

**Kellyville North Public School**  
**Pre-Construction Compliance Report**  
**Version: 3.0**  
**Date: 7<sup>th</sup> May 2019**

## Document control

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## GLOSSARY OF TERMS & ABBREVIATIONS

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

# 1 INTRODUCTION

## 1.1 Document Structure & Purpose

**Section 1** - Sets out the purpose of the PCCR and document structure.

**Section 2** - Provides an overview of the Project

**Section 3** - Provides an overview of the Project Approval Conditions

**Section 4** - Provides the status of Compliance Reporting Post Approval Requirements

**Section 5** - Environmental System Overview

**Section 6** - Report Findings including Non-compliances

**Appendix A** –Conditions of Consent

**Appendix B** - CoC Compliance Reporting Table

This document has been prepared to address compliance reporting requirements and methodology for the Pre-Construction or 'B conditions' for Kellyville North Primary School, and specifically the requirements of Condition B37 which states:

*“A Pre-Construction Compliance Report must be prepared for the Development and submitted to the Certifying Authority before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) before the commencement of construction works.”*

## 1.2 Proponent Details

This report has been prepared by TSA Management Pty Ltd for the Department of Education, School Infrastructure NSW.

## 2 PROJECT DESCRIPTION

The proposed Kellyville North Primary School is a new school providing teaching spaces and core facilities for 1,000 students, including the following scope deliverables:

- 40 new learning spaces, including three special education learning units, and core facilities to accommodate 1,000 students
- 3 special programs rooms
- a hall
- a library
- a canteen
- covered outdoor learning areas (COLA)
- semi-enclosed courtyards
- external play, gaming and sporting facilities.

The project delivery is to be staged / in phases as per the following description:

- **Milestone 1** - learning spaces and facilities which is due to open on Day 1, Term 1, 2019 for K-6 students.
- **Milestone 2** - facilities for up to 1,000 students, including additional play space to be completed by early 2020.

The staged approach to delivery was the result of detailed consultation with the Department of Education, and was developed in order to enable the school to open in alignment with the public commitment date of 29<sup>th</sup> January 2019 (Day 1 Term 1 2019).

The following sections of this report provide additional information in relation to the scope and deliverables of each milestones, as well as a graphical overlay of the site plan.

### 2.1 Milestone One

Milestone One includes the construction and commissioning of:

- Core Facilities for 1000 Students (i.e. Library, Canteen, Hall, Staff Facilities, Administration, OSHC facilities).
- Teaching Spaces for 550 Students (i.e. 22 Teaching Spaces).
- Play Space for 550 Students.
- Revision to existing external roads (Hezlett Road, Mossop Way, Hipwell Avenue) to provide Drop off/Pick up and parking facilities sufficient for school operation.

Milestone Two works would include the remaining teaching spaces, remaining landscaping and installation of a Sports Field.

Due to the importance of meeting this milestone in terms of stakeholder management and relationships the project team devised an approach to accelerate some portions of the scope (i.e. Milestone 1) to provide greater certainty to School Infrastructure and assist with meeting enrolment demand.

The physical extent of works included in each Milestone can be seen in Figure 1 below.

