyed to accommodate operational demands for either school or is operating in a manner that causes concern for student or surrounding residents' safety, the report must detail sufficient mitigation measures developed in consultation with Council and TfNSW	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees confirmed there were 695 students enrolled at the High School and 758 students enrolled at the Primary School at the time of the audit site inspection.	Not triggered
<b>A32</b>	The mitigation measures recommended in the report required by condition A31, must be implemented within three months of the report being finalised, unless another timeframe is agreed to by the Planning Secretary to facilitate delivery. Evidence of any implemented mitigation measures must be submitted to the Certifier and a copy provided to Council.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees confirmed there were 695 students enrolled at the High School and 758 students enrolled at the Primary School at the time of the audit site inspection.	Not triggered



BONDS, SECURITIES OR PAYMENT IN LIEU OF WORKS				
<b>A33</b>	To ensure continued health and retention of street trees, the Applicant is required to pay a bond for each street tree (within the public domain) that is to be retained and protected throughout the duration of construction works. The value of the bond is subject to Council's current goods and services pricing schedule.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Tax Invoice – Blacktown City Council (reference 177227) dated 4/3/24</li> <li>• Letter from Blacktown City Council to RCC titled "MC-2200008, Lot 30 DP 1237735, 10 Swallowtail Street Melonba" dated 30/1/24</li> <li>• Tree Bond Tax Invoice, Blacktown City Council, dated 4/3/2024</li> </ul>	Tree protection has been applied to several trees adjacent to the site that have the potential to be impacted. Tree bonds were paid to Blacktown Council on 4/3/24.	Compliant
<b>A34</b>	The bond reburied by condition A33 above will be returned 12 months after operation commencing, if street trees are maturing satisfactorily as per Council requirements. The Applicant is responsible for notifying Council when operation has commenced, in order to request a practical completion inspection and the end of street tree bond maintenance inspection at the appropriate dates.	-	Triggered 12 months after operation commencing.	Not triggered
<b>A35</b>	For the placement of a final layer of asphaltic concrete, a monetary contribution to Council is required in lieu of works. The amount of the monetary contribution will be Council's approved rate upon request and following issue of an approved Building Certificate/completion certificate for the road works.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• RDA-24-00946 - S138 Full Approval certificate.pdf</li> <li>• RDA-24-00946 - S138 Stamped Full Approved civil plans.pdf</li> </ul>	The final layer of asphaltic concrete has not been installed and monetary contribution has not been paid. Kaluda, Swallowtail, Elara Blvd & Galah Street still require final layer of asphaltic concrete.	Not triggered
<b>A36</b>	Prior to the practical completion of any road or public domain works, a maintenance value of 5% of the value of required works must be lodged with Council. Council will hold onto this security for a period of at least 12 months commencing from the date of practical completion of the development.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> </ul>	Public domain works including road widening and landscaping were complete (refer to D36 & D37 for more information).	Not triggered





			The final layer of asphaltic concrete had not been installed at the time of the audit. Auditees advised Condition A36 would be triggered once Colliers/SINSW close out items with BCC then RCC can apply for the 5% Bond.	
<b>A37</b>	The maintenance period identified in condition A36 may be extended where additional Council inspections are required to allow for the completion of necessary maintenance and/or all outstanding minor works. <i>Note: Any bond release inspections may be subject to fees as per Council's Goods and Services Pricing Schedule.</i>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> </ul>	Maintenance period has not been extended.	Not triggered
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>NOTIFICATION OF OCCUPATION</b>				
<b>D1</b>	At least one month before commencement of any operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Letter from Department of Education to DPHI RE: Melonba Education Campus (SSD-41372302) Notification of Commencement of Operation, dated 16/12/24</li> <li>Stamped Plans Mod 1.pdf</li> </ul>	Notice of commencement of operation on 31/1/25 was issued to the Planning Secretary on 16/12/24. Submission of the notification to DPHI via the portal was sighted, dated 16/12/24.	Compliant
<b>EXTERNAL WALLS AND CLADDING</b>				
<b>D2</b>	Prior to commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, the Applicant must provide the Certifier with documented evidence	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302</li> </ul>	Certifier acceptance of external walls and cladding sighted, dated 17/1/25, as confirmed in DoE letter to DPHI, dated 20/1/25.	Compliant



	that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<p>D1 Commence of Operation, dated 16/12/24</p> <ul style="list-style-type: none"> <li>MBC Group ACCONEX correspondence RE: MBC-SSDA – External wall, dated 17/1/25</li> <li>Letter from Dept of Education to DPHI RE: Melonba Education Campus (SSD 41372302-MOD-1) – Submission of Certified External Walls and Cladding in accordance with Condition D2 and D3, dated 20/1/25</li> </ul>	<p>Commencement of operation was notified as 31/1/25.</p> <p><b>NB:</b> <i>It is not the responsibility of the Auditor to determine BCA compliance. The Auditor relies on compliance certificates and statements issued by the relevant appointed professional.</i></p>	
<b>D3</b>	The Applicant must provide to the Planning Secretary a copy of the documentation given to the Certifier within seven days after the Certifier accepts it.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>MBC Group ACCONEX correspondence RE: MBC-SSDA – External wall, dated 17/1/25</li> <li>Letter from Dept of Education to DPHI RE: Melonba Education Campus (SSD 41372302-MOD-1) – Submission of Certified External Walls and Cladding in accordance with Condition D2 and D3, dated 20/1/25</li> <li>Post Approval submission SSD-41372302-PA-18, Melonba EC SSD 41372302 D3 External walls/cladding, dated 23/1/25</li> </ul>	<p>Letter from DoE to DPHI, dated 20/1/25 refers to submission of the documentation given to the Certifier and evidence of Certifier acceptance, dated 17/1/25. The letter was issued to DPHI within the 7 day timeframe required by <b>Condition D3</b>.</p>	Compliant
<b>WORKS AS EXECUTED PLANS</b>				
<b>D4</b>	Prior to the commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024,	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> </ul>	A Construction Certificate (CC) was issued by Northrop, dated 3/2/25 and includes reference to Condition	Compliant



	works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	<ul style="list-style-type: none"> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• Northrop Letter to Richard Crookes Constructions Pty Ltd RE: Melonba Education Campus – CIVIL CONSTRUCTION CERTIFICATE, SSD 41372302, dated 3/2/25</li> <li>• MBC Group Crown Completion Certificate, Approval Number: 23000435/7, dated 29/1/25</li> </ul>	<p>D4 and references Work As Constructed documentation prepared by ATK Surveying including:</p> <ul style="list-style-type: none"> <li>• Levels and stormwater pits dated 2/12/24</li> <li>• J23093 Stormwater Final As-Built Report, received 19/12/24</li> <li>- Certificate of installation of Water Quality Devices by Ocean Protect dated 31/1/25</li> </ul> <p>Commencement of operation was notified as 31/1/25. Northrop CC indicates works as executed plans from the registered surveyor were received prior to commencement of operation.</p> <p>A Crown Completion Certificate for OC2 - Remainder of Works - Remainder of Block D &amp; Carpark, Block E, F, G, Landscaping &amp; Public Domain (REFER TO STAGING PLANS - MILESTONE 2) was sighted, dated 29/1/25.</p>	
<b>WARM WATER SYSTEMS AND COOLING SYSTEMS</b>				
<b>D5</b>	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010</i> , <i>Public Health Regulation 2012</i> and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• McPherson Plumbing Services Compliance Certificate, Warm Water Systems, Lot 30 Corner Elara Boulevard &amp; Kaluta Avenue, Melonba, dated 5/12/24</li> <li>• RCC Installation Certificate, Melonba Education Campus, dated 9/1/25</li> </ul>	<p>A Compliance Certificate for warm water systems was issued by McPherson Plumbing on 5/12/24, and references <b>Condition D5</b>. RCC Installation Certificate, Melonba Education Campus, dated 9/1/25 confirms there are no water cooling systems on the project.</p>	Compliant



