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Construction Compliance Report
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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 CCR 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 reviews the compliance with SSD conditions for North Kellyville Primary School, addressing the requirement C41 within the State Significant Development Conditions:

“Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au 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 the construction of the development, or such other timeframe as required by the Secretary.”

As per condition C41, this Construction Compliance Report was required to be produced and submitted to DP&E within six months of the date of the commencement of 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 condition C41. In response, this report has been produced retrospectively, and reviews the compliance of all conditions as at 16.09.2018, using historic information and evidence to confirm the status of each.

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 29th 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 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
- **Part C – During Construction (This Report)**
- Part D – Prior to Occupation or Commencement of Use
- Part E – Post-Occupation

Documentation relevant to the CCR includes:

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

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 CCR 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 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	6	0	16
Part B - Prior to Commencement of Construction	42	19	13	0
Part C - During Construction	45	31	4	10
Part D – Prior to Commencement of Operation	45	0	0	45
Part E – During Operation	18	0	0	18
Total	172	66	17	89

6.2 Non-Compliances

The CCR has identified a number of non-compliances relevant to this phase of the project at this stage. Table 3 below provides a detailed assessment of each non-compliance, the relevant authority and the corrective actions which will be taken.

Table 3: Summary of Non-Compliances

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
B6	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.	This information was not provided to Certifying Authority prior to commencing construction	DP&E	Information to be provided to the satisfaction of the Certifying Authority.
B18	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: a) Hezlett Road drop-off/pick-up facilities (Condition D5, D6); b) Hezlett Road bus layover (Condition D11-D13); c) Hezlett Road crossing (Condition D7-D10); d) Mossop Way extension (Condition D1); e) Thorogood Boulevard cul-de-sac (Condition D1); f) Hipwell Avenue extension (Condition D1); and g) car parking adjacent to Hipwell Avenue (Condition E1). The Strategy must provide: i) details of the current status and forecasting of the preparation of design plans and appropriate engineering details; ii) summary of consultation undertaken (including outcomes) over the previous quarter and forecasting of future consultation; iii) forecast construction start date for these works, and timing for dedication to Council (where relevant); and iv) actual and forecast construction completion dates. 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	<ul style="list-style-type: none"> Information submitted to DP&E 22/02/18 and acknowledged 22/02/18, however not formally approved Information updated and resubmitted to DP&E 03/09/18 ahead of road works commencing. 	DP&E	Acceptance or further comment to be provided by DP&E to enable this to be closed out.

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
	completed (including dedication where relevant)			
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>	<p>CEMP submitted to DP&E following issue of draft conditions 21/02/18 and acknowledged 22/02/18 with no further comments received.</p> <p>Require evidence of submission to Council before this can be considered compliant.</p>	DP&E	Information to be issued to Council to close out this non-compliance
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,</p>	<ul style="list-style-type: none"> CSWMP was prepared in consultation with Council, using conditions issued by Council 30/01/18 to ensure acceptance Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 <p>Require evidence of submission to Council before this can be considered compliant.</p>	DP&E	Information to be issued to Council to close out this non-compliance

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
	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. The CSWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.			
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:</p> <p>i) recycling of demolition materials including concrete; and</p> <p>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.</p> <p>g) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.</p> <p>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. The CWMP (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"> CWMP was prepared in consultation with Council, using conditions issued by Council 30/01/18 to ensure acceptance Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 <p>Require evidence of submission to Council before this can be considered compliant</p>	DP&E	Information to be issued to Council to close out this non-compliance
B27	<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</p>	<ul style="list-style-type: none"> CTPMP was prepared in consultation with Council, using conditions issued by Council 30/01/18 to ensure acceptance CTPMP issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	DP&E	Information to be issued to Council to close out this non-compliance

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
	<p>specify, but not be limited to, the following:</p> <p>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;</p> <p>ii) details of construction vehicle movements including parking, dedicated vehicle turning areas, and ingress and egress points;</p> <p>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;</p> <p>iv) discussion of potential cumulative construction impacts on the surrounding road network as a result of the simultaneous construction of adjoining developments;</p> <p>v) details of management measures to minimise traffic impacts, including temporary road work traffic control measures and measures to minimise peak period congestion;</p> <p>vi) details of measures to maintain or provide alternative safe and accessible routes for pedestrians throughout the duration of construction;</p> <p>vii) details of measures to maintain connectivity for cyclists, with particular emphasis on providing adequate access between key existing cycle routes for commuter cyclists;</p> <p>ix) an adaptive response plan which sets out a process for response to any traffic, construction or other incident; and</p> <p>x) mechanisms for the monitoring, review and amendment of the CTPMP.</p> <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"> CTPMP submitted to DP&E 21/02/18 and acknowledged 22/02/18. <p>Require evidence of submission to Council before this can be considered compliant.</p>		
B33	<p>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.</p> <p>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</p>	<ul style="list-style-type: none"> Clearance certificate for demolition (undertaken before SSD) provided to Certifying Authority 19 Feb 2018 and accepted. Following identification of additional asbestos on site written statement and Clearance Certificate provided to Certifying Authority and accepted 01/06/19. 	DP&E	Site Audit Report to be provided, produced by EPA accredited site auditor to close out

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
	land is suitable for the uses proposed as part of this approval.	Site Audit Report has not been completed by EPA accredited Site auditor, needs to be completed to ensure compliance with this condition		
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 compliance@planning.nsw.gov.au 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, a PCCR has been produced retrospectively, which 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, a PCCR 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 compliance@planning.nsw.gov.au 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; any other matter relating to compliance with the terms of this	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, a PCCR has been produced retrospectively, and reviews the compliance of all conditions on 16.03.2018, using historic information and evidence to confirm status. This Report (Construction Compliance Report) provides a further retrospective review of compliance within the six month period requested by the condition.