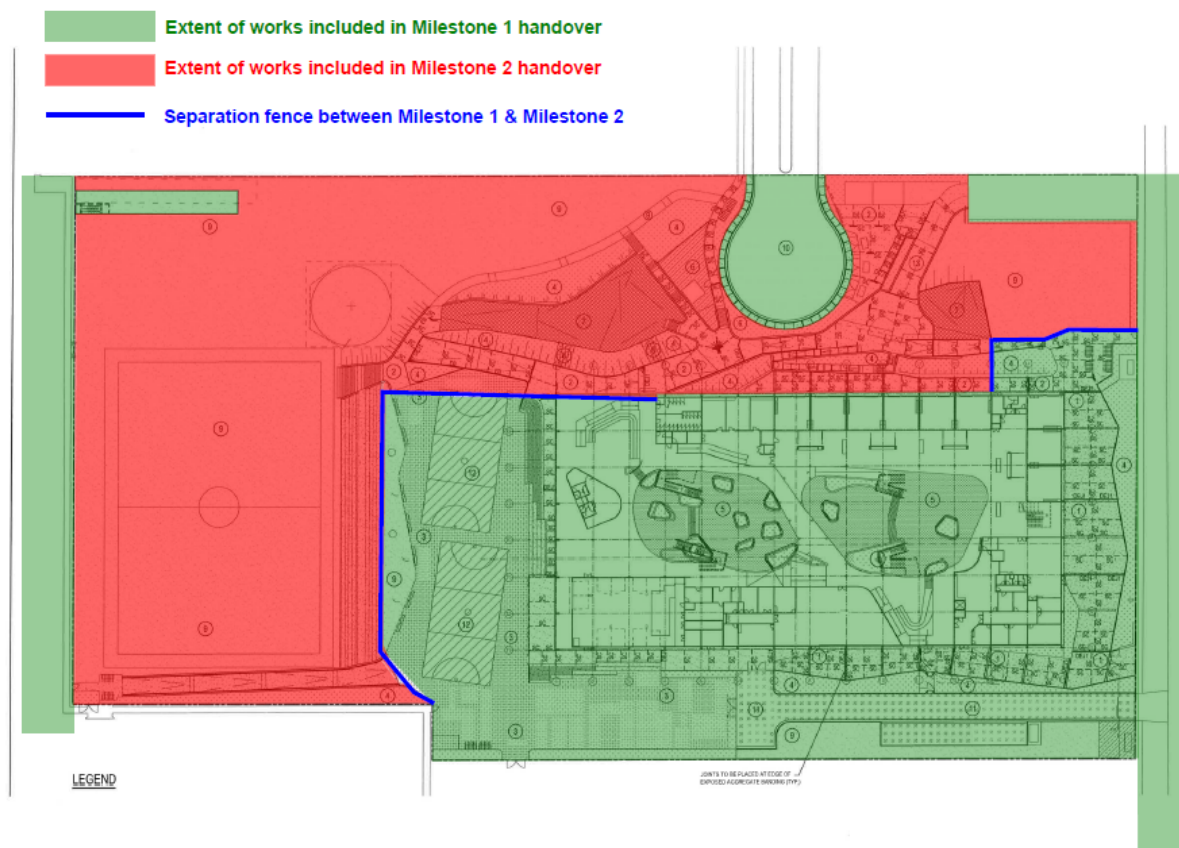


Figure 1 – Milestone Staging Plan

## 2.2 Milestone Two

Milestone Two includes for the scope not included in Milestone One or 'remaining scope'; including:

- Landscaping to the North of the new school building, including installation of a vehicle route to provide separate access to the Special Learning rooms.
- Landscaping to the West of the new school building, including installation of a Sports Field with tiered seating.
- Internal access road, linking Hezlett Road with Hipwell Avenue.

It is anticipated that Milestone Two works will be completed in mid-2019, well ahead of the public commitment date of early 2020.

### 3 OVERVIEW OF PROJECT APPROVAL CONDITIONS

The State Significant Development Application for Kellyville North Primary School (SSD 8344) was determined on 16.03.2018. The Conditions of Consent can be categorised into the following headings:

- Part A – Administrative Conditions
- **Part B – Prior to Commencement of Construction (This Report)**
- Part C – During Construction
- Part D – Prior to Occupation or Commencement of Use
- Part E – Post-Occupation

Documentation relevant to the PCCR includes:

- State Significant Development Approval SSD 8344, provided in Appendix A of this PCCR.

### 4 COMPLIANCE REPORTING POST APPROVAL REQUIREMENTS

The NSW Department of Planning and Environment Compliance Reporting Post Approval Requirements sets out the minimum requirements to be met when preparing Compliance Monitoring and Reporting Programs and Compliance Reports pursuant to conditions of consent.

These requirements apply to state significant projects where compliance monitoring and reporting in accordance with this document is required by the conditions of consent.

The deliverables required as part of the Compliance Monitoring and Reporting Program are set out in this section and include:

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

The compliance reports applicable to SSD 8344 and the minimum frequency for submitting Compliance Reports is set out in Table 1 on the following page.