OUTDOOR LIGHTING				
D6	<p>Prior to the commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>b) (has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Pro Electrical Installation Certificate, Outdoor Lighting – MOD 1, dated 5/12/24</li> </ul>	<p>An Installation Certificate for Outdoor Lighting was sighted, dated 5/12/24 and confirms compliance with <b>Condition D6</b>.</p> <p>The certificate was issued prior to the commencement of operation, notified as 31/1/25.</p>	Compliant
MECHANICAL VENTILATION				
D7	<p>Prior to commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>b) any dispensation granted by Fire and Rescue NSW.</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>ARA Mechanical Installation Certificate for Mechanical Services, dated 8/1/25</li> </ul>	<p>An Installation Certificate for Mechanical Services was sighted, dated 8/12/24 and confirms compliance with <b>Condition D7</b>.</p> <p>The certificate was issued prior to the commencement of operation, notified as 31/1/25.</p>	Compliant
OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT				
D8	<p>Prior to the commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B26 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels in the Noise and Vibration Impact Assessment for State Significant Development</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>PWNS 230362-MEC-Occupation Acoustic</li> </ul>	<p>An Occupation Acoustic Certification was issued to satisfy <b>Condition D8</b> on 23/1/25. PWNS confirms all required noise mitigation measures as outlined in the Acoustic Studio report have been implemented. PWNS also confirms that onsite acoustic compliance testing was undertaken</p>	Compliant



	Application SSD-41372302 prepared by acoustic studio and dated 31 May 2023.	<p>Certification – Condition D8 – R1, dated 23/1/25</p> <ul style="list-style-type: none"> <li>• MCB Group ACCONEX correspondence RE: SSD Condition D8, dated 23/1/25</li> </ul>	<p>in January 2025 to confirm the operation of Mechanical Plant and Equipment as installed onsite comply with the site specific Project Noise Trigger Levels as outlined in the Noise and Vibration Impact Assessment for SSD 41372302 prepared by Acoustic Studio, dated 31/5/23.</p> <p>Commencement of operation was notified as 31/1/25; the certificate was issued prior to commencement of operation on 23/1/25.</p> <p>In ACCONEX correspondence dated 23/1/25, the Certifier, MCB Group, confirms receipt of the evidence to satisfy <b>Condition D8</b>.</p>	
<b>FIRE SAFETY CERTIFICATION</b>				
<b>D9</b>	Prior to commencement of occupation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, 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.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• Interim Fire Safety Certificate, Melonba High School and Melonba Primary School, signed 20/1/25</li> <li>• Fire Safety Certificate, Melonba High School and Melonba Primary School, signed 20/1/25</li> </ul>	<p>Interim and Fire Safety Certificates were produced, signed 20/1/25.</p> <p>Commencement of operation was notified as 31/1/25; Fire Safety Certificates were signed prior on 20/1/25.</p> <p>Fire Safety Certificates were displayed at the school as required.</p> <p>NB: The date of commencement of occupation is one and the same as the commencement of operation.</p>	Compliant
<b>STRUCTURAL INSPECTION CERTIFICATE</b>				
<b>D10</b>	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, or generally in accordance with the relevant stage outlined in the Preliminary Staging	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> </ul>	The Structural Inspection Certificate was issued on 14/1/25, prior to	Compliant





	<p>Report prepared by DFP Planning and dated May 2024, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and Council after:</p> <p>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	<ul style="list-style-type: none"> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• Northrop Melonba Education Campus – Structural Inspection Certificate, dated 14/1/25</li> <li>• MCB Group ACCONEX correspondence RE: SSD Condition D10, dated 17/1/25</li> <li>• Letter from DoE to DPHI RE: Melonba Education Campus (SSD 41372302-MOD-1) – Submission of Structural Inspection Certificate in accordance with Condition D10, dated 20/1/25</li> <li>• Email from RCC to Blacktown City Council RE: Melonba Education Campus (SSD-41372302) Condition D10, dated 17/1/25</li> </ul>	<p>commencement of operation on 31/1/25.</p> <p>In ACCONEX correspondence dated 17/1/25, the Certifier, MCB Group, confirms receipt of the evidence to satisfy <b>Condition D10</b>.</p> <p>A letter from DoE to DPHI, dated 20/1/25 confirms submission to DPHI prior to commencement of operation.</p> <p>An email from Richard Crooked Constructions to Blacktown City Council, dated 17/1/25 confirms submission to Council prior to commencement of operation.</p>	
<b>COMPLIANCE WITH FOOD CODE</b>				
<b>D11</b>	<p>Prior to the commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, 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 <i>Food Act 2003</i> and AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• Frost Group Certificate of Compliance, Melonba Education Campus shared spaces, food tech kitchen &amp; VET kitchen, dated 5/12/24</li> </ul>	<p>A Certificate of Compliance for the shared spaces, food tech kitchen &amp; VET kitchen was issued, dated 5/12/24, prior to commencement of operation on 31/1/25.</p> <p>In ACCONEX correspondence dated 21/1/25, the Certifier, MCB Group, confirms receipt of the evidence to satisfy <b>Condition D11</b>.</p>	Compliant



		<ul style="list-style-type: none"> <li>MCB Group ACCONEX correspondence RE: SSD Condition D11, dated 21/1/25</li> </ul>		
<b>POST-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE</b>				
<b>D12</b>	<p>Prior to the commencement of operation of the final stage, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ol style="list-style-type: none"> <li>ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;</li> <li>have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</li> <li>be submitted to the Certifier;</li> <li>be forwarded to Council for information; and</li> <li>be provided to the Planning Secretary within 48 hours when requested.</li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Childs Property Inspections Pty Ltd, Marsden Park Post/Richard Crookes (D), Progress Report, dated 4/12/24</li> <li>MCB Group ACCONEX correspondence RE: SSD Condition D11, dated 21/1/25</li> <li>Email from RCC to Blacktown City Council RE: Melonba Education Campus (SSD-41372302) Condition D12, dated 17/1/25</li> </ul>	<p>Commencement of operation was notified as 31/1/25.</p> <p>A large number of dilapidation reports were provided as evidence. Each dilapidation report has not been reviewed as part of this audit. The Auditor has relied on the Progress Report, dated 4/12/24 which lists residential and public infrastructure Inspected, Booked, and Still to Inspect. The progress report dated 4/12/24 indicates there were 4 remaining residential properties and 6 public infrastructure items outstanding, and 6 residential properties booked for inspection.</p> <p>In ACCONEX correspondence dated 31/1/25, the Certifier, MCB Group, confirms receipt of the evidence to satisfy <b>Condition D12</b>. Evidence of submission to Council was sighted, dated 17/1/25.</p>	Compliant
<b>REPAIR OF PUBLIC INFRASTRUCTURE</b>				
<b>D13</b>	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ol style="list-style-type: none"> <li>repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> </ul>	Auditees advised there has been no requirement to repair public infrastructure during the project.	Not triggered





	<p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>			
<b>ROAD DAMAGE</b>				
<b>D14</b>	<p>Prior to the commencement of operation of the final stage, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> </ul>	<p>Auditees advised there has been no requirement to repair public infrastructure during the project.</p>	Not triggered
<b>POST-CONSTRUCTION SURVEY – ADJOINING PROPERTIES</b>				
<b>D15</b>	<p>Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation of the final stage, the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <ol style="list-style-type: none"> <li>document the results of the post-construction survey and compare it with the pre- construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;</li> <li>be provided to the owner of the relevant buildings surveyed;</li> <li>be provided to the Certifier; and</li> <li>be provided to the Planning Secretary within 48 hours when requested.</li> </ol>	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• MCB Group ACCONEX correspondence RE: Outstanding SSD Conditions, dated 31/1/25</li> <li>• Childs Property Inspections Pty Ltd, Marsden Park Post/Richard Crookes (D), Progress Report, dated 6/1/25</li> <li>• Emails to property owners, various RE: Post Construction Inspection – (address)</li> </ul>	<p>Several dilapidation reports were provided as evidence. Each dilapidation report has not been reviewed as part of this audit. The Auditor has relied on the Progress Report, dated 6/1/25, which lists residential and public infrastructure Inspected, Booked, and Still to Inspect. The progress report dated 6/1/25 indicates there were 4 remaining residential properties outstanding, and 2 public infrastructure items booked for inspection. The report states 52 property inspections were complete. In ACCONEX correspondence dated 31/1/25, the Certifier, MCB Group, confirms receipt of the evidence to satisfy <b>Condition D15</b>. Various emails were sighted as evidence of submission of the dilapidation reports to property owners.</p>	Compliant



			Evidence of submission to Council was sighted, dated 17/1/25.	
<b>D16</b>	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> </ul>	Auditees advised Post-Construction Survey Reports had not determined any property damage from the construction works.	Not triggered
<b>ROAD UPGRADE AND PEDESTRIAN INFRASTRUCTURE WORKS</b>				
<b>D17</b>	Prior to the commencement of any operation, the Applicant must complete the upgrading and widening of roads, pedestrian crossing facilities, landscaping, footpaths, signage and associated infrastructure as approved by condition B28 to condition B33, to the satisfaction of the relevant roads authority.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24Letter from SINSW to DPHI RE: Melonba Education Campus SSD-41372302: Notification of Non-Compliance in accordance with Condition A24 and A25, dated 6/2/25</li> <li>Correspondence from RCC to Colliers RE: Potential SSD Condition Non-Compliances, dated 20/1/25</li> </ul>	<b>Non-Compliance 2 (Self-reported):</b> <b><i>The commencement of operation occurred prior to the final sign-off from Blacktown City Council (BCC) (satisfaction of the relevant roads authority).</i></b> The project team are actively working with BCC to expedite the inspection and sign-off process. DPHI will be provided with written confirmation of compliance with Condition D17 immediately upon receipt of BCC's formal approval. The next available full day for BCC to conduct this inspection is Saturday, 08 February 2025. This preliminary inspection was undertaken with RCC and items are in the process of being resolved.	Non-Compliant
<b>D18</b>	Prior to commencement of any operation, footpaths in the following areas must be constructed and available for use: a) on Kaluta Avenue between Abel Road and Ribbonwood Crescent to provide a clear north to south link between the site and surrounds; and	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302</li> </ul>	Aerial photographs of footpath construction sighted, dated 29/1/25 (prior to commencement of operation).	Compliant





	b) on Periwinkle Street between Betula Parade and Kaluta Avenue to provide an east to west link between the site and surrounds	D1 Commence of Operation, dated 16/12/24 <ul style="list-style-type: none"> <li>Aerial photos of footpaths, undated</li> </ul>		
<b>DROP-OFF / PICK-UP AND CAR PARKING ARRANGEMENTS</b>				
<b>D19A</b>	<p>Prior to the commencement of operation of Stage 1, 2 and 3, or in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, evidence must be submitted to the Certifier that demonstrates that:</p> <p>a) construction works associated with the 45 on-site car parking spaces within the temporary carpark have been completed and that the constructed car parking facility is operational;</p> <p>b) works on the Elara Boulevard, Kaluta Avenue drop-off and pick-up facilities and a crossing to the eastern end of Swallow tail Street have been completed and is ready for operational use; and</p> <p>c) works on Elara Boulevard, Kaluta Avenue, and eastern end of Swallowtail Street, associated with the changes to signage to facilitate the drop-off/pick-up zones have been completed and is ready for operational use.</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>NBRS Letter to RCC RE: Compliance with SSD Condition D19 MOD-1, dated 21/1/2025</li> <li>NBRS Design Certificate RE: Compliance with SSD Condition D19 MOD-1, dated 6/12/24 (DRAFT)</li> </ul>	<p>Commencement of operation was notified as 31/1/25 (Stage 5).</p> <p>NBRS (Architects) Letter to Richard Crookes Constructions RE: Compliance with SSD Condition D19 MOD-1, dated 21/1/2025 was sighted. The letter confirms that, to the best of NBRS' knowledge, regarding the architectural drawings, compliance has been met with Conditions D19, D19A, D19B &amp; D19C.</p> <p>NB: No other evidence was available to support this condition. The auditor relies on the statement from the architect to confirm compliance in this instance.</p>	Compliant
<b>D19B</b>	<p>Prior to the commencement of any operation of Stage 4 or in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, evidence must be submitted to the Certifier that demonstrates that:</p> <p>a) construction works associated with the 150 on site car parking spaces have been completed and that the constructed car parking facility is operational;</p> <p>b) works on Swallowtail Street and Galah Street associated with all drop-off/pick-up zones have been completed and is operational; and</p> <p>c) works on Swallowtail Street and Galah Street associated with the changes to signage to facilitate the drop-off/pick-up zones have been completed and is ready for operational use.</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>NBRS Letter to RCC RE: Compliance with SSD Condition D19 MOD-1, dated 21/1/2025</li> <li>NBRS Design Certificate RE: Compliance with SSD Condition D19 MOD-1, dated 6/12/24 (DRAFT)</li> </ul>	<p>Commencement of operation was notified as 31/1/25 (Stage 5).</p> <p>NBRS (Architects) Letter to Richard Crookes Constructions RE: Compliance with SSD Condition D19 MOD-1, dated 21/1/2025 was sighted. The letter confirms that, to the best of NBRS' knowledge, regarding the architectural drawings, compliance has been met with Conditions D19, D19A, D19B &amp; D19C.</p> <p>NB: No other evidence was available to support this condition. The auditor relies on the statement</p>	Compliant



			from the architect to confirm compliance in this instance.	
<b>D19C</b>	<p>Prior to the commencement of any operation of Stage 5 or in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, evidence must be submitted to the Certifier that demonstrates that:</p> <p>d) construction works associated with the 45 on site car parking spaces from the temporary carpark have been completed and that the constructed car parking facility is operational and contains 150 car parking spaces.</p>	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• NBRS Letter to RCC RE: Compliance with SSD Condition D19 MOD-1, dated 21/1/2025</li> <li>• NBRS Design Certificate RE: Compliance with SSD Condition D19 MOD-1, dated 6/12/24 (DRAFT)</li> </ul>	<p>Commencement of operation was notified as 31/1/25 (Stage 5).</p> <p>NBRS (Architects) Letter to Richard Crookes Constructions RE: Compliance with SSD Condition D19 MOD-1, dated 21/1/2025 was sighted. The letter confirms that, to the best of NBRS' knowledge, regarding the architectural drawings, compliance has been met with Conditions D19, D19A, D19B &amp; D19C.</p> <p>NB: No other evidence was available to support this condition. The auditor relies on the statement from the architect to confirm compliance in this instance.</p>	Compliant
<b>ROAD SAFETY AUDIT</b>				
<b>D20</b>	<p>Prior to the commencement of Stage 1 and Stage 4, in accordance with the Preliminary Staging Report prepared by DFP Planning and dated May 2024, operation, an independent Road Safety Audit must be conducted on the school drop-off/pick-up facilities and zones, raised and at-grade pedestrian crossings and pedestrian accesses to the school on Elara Boulevard, Galah Street, Swallowtail Street and Kaluta Avenue. The Road Safety Audit must be undertaken in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits.</p>	<ul style="list-style-type: none"> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• AMWC Road Safety Audit, Melonba Education Campus, Roadworks Stage, dated 30/1/25</li> <li>• AMWC Road Safety Audit, Melonba Education Campus, Pre-Opening Stage, dated 31/1/25</li> <li>• Letter from DoE to DPHI RE: Melonba Education Campus (SSD-41372302) – D22 Road</li> </ul>	<p>Letter from DoE to DPHI, dated 16/4/25 provides notification that the Road Safety Audit (RSA) was completed by AWRC in two stages. The first audit, 'Roadworks Stage' was conducted on 16/1/25 prior to staff commencement. The second audit, 'Pre-Opening Stage' was conducted on 30/1/25 and issued to DoE prior to school operation on 31/1/25.</p> <p>Students commenced operation of MEC on D1, T1 2025, being 6/2/25. DoE has stated that based on the results of the RSAs, appropriate road safety and/or traffic management measures have been implemented, in consultation with</p>	Compliant