Table 1 – Compliance Reporting Program & Schedule

Compliance Report	Phase	Timing	Minimum Frequency	Applies to this Development (Yes / No)
Pre-Construction Compliance Report	Pre-Construction	Prior to construction commencing	Single Report Only	Yes – Condition B37
Construction Compliance Report	Construction	Every 6 months until completion	At intervals no greater than 6 months	Yes – Condition B39
Compliance Monitoring and Reporting Program	Construction	Not specified	Regular intervals (6 monthly)	Yes – Condition C39
Pre-Operational Compliance Report	Pre-Operation	At least one month prior to operation	Single Report Only	Yes – Condition D39
Operational Compliance Report	Operation	N/A	N/A	No
Post- Decommissioning Compliance Report	Decommissioning	N/A	N/A	No

#### 4.1 Periodic Compliance Review

The Project Manager undertakes regular compliance activities such as inspections, observations and review of conditions with the wider project team. Any incidents or issues of non-compliance will be reported in accordance with SSD Condition A16.

#### 4.2 Compliance Reporting and Timing

The SSD Conditions require the Department of Education to provide:

- Pre-Construction Compliance Report – before the commencement of construction works (CoC B37).
- Construction Compliance Report - At intervals, every six months from the date of the commencement of construction, for the duration of construction (CoC B39).
- Pre-Operation Compliance Report – No later than one months before the commencement of operation (CoC D39).

#### 4.3 Compliance Status Descriptors

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

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

#### 4.4 Independent Environmental Audit

A program of Independent Environmental Audits will be submitted to DP&E, in accordance with the *Compliance Reporting Post Approval Requirements, Department of Planning and Environment, June 2018 Issue*.



## 5 ENVIRONMENTAL MANAGEMENT SYSTEM OVERVIEW

This PCCR is part of the suite of environmental management documents to be prepared for managing environmental compliance on the Project.

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

The strategies defined in the CEMP and PEMP have been developed with consideration of the conditions of this SSD approval, and the safeguards and management measures presented in the environmental assessment and approval documents.

The CEMP and PEMP establish the system for implementation, monitoring and continuous improvement to minimise impacts of the project on the environment.

## 6 REPORT FINDINGS

This section of the report provides a summary of project compliance status for the Pre-Construction phase. A detailed assessment is provided in **Appendix B**.

### 6.1 Compliance Performance

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

Table 2: Project Compliance Summary

SSD Category	Total No.	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A - Administrative	22	1	0	21
<b>Part B - Prior to Commencement of Construction</b>	<b>42</b>	<b>36</b>	<b>6</b>	<b>0</b>
Part C - During Construction	45	0	0	45
Part D – Prior to Commencement of Operation	45	0	0	45
Part E – During Operation	18	0	0	18
<b>Total</b>	<b>172</b>	<b>37</b>	<b>6</b>	<b>129</b>

## 6.2 Non-Compliances

The PCCR has identified a number of non-compliances relevant to this phase of the project. Table 3 below provides a detailed assessment of each non-compliance, the relevant authority and the corrective action(s) taken.

Table 3: Summary of Pre-Construction Non-Compliances

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
B37	A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> before the commencement of construction works.	The team incorrectly assumed that the SSD conditions formed the compliance report, and therefore provided evidence that this had been complied with. Following feedback from DP&E, provided 10/04/2019, they have confirmed that the previous submissions did not satisfy conditions.	DP&E	In response, this report has been produced retrospectively, and reviews the compliance of all conditions on 16.03.2018, using historic information and evidence to confirm status. To be submitted to DP&E.
B38	The Pre-Construction Compliance Report must include: a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and b) the expected commencement date for construction.	The team incorrectly assumed that the SSD conditions formed the compliance report, and therefore provided evidence that this had been complied with. Following feedback from DP&E, provided 10/04/2019, they have confirmed that the previous submissions did not satisfy conditions.	DP&E	In response, this report has been produced retrospectively, and reviews the compliance of all conditions on 16.03.2018, using historic information and evidence to confirm status. To be submitted to DP&E.
B39	Construction Compliance Reports must be submitted to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> for information every six months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Secretary. The Construction Compliance Reports must include: a) a results summary and analysis of environmental monitoring; b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints; c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period; d) a register of any modifications undertaken and their status;	The team incorrectly assumed that the SSD conditions formed the compliance report, and therefore provided evidence that this had been complied with. Following feedback from DP&E, provided 10/04/2019, they have confirmed that the previous submissions did not satisfy conditions.	DP&E	In response, this report has been produced retrospectively, and reviews the compliance of all conditions on 16.03.2018, using historic information and evidence to confirm status. To be submitted to DP&E.