		<p>Safety Audit results, dated 16/4/25</p> <ul style="list-style-type: none"> <li>Major Projects Portal response to submission lodged 16/4/25, Melonba EC D22 Road Safety Audit results, dated 16/4/25</li> <li>Post Approval Form_202050416065351, dated 16/4/25</li> </ul>	the Contractor (Richard Crookes Constructions), Blacktown City Council and TfNSW, occurring within three months of the Road Safety Audit.	
<b>D21</b>	The results of the Road Safety Audit must be submitted to the Certifier for information within one month of undertaking the audit and prior to operation.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Letter from DoE to DPHI RE: Melonba Education Campus (SSD-41372302) – D22 Road Safety Audit results, dated 16/4/25</li> <li>Email from Colliers to MBC Group RE: Melonba EC - Condition D20 &amp; D21 - Road Safety Audit, dated 30/1/25</li> <li>Email from Colliers to MBC Group RE: Melonba EC - Condition D20 &amp; D21 - Road Safety Audit, dated 7/4/25</li> </ul>	Results of the RSA were submitted to the Certifier within the required timeframe.	Compliant
<b>D22</b>	Based on the results of the Road Safety Audit, appropriate road safety and/or traffic management measures must be implemented, in consultation with Council and TfNSW, within three months of the Road Safety Audit and evidence be submitted to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>AMWC Road Safety Audit, Melonba Education Campus, Roadworks Stage, dated 30/1/25</li> <li>AMWC Road Safety Audit, Melonba Education Campus, Pre-Opening Stage, dated 31/1/25</li> <li>Letter from DoE to DPHI RE: Melonba Education Campus (SSD-41372302) – D22 Road</li> </ul>	<p><i>The Department of Education (DoE) confirmed in a letter to DPHI, dated 16/4/2025 that road safety and/or traffic management measures had been implementation in consultation with Council and TfNSW, within three months of the Road Safety Audit (i.e. 30/4/25). Evidence of submission to the Planning Secretary was sighted, and acknowledgment received from DPHI, dated 16/4/25.</i></p> <p><i>"In accordance, with condition D20 of the Development Consent, the</i></p>	Compliant



		<p>Safety Audit results, dated 16/4/25</p> <ul style="list-style-type: none"> <li>Major Projects Portal response to submission lodged 16/4/25, Melonba EC D22 Road Safety Audit results, dated 16/4/25</li> <li>Post Approval Form_202050416065351, dated 16/4/25</li> </ul>	<p>Department of Education (DoE) would like to notify the Department of Planning, Housing and Infrastructure (DPHI) that the Road Safety Audit (RSA) was completed by AMWC RSA in two stages. The first audit, 'Roadworks Stage' was conducted on 16 January 2025 prior to staff commencement. The second audit, 'Pre-Opening Stage' was conducted on 30 January 2025 and issued to DoE prior to school operation on 31 January 2025. Students commenced operation of MEC on D1, T1 2025, being 06 February 2025. Based on the results of the Road Safety Audits, appropriate road safety and/or traffic management measures have been implemented, in consultation with the Contractor (Richard Crookes Constructions), Blacktown City Council and TfNSW, occurring within three months of the Road Safety Audit. Please refer to the evidence attached as appendices of this cover letter".</p> <p>NB: It is outside the scope of the audit to verify that RSA requirements have been implemented, and the Auditor relies on DoE and DPHI correspondence in this instance to confirm compliance.</p>	
<b>BICYCLE PARKING AND END-OF-TRIP FACILITIES</b>				
<b>D23</b>	Prior to the commencement of any operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, or other timeframe agreed in writing by the Planning Secretary,	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> </ul>	NBRS Completion Certificate, dated 22/1/25 states <b>Condition D23</b> has "been completed or is in the process of being completed, with	Compliant



	<p>compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>Stage 1:</p> <ul style="list-style-type: none"> <li>a) the provision of a minimum 20 bicycle parking spaces for students across both schools;</li> <li>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>c) the provision of end-of-trip facilities for staff; and</li> <li>d) appropriate pedestrian and cyclist advisory signs are to be provided.</li> </ul> <p>Stage 2:</p> <ul style="list-style-type: none"> <li>e) the provision of a minimum additional 48 bicycle parking spaces are provided for students across both schools;</li> <li>f) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities – Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>g) the provision of end-of-trip facilities for staff; and</li> <li>h) appropriate pedestrian and cyclist advisory signs are to be provided.</li> </ul> <p>i) Stage 4:</p> <ul style="list-style-type: none"> <li>j) the provision of a minimum 40 bicycle parking spaces are provided for staff and an additional 100 bicycle parking spaces (for a total of 168) for students across both schools;</li> <li>k) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities – Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance</li> <li>l) (k) the provision of end-of-trip facilities for staff; and</li> <li>m) (l) appropriate pedestrian and cyclist advisory signs are to be provided.</li> </ul>	<ul style="list-style-type: none"> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• NBRS Completion Certificate, Marsden Park New High School &amp; Melonba New Primary School, dated 22/1/25</li> <li>• RCC photographic evidence, received 30/7/25</li> </ul>	<p><i>Richard Crookes Construction to provide photographic evidence upon completion".</i></p> <p>Commencement of operation was notified as 31/1/25.</p> <p><b><u>Observation 1: Photographic evidence to support completion of Condition D23 was provided by RCC during the audit, though the date of completion could not be verified.</u></b></p>	
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	<i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>			
<b>SCHOOL ZONES</b>				
<b>D24</b>	<p>Prior to the commencement of any operation all required School Zone signage, speed management signage and associated pavement markings along surrounding streets must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Email from TfNSW to DoE RE: Melonba Education Campus - SSD Conditions D24 &amp; D25, dated 3/2/25</li> </ul>	<p>Email from TfNSW to DoE, dated 3/2/25 confirms "the school zone signage and line marking are completed on site. Given that the advice from Madison that the construction work has now been completed on site, the remaining one repeater static sign will be installed in the coming weeks which will not have impact on the operation of the school Zone".</p> <p>Commencement of operation was notified as 31/1/25.</p> <p>Photographic evidence, dated 21/1/25 was presented indicating school and speed zone signage was installed prior to commencement of operation.</p>	Compliant
<b>D25</b>	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	N/A	Not triggered
<b>SCHOOL TRANSPORT PLAN</b>				
<b>D26</b>	<p>Prior to the commencement of any operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>c) be prepared by a suitably qualified transport/traffic professional in consultation with Council and TfNSW</p> <p>d) include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>(i) objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>TTW School Transport Plan, Melonba Education Campus, dated 16/1/25</li> </ul>	<p>TTW prepared a School Transport Plan for Melonba Education Campus, dated 16/1/25, prior to the commencement of operation on 31/1/25.</p> <p>The Plan outlines how each condition of consent has been addressed within the Plan.</p> <p>Author CVs are attached in Appendix C.</p>	Compliant



	<p>(ii) specific tools and actions to help achieve the objectives and mode share targets; and</p> <p>(iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives progress towards achieving mode share targets (Appendix 3), including the frequency of monitoring and the requirement for physical counts and/or video counts sufficient to determine the mode share splits.</p> <p>e) include operational transport access management arrangements including:</p> <p>(i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish;</p> <p>(ii) the location of all car parking spaces on the school site and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;</p> <p>(v) delivery and services vehicle and bus access and management arrangements;</p> <p>(vi) management of approved access arrangements;</p> <p>(vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; and</p>	<ul style="list-style-type: none"> <li>Letter from DPHI to DoE RE: Marsden Park High School and Melonba Primary School (SSD-41372302) School Transport Plan, Condition D26, dated 22/1/25</li> </ul>	<p>The Plan states consultation was undertaken with Council and TfNSW for preparation of the overall transport strategy and included the development of mode share targets, pick up and drop off operations, and bus/loading zone operations.</p> <p>The Plan states the document has been issued to Council and TfNSW for comment, with comments addressed and summarised in Appendix A and Table 4.</p> <p>Letter from DPHI, dated 22/1/25 confirms the School Transport Plan was submitted to the satisfaction of the Planning Secretary.</p>	
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	<p>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members</p> <p>f) 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 plan; and</p> <p>g) an annual monitoring and review program for the duration of operation that includes (but is not limited to) the following:</p> <ul style="list-style-type: none"> <li>(i) within 12 months of the combined schools population reaching 2,500 students, a suitably qualified independent Travel Coordinator shall implement the objectives and strategies within the STP for three years;</li> <li>(ii) the review/audit by the Travel Coordinator shall ensure that mode share targets are being achieved. The result of the annual review is to be provided to Council and TfNSW for information within two months of completing the annual review/audit, and a copy made available to the Planning Secretary upon request within two working days;</li> <li>(iii) where the annual review/audit required by condition D26(e)(ii) above identifies that mode share targets are not being met, the Applicant is to implement further measures in consultation with Council and TfNSW to meet the targets prior to the next annual review/audit cycle;</li> <li>(iv) evidence of this consultation in the form of a report must include a description of the proposed measures and a schedule for implementing the measures, and be submitted to the Planning Secretary with the annual review/audit report required under condition D26(e)(ii);</li> <li>(v) review of the adequacy of school bus services to cater for school demand and consult with TfNSW to increase bus services if required to meet demand; and</li> </ul>			
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	<p>(vi) identification of measures to be implemented where demand exceeds the capacity of bus services.</p> <p>(f) notwithstanding D26(e) above, the Planning Secretary may consider revisions to timing to commence, extend or conclude the audit/review program, notably in instances where the Applicant demonstrates:</p> <p>(i) that mode share targets are being achieved on a consistent basis; or</p> <p>(ii) mode share targets are not being consistently achieved; or</p> <p>(iii) where mode share targets are not consistently being achieved, however, suitable evidence is provided detailing how impacts from the departure of mode share targets have been mitigated.</p>			
<b>D27</b>	The methodology and review of the mode share splits in annual review/audit identified in condition D26 must be reviewed and confirmed by an independently qualified traffic/transport professional prior to commencement of operation.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Melonba Public School Travel Mode Share Evaluation, Rev 1 Draft, Stantec, dated May 2025</li> <li>• Melonba High School Travel Mode Share Survey Results Evaluation, Rev 1 Draft, Stantec, dated 4/6/25</li> </ul>	Auditees advised Stantec has been engaged as the Travel Coordinator during operation, completing mode share surveys per term.	Compliant
<b>UTILITIES AND SERVICES</b>				
<b>D28</b>	Prior to commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• Sydney Water Subdivider/Developer Compliance Certificate (a certificate under Division 9</li> </ul>	Sydney Water issued a Compliance Certificate under Division 9 Section 73 of the <i>Sydney Water Act, 1994</i> , dated 25/10/23, prior to commencement of operation on 31/1/25.	Compliant