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
	<p>any other matter relating to compliance with the terms of this consent or requested by the Secretary.</p> <p>e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;</p> <p>f) a summary of all incidents notified in accordance with this consent; and</p> <p>any other matter relating to compliance with the terms of this consent or requested by the Secretary.</p>			
B40	<p>No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information. The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirements that forms the audit scope is assessed at least once in each audit cycle. The environmental audit program, prepared and submitted to the Secretary must be implemented and complied with for the duration of the development.</p>	<p>A program of Independent Environmental Audits was not produced for the project.</p>	DP&E	<p>Following feedback from DP&amp;E a retrospective program of audits will be provided to close out this non-compliance. To be submitted to DP&amp;E.</p>
B41	<p>All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:</p> <p>a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community;</p> <p>b) assesses whether the development is complying with the terms of this consent;</p>	<p>No Independent Audits undertaken to date</p>	DP&E	<p>Following feedback from DP&amp;E a retrospective program of audits will be provided to close out this non-compliance. To be submitted to DP&amp;E.</p>
B42	<p>Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the approval of the Certifying Authority.</p>	<p>No Independent Audits undertaken to date</p>	DP&E	<p>Following feedback from DP&amp;E a retrospective program of audits will be provided to close out this non-compliance. To be submitted to DP&amp;E.</p>

### 6.3 Previous Report Actions

The PCCR is the initial report required by the consent, as such there are no previous actions relating to the PCCR or other stage report.

### 6.4 Incidents

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

Table 4: Summary of Incidents

Incident Date	Details	Notifiable (Yes/No, if Yes who was it reported to)	Follow-up Actions Taken	Status Open/Closed
N/A	-	-	-	-

There are no incidents to be reported for this period.

### 6.5 Complaints

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

Table 5: Summary of Complaints

Date of Complaint (dd/mm/yy)	Date of Response (dd/mm/yy)	Method of Complaint (Email / Phone / Letter)	Nature of Complaint (Traffic / Noise / Dust)	SINSW Response	Complaint Status (Open / Closed)
21/02/18	28/02/18	Email	School access	N/A	Closed
13/03/18	14/03/19	Phonecall	Rubbish	N/A	Closed

There are two (2) complaints to be reported for the period relevant to the PCCR. Both complaints were addressed by the project team and are considered to be closed.