		Section 73 of the <i>Sydney Water Act, 1994</i> , dated 25/10/23		
<b>STORMWATER OPERATION AND MAINTENANCE PLAN</b>				
<b>D29</b>	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ol style="list-style-type: none"> <li>maintenance schedule of all stormwater quality treatment devices;</li> <li>record and reporting details;</li> <li>relevant contact information; and</li> <li>Work Health and Safety requirements.</li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Correspondence from MBC Group (Certifier) RE: MBC-SSDA-D29, D35 – MOD 1, dated 5/12/24</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Northrop Stormwater Operation &amp; Maintenance Plan, Melonba Education Campus, dated 28/11/24</li> </ul>	<p>Stormwater Operation &amp; Maintenance Plan (SOMP) was prepared for Melonba Education Campus, dated 28/11/24, prior to the commencement of operation on 31/1/25. The SOMP addresses the requirements of <b>Condition D29</b>.</p> <p>Evidence of submission of the SOMP to the Certifier was sighted, with the Certifier confirming close-out of Condition D29 in correspondence dated 5/12/24.</p>	Compliant
<b>CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF STORMWATER DRAINAGE STRUCTURES</b>				
<b>D30</b>	<p>Prior to the commencement of operation of Stage 1 and Stage 4, in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, all road stormwater drainage structures (pipelines and pits) must be inspected via CCTV after completion of road pavement construction works and the provision of all public utility services in accordance with Council's specifications.</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Email from RCC to Blacktown City Council RE: Melonba Education Campus (SSD-41372302) Condition D30 &amp; D31, dated 14/1/25</li> <li>Civil and Scape Compliance Certificate, Condition D31, dated 13/1/25</li> </ul>	<p>On 14/1/25 RCC submitted CCTV footage of stormwater pit and pipe network within Council domain and compliance certificates to Blacktown City Council. This was prior to commencement of operation on 31/1/25.</p>	Compliant
<b>D31</b>	<p>CCTV reports must be submitted to Council in the form of video footage of the inspections, a copy of the SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with Council's specifications indicating that any defects identified by this inspection have been rectified.</p>		<p>Civil and Scape issued a Compliance Certificate for <b>Condition D31</b>, dated 13/1/25, confirming "CCTV Inspection of Stormwater Drainage Structures within the Public Domain, comprising of Kaluta Ave, Swallowtail St, Galah St and Elara Blvd. Any defects identified during this inspection have been rectified".</p>	Compliant



CERTIFICATION OF WSUD SYSTEM				
<b>D32</b>	Prior to the commencement of any operation, a chartered professional engineer (CPEng) (Civil/Environmental Engineer) who has membership to Engineers Australia must provide evidence to the Certifier that the stormwater management system(s) have been built in accordance with Council's specification and design standards.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• MBC Group Crown Completion Certificate No. 23000435/7, SSD-41372302, dated 29/1/25</li> <li>• MBC Group ACCONEX correspondence RE: OC2 Completion Certificate – Remainder of Works, dated 6/2/25</li> <li>• Northrop Civil Construction Certificate, Melonba Education Campus, dated 3/2/25</li> </ul>	Northrop, stated professional engineers issued a Civil Construction Certificate for Melonba EC on 3/2/25, which included reference to compliance with <b>Condition D32</b> . Auditees advised School Operation commenced on 6 February 2025. (School Occupation 31/1/25).	Compliant
SIGNAGE				
<b>D33</b>	Prior to the commencement of operation, or in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, way-finding signage and signage identifying the location of staff car parking must be installed.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• Sign Craft Installation Certificate, Melonba Education Campus, SSD Condition D33 MOD-1 dated 8/1/25</li> </ul>	Sign Craft Installation Certificate <b>Condition D33</b> , Melonba Education Campus, dated 8/1/25 was sighted, prepared prior to commencement of operation on 31/1/25.	Compliant
<b>D34</b>	Prior to the commencement of operation, or in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, bicycle way-	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> </ul>	Sign Craft Installation Certificate <b>Condition D34</b> , Melonba Education Campus, dated 8/1/25 was sighted,	Compliant



	finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	<ul style="list-style-type: none"> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Sign Craft Installation Certificate, Melonba Education Campus, SSD Condition D34 MOD-1 dated 8/1/25</li> </ul>	prepared prior to commencement of operation on 31/1/25.	
<b>OPERATIONAL WASTE MANAGEMENT PLAN</b>				
<b>D35</b>	<p>Prior to the commencement of operation, or in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ol style="list-style-type: none"> <li>detail the type and quantity of waste to be generated during operation of the development;</li> <li>describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009)</i>;</li> <li>detail the materials to be reused or recycled, either on or off site;</li> <li>detail that vehicles servicing the waste storage area enter and exit the site in a forward direction;</li> <li>Include the Management and Mitigation Measures included in Attachment B of the Response to Submissions to the EIS and Section 6.4.9 of the Amendment Report., and</li> <li>include mitigation measures for the Stage 1 waste area identified in the Mitigation Measures Table – Version 2, prepared by DFP planning, dated May 2024.</li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Elephants Foot Operational Waste Management Plan, SSD-41372302, dated 14/1/25</li> </ul>	<p>An Operational Waste Management Plan was prepared by Elephants Foot, dated 14/1/25, prior to commencement of operation on 31/1/25.</p> <p>The Operational Waste Management Plan was prepared to satisfy Condition D35.</p> <p>Evidence of submission of the Operational Waste Management Plan to the Certifier was sighted, dated 6/1/25.</p>	Compliant
<b>LANDSCAPING</b>				
<b>D36</b>	Prior to the commencement of operation, or in accordance with the relevant stage outlined in the Preliminary Staging Report	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> </ul>	NBRS Completion Certificate, dated 22/1/25 states <b>Condition D36</b> has	Compliant





	prepared by DFP Planning and dated May 2024, landscaping of the site must be completed in accordance with landscape drawings listed in condition A2(d).	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>NBRS Completion Certificate, Marsden Park New High School &amp; Melonba New Primary School, dated 22/1/25</li> <li>RCC ACCONEX correspondence, Submission to the Certifier (MBC Group) RE: SSD Condition D23, D36 and D37, dated 5/2/25</li> <li>RCC photographic evidence, received 30/7/25</li> </ul>	<p><i>"been completed or is in the process of being completed, with Richard Crookes Construction to provide photographic evidence upon completion".</i></p> <p>Commencement of operation was notified as 31/1/25.</p> <p><b>Observation 2: Photographic evidence to support completion of Condition D36 was provided by RCC during the audit, though the date of completion could not be verified.</b></p>	
<b>D37</b>	<p>Prior to the commencement of operation of the final stage, the Applicant, in consultation with Council, must provide evidence to the Certifier that:</p> <p>a) a minimum 47 <i>Angophora Floribunda</i> (Rough Barked Apple) street trees of a minimum 200 litre pot size have been planted along Kaluta Avenue, Swallowtail Street, Galah Street and Elara Boulevard with planter bed surrounds, location and spacing to be determined by Council; and</p> <p>(b) all trees supplied and planted would be grown in accordance with AS 2302:2018 Tree Stock for Landscape Use.</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>NBRS Completion Certificate, Marsden Park New High School &amp; Melonba New Primary School, dated 22/1/25</li> <li>Melonba Education Campus, Civil Engineering Package, Public Domain Works</li> <li>RCC photographic evidence, received 30/7/25</li> </ul>	<p>NBRS Completion Certificate, dated 22/1/25 states <b>Condition D37</b> has <i>"been completed or is in the process of being completed, with Richard Crookes Construction to provide photographic evidence upon completion".</i></p> <p>Commencement of operation was notified as 31/1/25.</p> <p><b>Observation 3: Photographic evidence to support completion of Condition D37 was provided by RCC during the audit, though the date of completion could not be verified.</b></p>	Compliant
<b>D38</b>	Any variations or alternatives to the requirements of condition D37 above can be undertaken in consultation and approval from Council.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Noted	Not triggered





<b>D39</b>	<p>Prior to the commencement of any operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ol style="list-style-type: none"> <li>describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>be consistent with the Applicant's Management and Mitigation Measures at Attachment B of the Response to Submissions to the EIS Section 6.4 9 of the Amendment Report and the Mitigation Measures Table – Version 2, prepared by DFP planning, dated May 2024.</li> </ol> <p><i>Note: Landscaping on site and within the public domain must have regard to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and Diagram 5 – Planting Trees within Sydney Water Technical guidelines – Building over and adjacent to pipe assets.</i></p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>MCB Group ACCONEX correspondence RE: Outstanding SSD Conditions, dated 31/1/25</li> <li>Landscape Maintenance Plan, Melonba Education Campus, Landscape Solutions, dated 8/1/25</li> <li>Landscape Solutions Compliance Certificate, SSD-41372302, dated 23/1/25</li> </ul>	<p>A Landscape Maintenance Plan was prepared by Landscape Solutions, dated 8/1/25, prior to commencement of operation on 31/1/25. The Plan has been prepared to satisfy <b>Condition D39</b>, as confirmed in the Landscape Solutions Compliance Certificate, dated 23/1/25.</p> <p>In ACCONEX correspondence dated 31/1/25, the Certifier, MCB Group, confirms receipt of the evidence to satisfy <b>Condition D39</b>. Evidence of submission to Council was sighted, dated 17/1/25.</p>	Compliant
<b>D40</b>	<p>Prior the commencement of any operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ol style="list-style-type: none"> <li>has been prepared by a suitably qualified and experienced person(s);</li> <li>has been prepared in consultation with NSW State Emergency Service (noting the limitations described in the Flood Risk Management Guideline EM01);</li> <li>incorporates and complies with all advice provided by NSW State Emergency Service at D40(b);</li> <li>addresses the provisions of the Flood Risk Management Manual (DPHI)</li> <li>incorporates the following: <ol style="list-style-type: none"> <li>the flood emergency management protocols for operational phase of the development;</li> <li>predicted flood levels within the site and within the adjoining road system and other public land expected to be used by students and visitors;</li> <li>details strategies such as early or pre-emptive school closure, and other management</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Northrop Operational Flood Emergency Response Sub-Plan, Melonba Education Campus, dated 14/1/25</li> <li>Email from Colliers to the SES RE: Melonba EC – OFERP Review, dated 6/11/24</li> <li>Correspondence from RCC to MBC (Certifier) RE: SSDA-D40 Operational Flood Emergency Response Plan,</li> </ul>	<p>Northrop prepared an Operational Flood Emergency Response Sub-Plan, Melonba Education Campus, dated 14/1/25, prior to commencement of operation on 31/1/25.</p> <p>The Plan was prepared to meet compliance with <b>Condition D40</b>. Evidence of consultation with the SES was sighted, dated 6/11/24. Evidence of submission of the Flood Emergency Management Plan to the Certifier was sighted, dated 15/1/25. The Certifier response, confirming satisfaction was sighted, dated 17/1/25</p>	Compliant

	<p>requirements where relevant and where consistent with NSW SES advice;</p> <ul style="list-style-type: none"> <li>(iv) have regard for the appropriate management of out of hours activities occurring on site (including school or community use);</li> <li>(v) provides clear emergency management triggers and responses;</li> <li>(vi) details of flood warning time and flood notification;</li> <li>(vii) details assembly points and flood free routes where required;</li> <li>(viii) identifies clear roles and responsibilities for emergency flood management within the school;</li> <li>(ix) recognise that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the NSW SES must be followed;</li> <li>(x) provide clear messaging and communication protocols;</li> <li>(xi) includes clear requirements that the Plan be regularly reviewed;</li> </ul> <p>g) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members and</p> <p>h) demonstrates that the Flood Emergency Management Plan has been updated prior to the operation of each subsequent stage.</p> <p><i>Note: Where evidence is provided that NSW SES have not responded within 21 days, the consultation requirements for condition D40(b) are satisfied</i></p>	dated 15/1/25 & Certifier response, dated 17/1/25		
<b>D41</b>	A copy of the Flood Emergency Management Plan (required by condition D40) must be made available to the Planning Secretary upon request within two working days.	<ul style="list-style-type: none"> <li>• Audit Interview 3/7/25</li> </ul>	Auditees advised no such request had been made by the Planning Secretary.	Not triggered





COUNCIL ENGINEERING REQUIREMENTS				
D42	Prior to the commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, evidence must be submitted to the Certifier and Council demonstrating that the road widening undertaken in conditions B28 to B29 has been dedicated as a public road and registered with Land Registry Services.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• Letter from SINSW to DPHI RE: Melonba Education Campus SSD-41372302: Notification of Non-Compliance in accordance with Condition A24 and A25, dated 6/2/25</li> <li>• Correspondence from RCC to Colliers RE: Potential SSD Condition Non-Compliances, dated 20/1/25</li> </ul>	<p><b>Non-Compliance 3 (Self-reported):</b>  <i>While the road widening works required by Conditions B28 and B29 have been physically completed, the formal dedication and registration with Land Registry has not occurred.</i></p> <p>It is understood that Blacktown City Council (BCC) are withholding the signing of deposited plan sheets required for LRS registration until outstanding SSD conditions are met and until the roadworks subject to Condition D17 are completed and final sign-off is provided.</p> <p>Evidence of bond payment satisfying the conditions in BCC's claim is attached per the Road Approval - RDA-24-00946 Tax Invoice from BCC dated 19 April 2024, along with the executed Street Tree Bond dated 25/10/24.</p> <p>Once BCC signs the deposited plans, the registration process with LRS typically takes between four and six weeks. This timeframe extends beyond the current commencement of operations date, resulting in non-compliance with <b>Condition D42</b>.</p>	Non-Compliant
D43	Prior to the commencement of operation, or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, structural certification must be submitted to Council and the Certifier for all non-standard pits and pits over two metres deep (measured from the pit base to grate level).	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302</li> </ul>	A Structural Certificate for <b>Condition D43</b> was prepared by Northrop Engineers, dated 8/1/25 and confirms that Northrop Consulting Engineers Pty Ltd, "has undertaken either inspections or	Compliant