## 7 APPENDIX A: SSD INSTRUMENT OF APPROVAL

## 8 APPENDIX B: CoC Compliance Reporting Table

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B1	<p>The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage</p>	<ul style="list-style-type: none"> <li>DP&amp;E notified of start date 21/02/18, acknowledged 22/02/18</li> <li>Certifying Authority following issue of Draft conditions with issue of Crown Certificate provided in response – 16/03/18</li> <li>Council notified of construction start date as part of Early Works DA</li> </ul>	Compliant		
B2	Plans certified in accordance with section 109R of the EP&A Act must be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions	<ul style="list-style-type: none"> <li>Plans and certification provided to DP&amp;E prior to construction commencement following issue of draft conditions 21/02/18 and acknowledged.</li> <li>Plans provided to Certifying Authority following issue of Draft conditions with issue of Crown Certificate provided in response – 16/03/18</li> <li></li> </ul>	Compliant		
B3	Unless otherwise agreed to by the secretary, a community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> <li>Community Communication Strategy developed 17/11/17 and updated throughout construction</li> </ul>	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B4	<p>The Community Communication Strategy must:</p> <p>a) identify people to be consulted during the design and construction phases;</p> <p>b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>d) set out procedures and mechanisms:</p> <ul style="list-style-type: none"> <li>• through which the community can discuss or provide feedback to the Applicant;</li> <li>• through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>• to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul> <p>Prior to the commencement of construction, a copy of the Community Communications Strategy must be submitted to the Certifying Authority and the Secretary and must be implemented for a minimum of 12 months following the completion of construction.</p>	<ul style="list-style-type: none"> <li>• Community Communication Strategy developed 17/11/17 and updated throughout construction</li> <li>• Issued to DP&amp;E 21/02/18</li> <li>• Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B5	<p>Prior to commencement of works, the Applicant must submit details of the chosen ESD measures incorporated into the final design, as identified in the ESD Report prepared by GHD Woodhead dated August 2017.</p> <p>Details must be submitted to the satisfaction of the Certifying Authority.</p>	<ul style="list-style-type: none"> <li>• Section J report finalised 02/03/18</li> <li>• Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B6	<p>The building materials used on the facades of the structure must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	<ul style="list-style-type: none"> <li>• Reflectivity Design Statement to be provided to Certifying Authority and accepted prior to construction starting</li> </ul>	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B7	Prior to commencement of building works, all outdoor lighting within the Subject Site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority	<ul style="list-style-type: none"> <li>Lighting Design certificate to be provided to Certifying Authority and accepted prior to construction starting</li> </ul>	Compliant		
B8	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the NCC. Prior to the commencement of any work, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<ul style="list-style-type: none"> <li>BCA/DDA Report produced 02/03/18</li> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B9	Soil erosion and sediment control measures must be designed in accordance with Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.	<ul style="list-style-type: none"> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B10	Prior to the commencement of any work, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings within the site, infrastructure and roads within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building falls within the 'zone of influence'. The report must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to Council. In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	<ul style="list-style-type: none"> <li>Dilapidation Report produced 02/02/18</li> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> <li>Issued to THSC (Council) 05/02/18</li> <li>As no access was denied by adjoining owners, requirement to contact DP&amp;E was not triggered.</li> </ul>	Compliant		



Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B11	Prior to the commencement of building works, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) the development consent.	<ul style="list-style-type: none"> <li>Design Statement produced 13/02/18</li> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B12	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings– Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works	<ul style="list-style-type: none"> <li>Mechanical Design drawings produced</li> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B13	Prior to the commencement of building works, final drainage design plans of the stormwater drainage management system must be prepared by a suitably qualified engineer generally in accordance with the stormwater drainage drawings prepared by GHD Woodhead (as listed under Condition A2). The drainage design plans must be submitted to the Certifying Authority prior to the commencement of works.	<ul style="list-style-type: none"> <li>Drainage Design drawings produced</li> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B14	The building plans and specifications accompanying the relevant plans submitted to the Certifying Authority prior to the commencement of relevant works associated with this consent must demonstrate that an appropriate area will be provided within the premises for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the School. Requirements of these storage areas must be designed in consultation with Council, evidence of which must be supplied to the Certifying Authority, and must: a) ensure all internal walls of the storage area are rendered to a smooth surface, coved at the floor/wall intersection, graded, appropriately drained with a tap in proximity to facilitate cleaning and drained to sewer via an approved treatment device; b) include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and include provision for separate storage and collection of organic/food waste.	<ul style="list-style-type: none"> <li>Drainage Design drawings produced in response to comments made by THSC (Council) following issue of Early Works DA 30/01/18</li> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B15	<p>Plans demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities, identified in the Traffic Impact Assessment, prepared by GHD Woodhead dated November 2017, must be submitted to the satisfaction of the Certifying Authority:</p> <p>a) the provision of a minimum 60 bicycle parking spaces, including an appropriate number designated for staff-only usage;</p> <p>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; and the provision of end-of-trip facilities for staff in accordance with the ESD Design &amp; As Built rating tool.</p>	<ul style="list-style-type: none"> <li>• Drainage Design drawings produced to reflect end-of-trip facilities</li> <li>• Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B16	<p>Prior to commencement of building works plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of works:</p> <p>a) All vehicles must enter and leave the site in a forward direction; and</p> <p>all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping</p>	<ul style="list-style-type: none"> <li>• Traffic Management Plan produced 02/02/18 produced in response to comments made by THSC (Council) following issue of Early Works DA 30/01/18 and issued</li> <li>• Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		
B17	<p>A final Traffic Management Plan (TMP), prepared by suitably qualified consultant, must be undertaken demonstrating that road safety and traffic efficiency is not compromised on the surrounding road network.</p> <p>The TMP is to be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority.</p>	<ul style="list-style-type: none"> <li>• Traffic Management Plan produced 02/02/18 produced in response to comments made by THSC (Council) following issue of Early Works DA 30/01/18 and issued</li> <li>• Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> </ul>	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B18	<p>Within 3 months of the date of this approval, unless otherwise agreed by the Secretary, a Road Access and Delivery Strategy must be prepared and submitted to the satisfaction of the Secretary providing details in relation to the following works:</p> <p>a) Hezlett Road drop-off/pick-up facilities (Condition D5, D6);</p> <p>b) Hezlett Road bus layover (Condition D11-D13);</p> <p>c) Hezlett Road crossing (Condition D7-D10);</p> <p>d) Mossop Way extension (Condition D1);</p> <p>e) Thorogood Boulevard cul-de-sac (Condition D1);</p> <p>f) Hipwell Avenue extension (Condition D1); and</p> <p>g) car parking adjacent to Hipwell Avenue (Condition E1). The Strategy must provide:</p> <p>i) details of the current status and forecasting of the preparation of design plans and appropriate engineering details;</p> <p>ii) summary of consultation undertaken (including outcomes) over the previous quarter and forecasting of future consultation;</p> <p>iii) forecast construction start date for these works, and timing for dedication to Council (where relevant);</p> <p>and iv) actual and forecast construction completion dates.</p> <p>The Strategy must be updated every 3 months and submitted to the Secretary until such time that all final works referenced in this condition are completed (including dedication where relevant)</p>	<ul style="list-style-type: none"> <li>Information submitted to DP&amp;E 220218 and acknowledged 22/02/18</li> <li>Information to be resubmitted every three months as noted in condition</li> </ul>	Compliant		
B19	All roads and traffic facilities shall be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority shall be obtained prior to the commencement of road or pavement construction works.	Note Only	Compliant		