		<p>D1 Commence of Operation, dated 16/12/24</p> <ul style="list-style-type: none"> <li>Email from RCC to Blacktown City Council RE: Melonba Education Campus (SSD-41372302) Condition D43, dated 8/1/25</li> <li>ACCONEX correspondence from RCC to MBC Group RE: SSD Condition D43, dated 8/1/25</li> <li>Northrop Structural Certificate for D43 (SSD 41372302), Melonba Education Campus, dated 8/1/25</li> </ul>	<p><i>review of provided photos of the stormwater pits for the public domain works at Melonba Education Campus. The stormwater pits were generally constructed in accordance with the structural design for all nonstandard pits and pits over two meters deep (measured from the pit base to the grate level) for the Public Domain Works at Melonba Education Campus, in accordance with Condition D43".</i></p> <p>Evidence of submission of structural certification to Council and the Certifier was sighted, dated 8/1/25, prior to commencement of operation on 31/1/25.</p>	
<b>D44</b>	<p>Prior to the commencement of operation or generally in accordance with the relevant stage outlined in the Preliminary Staging Report prepared by DFP Planning and dated May 2024, all installed and/or replaced powder coated street furniture (i.e. street lighting poles, bus shelters, or any other items of street furniture), must have a certificate from the manufacturers (no greater than three months old) and provide to Council and the certifier demonstrating that the nominated powder coated items have been prepared and coated in accordance with AS/NZ 4506-2005 (service condition category 3). Any items of street furniture that does not comply with this certification must be removed and replaced (with appropriately certified items) at no cost to Council.</p>	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>Pro Electrical Installation Certificate, Condition D44, dated 13/12/24</li> <li>Summit Fencing Certificate of Compliance, Condition D44, dated 22/10/24</li> <li>Civil &amp; Scape / RCC Installation Certificate, <b>Condition D44</b>, dated 9/1/25</li> <li>ACONEX correspondence from MBC Group RE: SSD Condition D33 &amp; D34, dated 9/1/25</li> </ul>	<p>Pro Electrical prepared an Installation Certificate for <b>Condition D44</b>, dated 13/12/24.</p> <p>Summit Fencing prepared Certificate of Compliance for <b>Condition D44</b>, dated 22/10/24.</p> <p>Civil &amp; Scape also confirmed compliance with <b>Condition D44</b> via an Installation Certificate, dated 9/1/25.</p> <p>All certificates were issued prior to the commencement of operation on 31/1/25.</p> <p>Evidence of issue to the Certifier was sighted, dated 10/1/25, and response from the Certifier confirming close-out of Condition D44, dated 13/1/25.</p> <p>Evidence of issue to Council was sighted, dated 9/1/25 with Civil and</p>	Compliant

		<ul style="list-style-type: none"> <li>• ACONEX correspondence from MBC Group RE: SSD Condition D44, dated 13/1/25</li> <li>• Letter from RCC to Isaac Pinkerton RE: INSTALLATION CERTIFICATE, compliance with SSD Condition D44 MOD-1, dated 9/1/25</li> </ul>	Scape confirmation of compliance with SSD Condition D44 MOD-1.	
<b>D45</b>	<p>Prior to the commencement of operation, the following documentation (in accordance with Council's work specification – Civil) must be submitted to Council and the Certifier:</p> <p>a) compaction certificates for fill within road reserves;</p> <p>b) compaction certificates for road sub-grade;</p> <p>c) compaction certificates for road pavement materials (sub-base and base courses); and</p> <p>(iv) material compliance documentation</p>	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> <li>• Email from RCC to Blacktown City Council RE: Melonba Education Campus (SSD-41372302) Condition D45, dated 15/1/25</li> <li>• ACONEX Correspondence from MBC Group RE: SSD Condition D45, dated 17/1/25</li> </ul>	<p>Evidence of submission to Blacktown City Council sighted, dated 15/1/25.</p> <p>Evidence of Certifier satisfaction sighted, dated 17/1/25.</p> <p>Commencement of operation was notified as 31/1/25.</p>	Compliant
<b>PART E POST OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>OUT OF HOURS EVENT MANAGEMENT PLAN (SCHOOL USE)</b>				
<b>E1</b>	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to Council for information and a copy made available to the Planning Secretary, upon request, within two working days. The plan must include the following:</p> <p>a) the number of attendees, time and duration;</p> <p>b) arrival and departure times and modes of transport;</p> <p>c) where relevant, a schedule of all annual events;</p>	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Out of Hours Event Management Plan (School Use), Melonba Public School and Melonba High School, dated 24-28 Feb 2025</li> <li>• Out of Hours Event Management Plan (School Use), Melonba Public School</li> </ul>	<p>The first out of hours events for the school were held from 24/28<sup>th</sup> February 2025.</p> <p>Out of Hours Event Management Plans were prepared to comply with <b>Condition E1</b>.</p> <p>Evidence of consultation with Blacktown City Council sighted.</p>	Compliant





	<p>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>e) details of the use of the communal hall, library, lecture and movement spaces and, where applicable, restricting use before 8am and after 9:30pm, as well as ensuring that attendees of events have left the school site before 10pm;</p> <p>f) details of the use of the outdoor sports courts or recreation facilities, where applicable, restricting use before 8am and after 6pm, as well as ensuring that attendees of events have left the school site before 7pm;</p> <p>g) measures to minimise localised traffic and parking impacts; and</p> <p>h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017).</p>	<p>and Melonba High School, dated 25 Feb 2025</p> <ul style="list-style-type: none"> <li>Email from Principal to Blacktown City Council RE: Out of Hours Event Management Plan (School Use), dated 21/2/25</li> </ul>		
<b>E2</b>	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Email from School Principals to parents, Parent-Student-Teacher Goal Setting Conferences, dated 19/1/25</li> <li>Email from DoE to Wagner, Michaela &amp; Larissa Maraga, dated 19/6/25</li> </ul>	Evidence of notification sighted. Auditees advised the Out of Hours Event Management Plan (School Use) was implemented during the event.	Compliant
<b>OUT OF HOURS EVENT MANAGEMENT PLAN (COMMUNITY USE)</b>				
<b>E3</b>	<p>Prior to the commencement of each out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to Council for information and a copy made available to the Planning Secretary, upon request, within two working days. The plan must include the following:</p> <p>a) the number of attendees, time and duration;</p> <p>b) arrival and departure times and modes of transport;</p>	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees advised there have been no out of hours events for community use.	Not triggered





	<p>c) where relevant, a schedule of all annual events;</p> <p>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>e) details of the use of the communal hall, library, lecture and movement spaces and, where applicable, restricting use before 8am and after 9:30pm, as well as ensuring that attendees of events have left the school site before 10pm;</p> <p>f) details of the use of the outdoor sports courts or recreation facilities, where applicable, restricting use before 8am and after 6pm, as well as ensuring that attendees of events have left the school site before 7pm;</p> <p>g) measures to minimise localised traffic and parking impacts; and</p> <p>h) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017).</p>			
<b>E4</b>	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees advised there have been no out of hours events for community use.	Not triggered
<b>OPERATION OF PLANT AND EQUIPMENT</b>				
<b>E5</b>	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Melonba Education Campus 12 Month DLP Maintenance Schedule</li> </ul>	<p>A Maintenance Schedule for plant and equipment was sighted.</p> <p>Auditees advised all maintenance is to be completed by the end users, excluding the below items which will be completed by RCC during the 12 month DLP period:</p> <ul style="list-style-type: none"> <li>Irrigation Pumps – Bi-annually</li> <li>TMV's – Bi-annually</li> <li>Emergency lighting, Exit signs – Bi-annually</li> <li>RCDs – Annually</li> <li>Lift servicing – Quarterly servicing</li> </ul>	Compliant



			<ul style="list-style-type: none"> <li>Landscape maintenance – as per landscaping maintenance schedule.</li> </ul>	
<b>WARM WATER SYSTEMS AND COOLING SYSTEMS</b>				
<b>E6</b>	The operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010</i> , <i>Public Health Regulation 2012</i> and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees advised no warm or cool water systems have been installed on site.	Not triggered
<b>COMMUNITY COMMUNICATION STRATEGY</b>				
<b>E7</b>	The Community Communication Strategy, as required by condition B9 must continue to be implemented during construction and for a minimum of 12 months following commencement of operation.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Melonba High School Welcome Pack – February 2025</li> <li>Community Communication Strategy</li> </ul>	The Melonba High School Welcome Pack – February 2025 provides evidence of implementation of the CCS.	Compliant
<b>OPERATIONAL NOISE LIMITS</b>				
<b>E8</b>	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in condition D8.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>PWNA Post Occupancy Acoustic Survey, Melonba High School and Melonba Public School, dated 14/3/25</li> </ul>	Post Occupancy Acoustic Survey was undertaken on 25/2/25 by PWNA, with results including in their report, dated 14/3/25. The PWNA Post Occupancy Acoustic Survey report confirms the site is compliant with <b>Conditions E8</b> .	Compliant
<b>E9</b>	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data is collected following the commencement of use of the development.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>PWNA Post Occupancy Acoustic Survey, Melonba</li> </ul>	The PWNA Post Occupancy Acoustic Survey report confirms the survey was undertaken in accordance with <b>Condition E9</b> and <b>E10</b> . As such <b>Condition E11</b> does not require implementation	Compliant





		High School and Melonba Public School, dated 14/3/25	(additional mitigation should an exceedance be identified).	
<b>E10</b>	The monitoring program required by condition E9 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 of use of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise and Vibration Impact Assessment for State Significant Development Application SSD-41372302 prepared by acoustic studio and dated 31 May 2023	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• PWNA Post Occupancy Acoustic Survey, Melonba High School and Melonba Public School, dated 14/3/25</li> </ul>	The PWNA Post Occupancy Acoustic Survey report confirms the survey was undertaken in accordance with <b>Condition E9</b> and <b>E10</b> . As such <b>Condition E11</b> does not require implementation (additional mitigation should an exceedance be identified).	Compliant
<b>E11</b>	Should the noise monitoring program required by condition E9 identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• PWNA Post Occupancy Acoustic Survey, Melonba High School and Melonba Public School, dated 14/3/25</li> </ul>	The PWNA Post Occupancy Acoustic Survey report confirms the survey was undertaken in accordance with <b>Condition E9</b> and <b>E10</b> . As such <b>Condition E11</b> does not require implementation (additional mitigation should an exceedance be identified).	Not triggered
<b>UNOBSTRUCTED DRIVEWAYS AND PARKING AREAS</b>				
<b>E12</b>	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.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> </ul>	Two driveways are located on Galah Street and one driveway on Elara Boulevard. No driveway obstructions were observed during the site inspection.	Compliant
<b>SCHOOL TRANSPORT PLAN</b>				
<b>E13</b>	The School Transport Plan required by condition D26 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• TTW School Transport Plan, Melonba Education Campus, dated 16/1/25</li> </ul>	TTW prepared a School Transport Plan for Melonba Education Campus, dated 16/1/25. An annual update of the Plan has not yet been triggered.	Not triggered
<b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b>				





<b>E14</b>	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> <li>Post Approval Form_PA-16, Melonba EC SSD41372302 D1 Commence of Operation, dated 16/12/24</li> </ul>	Commencement of operation was notified as 31/1/25. 12 month anniversary date was not reached at the time of the initial operational audit.	Not triggered
<b>OUTDOOR LIGHTING</b>				
<b>E15</b>	Notwithstanding condition D6, 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.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> </ul>	Auditees advised outdoor lighting has not resulted in any residual impacts on the amenity of surrounding sensitive receivers.	Not triggered
<b>LANDSCAPING</b>				
<b>E16</b>	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D39 for the duration of occupation of the development.	<ul style="list-style-type: none"> <li>Site Inspection 3/7/25</li> <li>Audit Interview 3/7/25</li> </ul>	Landscape Solutions are engaged for a 12 month period from commencement of operation. Landscaping appeared to be well maintained during the site inspection.	Compliant
<b>SIGNAGE</b>				
<b>E17</b>	All signage approved under this consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of the development.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Signpac LED Digital Signs / sign settings dashboard, issued 9/7/25</li> </ul>	Traffic and street signage appeared to be well maintained during the site inspection.	Compliant
<b>E18</b>	The illumination of signage and LED screen/s must be switched off between 7pm and 7am, unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>Audit Interview 3/7/25</li> <li>Signpac LED Digital Signs / sign settings dashboard, issued 9/7/25</li> </ul>	All Signpac LED digital signs are fitted with a light sensor that is permanently connected to an automatic light dimmer which monitors the amount of ambient light and adjusts the brightness of the screen accordingly.	Compliant



			Signpac dashboard indicates brightness settings. NB: Compliance with Condition E18 was unable to be physically verified during the audit.	
<b>E19</b>	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting.	<ul style="list-style-type: none"> <li>• Audit Interview 3/7/25</li> <li>• Signpac LED Digital Signs / sign settings dashboard, issued 9/7/25</li> </ul>	<p>All Signpac LED digital signs are fitted with a light sensor that is permanently connected to an automatic light dimmer which monitors the amount of ambient light and adjusts the brightness of the screen accordingly.</p> <p>Signpac dashboard indicates brightness settings.</p> <p>NB: Compliance with Condition E19 was unable to be physically verified during the audit.</p>	Compliant
<b>E20</b>	<p>The LED sign must not:</p> <ul style="list-style-type: none"> <li>(a) dazzle or distract drivers due to colouring of the digital content;</li> <li>(b) be able to be mistaken for a traffic signal because the digital content has, for example, red, amber, or green circles, octagons, crosses or triangles;</li> <li>(c) be able to be mistaken as an instruction to drivers;</li> <li>(d) display advertising or messages which contain fully animated or video/movie style advertising or images;</li> <li>(e) display advertising material unrelated to the school;</li> <li>(f) be used for any live television, satellite, internet or similar broadcast;</li> <li>(g) emit sound; and</li> <li>(h) must have a default setting that will display an entirely black display area when no content is</li> </ul>	<ul style="list-style-type: none"> <li>• Audit Interview 3/7/25</li> <li>• Signpac LED Digital Signs / sign settings dashboard, issued 9/7/25</li> </ul>	<p>All Signpac LED digital signs are fitted with a light sensor that is permanently connected to an automatic light dimmer which monitors the amount of ambient light and adjusts the brightness of the screen accordingly.</p> <p>Signpac dashboard indicates brightness settings.</p> <p>NB: Compliance with Condition E20 was unable to be physically verified during the audit.</p>	Compliant



	being displayed or if a malfunction occurs.			
<b>IMPLEMENTATION OF VARIOUS OPERATIONAL MANAGEMENT PLANS</b>				
<b>E21</b>	<p>The following operational management plans (and any updates to those plans) must be implemented and adhered to at all times by the Applicant following occupation and for the duration of the occupation of the development:</p> <p>a) School Transport Plan (condition D26). In addition, the School Transport Plan must be updated annually unless otherwise agreed by the Planning Secretary having regards to evidence as to why an annual review and update is no longer required;</p> <p>b) Stormwater Operational and Maintenance Management Plan (condition D29);</p> <p>c) Operational Waste Management Plan (condition D35);</p> <p>d) Operational Landscape Management Plan (condition D39); and</p> <p>e) Operational Flood Emergency Management Plan (condition D40).</p>	<ul style="list-style-type: none"> <li>• Site Inspection 3/7/25</li> <li>• Audit Interview 3/7/25</li> <li>• Landscape Maintenance Plan, Melonba Education Campus, Landscape Solutions, dated 8/1/25</li> <li>• Landscape maintenance reports (various)</li> <li>• Elephants Foot Operational Waste Management Plan, SSD-41372302, dated 14/1/25</li> <li>• Bingo Monthly Report</li> <li>• Northrop Stormwater Operation &amp; Maintenance Plan, Melonba Education Campus, dated 28/11/24</li> <li>• TTW School Transport Plan, Melonba Education Campus, dated 16/1/25</li> <li>• Northrop Operational Flood Emergency Response Sub-Plan, Melonba Education Campus, dated 14/1/25</li> </ul>	<p>Evidence of implementation of the Landscape Maintenance Plan sighted, including various maintenance reports.</p> <p>Bingo has been engaged as the sole waste contractor. Monthly reports were sighted.</p> <p>Stormwater maintenance is undertaken by the Asset management unit.</p> <p>The School Transport Plan is implemented via monitoring of bus stop / route usage. Welcome Packs were sighted which include information regarding bus routes and kiss and drop locations.</p> <p>The Flood Emergency response is saved on the school server.</p> <p>Auditees advised implementation has not been triggered.</p>	<b>Compliant</b>









































## Independent Audit Report Declaration Form

<b>Project Name</b>	Melonba Education Campus – Program of Audits
<b>Consent Number</b>	SSD 41372302
<b>Description of Project</b>	Construction and operation of the new Marsden Park High and Melonba Primary Schools, including construction of seven new buildings, multi-level car park, road and pedestrian infrastructure works, landscaping and associated works.
<b>Project Address</b>	Lot 30 DP 1237735, 20 Kaluta Avenue and 10 Swallowtail Street, Melonba
<b>Proponent</b>	Department of Education
<b>Title of Audit</b>	Independent Environmental Audit No. 3
<b>Audit Date</b>	3 July 2025

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

I declare that

- (i) the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2019);
- (ii) the findings of the audit are reported truthfully, accurately and completely;
- (iii) I have exercised due diligence and professional judgement in conducting the audit;
- (iv) I have acted professionally, objectively and in an unbiased manner;
- (v) I am not related to any proponent, owner or operator of the Project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- (vi) I do not have any pecuniary interest in the audited Project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- (vii) neither I nor my employer have provided consultancy services for the audited Project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- (viii) I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the Project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so

Notes:

- a) 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) 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 corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to the false and misleading information; section 307Bv (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

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