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B20	<p>a) Prior to the commencement of works on the Subject Site, a Construction Environmental Management Plan (CEMP) must be prepared for the development and must address, but not be limited to, the following matters where relevant: • hours of work; • 24 hour contact details of site manager; • traffic management, prepared in consultation with Council; • construction noise and vibration management, prepared by a suitable qualified person; • management of dust and odour to protect the amenity of the neighbourhood; • erosion and sediment control; • stormwater control and discharge; • measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; • groundwater management plan including measures to prevent groundwater contamination; • external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; • an unexpected finds protocol; • waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and • waste storage, recycling and litter control.</p> <p>b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and</p> <p>c) The Applicant must submit a copy of the CEMP to the Department and Council, prior to commencement of work.</p>	<ul style="list-style-type: none"> <li>CEMP submitted to DP&amp;E following issue of draft conditions 21/02/18 and acknowledged 22/02/18 with no further comments received.</li> <li>CEMP to be submitted to Council prior to construction commencing</li> </ul>	Compliant		
B21	The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Note Only	Compliant		

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			Compliant	Non-compliant	Not Triggered
B22	<p>Prior to the commencement of building works on the Subject Site, a Construction Noise and Vibration Management Plan (CNVMP) must be prepared for the development and must address, but not be limited to, the following matters where relevant:</p> <p>i) be prepared by a suitably qualified expert;</p> <p>ii) be prepared in consultation with Council and all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines;</p> <p>iii) describe the measures that would be implemented to ensure: a. best management practice is being employed; b. compliance with the relevant conditions of this consent;</p> <p>iv) describe the proposed noise and vibration management measures in detail;</p> <p>v) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works;</p> <p>vi) describe the consultation undertaken to develop the strategies in v) above;</p> <p>vii) evaluates and reports on the effectiveness of the noise and vibration management measures; and</p> <p>viii) include a complaints management system that would be implemented for the duration of the project.</p>	<ul style="list-style-type: none"> <li>• CNVMP was prepared in accordance with the conditions made by THSC (Council) following issue of Early Works DA 30/01/18, completed 16/03/18</li> </ul>	Compliant		
B23	The applicant must submit a copy of the CNVMP to the Department and Council, prior to commencement of work.	<ul style="list-style-type: none"> <li>• CNVMP submitted to DP&amp;E and Council 16/03/18</li> </ul>	Compliant		
B24	The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Note Only	Compliant		

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B25	<p>The Applicant must prepare a CSWMP and the plan must:</p> <p>a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>b) be submitted to the approval of the Certifying Authority prior to the commencement of construction;</p> <p>c) describe all erosion and sediment controls to be implemented during construction;</p> <p>d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>e) detail all off-Site flows from the Site; and f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1 year ARI, 1 in 5 year ARI and 1 in 100 year ARI). The Applicant must submit a copy of the CSWMP to Council, prior to commencement of work.</p> <p>The CSWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.</p>	<ul style="list-style-type: none"> <li>CSWMP was prepared in accordance with the conditions made by THSC (Council) following issue of Early Works DA 30/01/18</li> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> <li>CSWMP submitted to Council with evidence provided retrospectively</li> </ul>	Compliant		
B26	<p>a) Prior to the commencement of works on the Site, a CWMP, prepared by a suitably qualified person in consultation with the Council, must be submitted to the satisfaction of the Certifying Authority. The CWMP must address, but not be limited to, the following matters: i) recycling of demolition materials including concrete; and ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p> <p>f) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Certifying Authority prior to the removal of any hazardous materials. g) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work. h) The Applicant must notify the Roads and Maritime Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Site, prior to the commencement of the removal of any waste material from the Site.</p> <p>The Applicant must submit a copy of the CWMP to the Department and to the Council, prior to commencement of work.</p>	<ul style="list-style-type: none"> <li>CWMP was prepared in accordance with the conditions made by THSC (Council) following issue of Early Works DA 30/01/18</li> <li>Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> <li>CSWMP to be submitted to Council prior to construction commencing</li> </ul>	Compliant		

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B27	<p>The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works</p> <p>a) Prior to the commencement of works on the Subject Site, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared for the development by a suitably qualified expert in consultation with Council and submitted for the approval of the Certifying Authority. The CTPMP must specify, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>i) identification of construction traffic routes for all required vehicles during construction, inclusive of any crane delivery, including any known road closures and consideration of alternate routes and construction traffic volumes (including heavy vehicle/spoil haulage) on these routes;</li> <li>ii) details of construction vehicle movements including parking, dedicated vehicle turning areas, and ingress and egress points;</li> <li>iii) discussion of construction impacts that could result in disruption of traffic, public transport, pedestrian and cycle access, access to public land, property access, including details of oversize load movements, and the nature and duration of those impacts;</li> <li>iv) discussion of potential cumulative construction impacts on the surrounding road network as a result of the simultaneous construction of adjoining developments;</li> <li>v) details of management measures to minimise traffic impacts, including temporary road work traffic control measures and measures to minimise peak period congestion;</li> <li>vi) details of measures to maintain or provide alternative safe and accessible routes for pedestrians throughout the duration of construction;</li> <li>vii) details of measures to maintain connectivity for cyclists, with particular emphasis on providing adequate access between key existing cycle routes for commuter cyclists;</li> <li>ix) an adaptive response plan which sets out a process for response to any traffic, construction or other incident; and</li> <li>x) mechanisms for the monitoring, review and amendment of the CTPMP.</li> </ul> <p>b) The Applicant must submit a copy of the CTPMP to the Department and Council, prior to commencement of work.</p>	<ul style="list-style-type: none"> <li>• CWMP was prepared in accordance with the conditions made by THSC (Council) following issue of Early Works DA 30/01/18</li> <li>• CTPMP issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> <li>• CTPMP submitted to DP&amp;E following issue of draft conditions 21/02/18 and acknowledged 22/02/18 with no further comments received.</li> <li>• CTPMP to be submitted to Council prior to construction commencing</li> </ul>	Compliant		
B28	<p>The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.</p>	Note Only	Compliant		

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B29	<p>Prior to the commencement of works, the following must be made available for community enquiries and complaints for the duration of construction:</p> <p>a) a toll-free 24 hour telephone number(s) on which complaints and enquiries about the application may be registered;</p> <p>b) a postal address to which written complaints and enquires may be sent; and</p> <p>an email address to which electronic complaints and enquiries may be transmitted.</p> <p>A Complaints Management System must be prepared before the commencement of any works and be implemented and maintained for the duration of works. The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:</p> <p>number of complaints received;</p> <p>number of people affected in relation to a complaint; and nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation</p> <p>The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request</p>	<ul style="list-style-type: none"> <li>Information for community enquiries and complaints was provided via public webpage prior to construction commencement. <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/n/north-kellyville-new-primary-school.html">https://www.schoolinfrastructure.nsw.gov.au/projects/n/north-kellyville-new-primary-school.html</a></li> <li>Complaints Register was developed in accordance with the condition.</li> <li>No request was received to provide this to the Secretary to date</li> </ul>	Compliant		
B30	<p>A Complaints Management System must be prepared before the commencement of any works and be implemented and maintained for the duration of works. The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:</p> <p>a) number of complaints received;</p> <p>b) number of people affected in relation to a complaint; and</p> <p>c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation.</p> <p>The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request.</p>	<ul style="list-style-type: none"> <li>Complaints Register was developed in accordance with the condition.</li> <li>No request was received to provide this to the Secretary to date</li> </ul>	Compliant		



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B33	Prior to the commencement of works, the Applicant must submit a written statement, prepared by a suitably qualified environmental consultant, to the Certifying Authority advising the results of the post demolition site inspection. If contamination was discovered on the site, the Applicant must submit to the Certifying Authority a Site Audit Report and Site Audit Statement prepared by an EPA accredited site auditor. The site audit report and site audit statement must verify that the land is suitable for the uses proposed as part of this approval.	<ul style="list-style-type: none"> <li>Clearance certificate for demolition (undertaken before SSD) provided to Certifying Authority 19 Feb 2018 and accepted.</li> </ul>	Compliant		
B34	Prior to the commencement of work the Applicant is to negotiate with the utility authorities (e.g. Ausgrid and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.	<ul style="list-style-type: none"> <li>Evidence of negotiation with relevant utility authorities will be provided prior to above ground work proceeding</li> </ul>	Compliant		
B35	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<ul style="list-style-type: none"> <li>Evidence of negotiation with relevant utility authorities will be provided prior to above ground work proceeding</li> </ul>	Compliant		
B36	The external walls of all buildings, including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior to commencement of works, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the NCC. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Secretary within seven days after the Certifying Authority accepts it	<ul style="list-style-type: none"> <li>Architectural drawings and design statement issued to Certifying Authority with Crown Certificate provided in response for 16/03/18</li> <li>Documents issued to DP&amp;E following issue of draft conditions 21/02/18</li> </ul>	Compliant		
B37	A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> before the commencement of construction works.	<ul style="list-style-type: none"> <li>Pre-Construction Compliance Report was completed retrospectively and therefore did not comply with the timing requirements of this condition.</li> </ul>			Non-compliant
B38	The Pre-Construction Compliance Report must include: a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and b) the expected commencement date for construction.	<ul style="list-style-type: none"> <li>Pre-Construction Compliance Report was completed retrospectively and therefore did not comply with the timing requirements of this condition.</li> </ul>			Non-compliant
B39	The Pre-Construction Compliance Report must include: a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and b) the expected commencement date for construction.	<ul style="list-style-type: none"> <li>Pre-Construction Compliance Report was completed retrospectively and therefore did not comply with the timing requirements of this condition.</li> </ul>			Non-compliant

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B40	No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information. The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirements that forms the audit scope is assessed at least once in each audit cycle. The environmental audit program, prepared and submitted to the Secretary must be implemented and complied with for the duration of the development.	<ul style="list-style-type: none"> <li>Independent Audit Program was completed retrospectively and therefore did not comply with the timing requirements of this condition.</li> </ul>			Non-compliant
.B41	All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which: a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community; b) assesses whether the development is complying with the terms of this consent;	<ul style="list-style-type: none"> <li>No Independent Audits undertaken to date</li> </ul>			Non-compliant
B42	Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the approval of the Certifying Authority.	<ul style="list-style-type: none"> <li>No Independent Audits undertaken to date</li> </ul>			Non-compliant