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
	<p>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&E a retrospective program of audits will be provided to close out this non-compliance. To be submitted to DP&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: 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;</p>	<p>No Independent Audits undertaken to date</p>	DP&E	<p>Following feedback from DP&E an Independent Audit will be completed and issued to DoPE to close out this non-compliance. To be submitted to DP&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&E an Independent Audit will be completed and issued to DoPE to close out this non-compliance. To be submitted to DP&E.</p>
C35	<p>At least 48 hours before the commencement of construction until the completion of all works</p>	<p>Not all information has been made publicly available to date, although</p>	DP&E	<p>Information to be uploaded onto project webpage.</p>

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
	<p>under this consent, or such other time as agreed by the Secretary, the Applicant must: make the following information and documents (as they are prepared, obtained or approved) publicly available on its website: a) the documents referred to in condition A2 of this consent; i) all current statutory approvals for the development; ii) all approved strategies, plans and programs required under the conditions of this consent; iii) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; iv) 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; v) a summary of the current stage and progress of the development; vi) contact details to enquire about the development or to make a complaint; vii) a complaints register, updated monthly; viii) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; ix) any other matter required by the Secretary; and b) keep such information up to date, to the approval of the Certifying Authority.</p>	<p>Info Booths are being held monthly where the majority of the information is made available to the public.</p>		
C36	<p>Within six months of the date of this consent the Applicant must make the following information publicly available on its website and keep the information up to date: a) the EIS; b) current statutory approvals for the Development; c) approved strategies, plans or programs; d) a complaints register, updated on an annual basis; and e) any other matter required by the Secretary. Note: This condition does not require any confidential information to be made available to the public.</p>	<p>Not all information has been made publicly available to date, although Info Booths are being held monthly where the majority of the information is made available to the public.</p>	DP&E	<p>Information to be uploaded onto project webpage.</p>
C41	<p>Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au 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</p>	<p>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.</p>	DP&E	<p>This Report (Construction Compliance Report) has been produced retrospectively, and reviews the compliance of all conditions on 16.09.2018, using historic information and evidence to confirm the status of each. To be submitted to DP&E.</p>

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
	within one month following the end of each six month period for the duration of the construction of the development, or such other timeframe as required by the Secretary.			
C42	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 associated sub-plans as a result of construction carried out during the reporting period; d) a register of any modifications undertaken and their status; e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all incidents notified in accordance with this consent; and g) any other matter relating to compliance with the terms of this consent or as requested by the Secretary.	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	This Report (Construction Compliance Report) has been produced retrospectively, and reviews the compliance of all conditions on 16.09.2018, using historic information and evidence to confirm the status of each. To be submitted to DP&E.

6.3 Previous Report Actions

Previous actions related to the PCCR are captured in Table 5.2 should they remain Non-Compliances at this stage and included in the Table below.

Table 4: Previous Report Actions

CoC ID	Requirements	Details of Non-Compliance	Reported to	Action Completed
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 compliance@planning.nsw.gov.au 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, a PCCR has been produced retrospectively, which 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, a PCCR has been produced retrospectively, which 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	Action Completed
B39	<p>Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au 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; any other matter relating to compliance with the terms of this consent or requested by the Secretary. e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all incidents notified in accordance with this consent; and any other matter relating to compliance with the terms of this consent or requested by the Secretary.</p>	<p>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.</p>	DP&E	<p>This Report (Construction Compliance Report) has been produced retrospectively, and reviews the compliance of all conditions on 16.09.2018, using historic information and evidence to confirm the status of each. To be submitted to DP&E.</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</p>	<p>A program of Independent Environmental Audits was not produced for the project.</p>	DP&E	<p>Following feedback from DP&E a retrospective program of audits will be provided to close out this non-compliance. To be submitted to DP&E.</p>

CoC ID	Requirements	Details of Non-Compliance	Reported to	Action Completed
	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.			
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;	No Independent Audits undertaken to date	DP&E	Following feedback from DP&E an Independent Audit will be completed and issued to DoPE to close out this non-compliance. To be submitted to DP&E.
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.	No Independent Audits undertaken to date	DP&E	Following feedback from DP&E an Independent Audit will be completed and issued to DoPE to close out this non-compliance. To be submitted to DP&E.

6.4 Incidents

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

Table 5: 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 reported for this period.

6.5 Complaints

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

Table 6: 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)
N/A	-	-	-	-	

There are no reported complaints for this period.

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
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Note Only			Not Triggered
A2	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Secretary; c) generally, in accordance with the EIS and Response to Submissions and RtS Supplementary Information; in accordance with the approved plans in the table below: Refer to SSD for a full list of the approved plans.	Note Only			Not Triggered
A3	Consistent with the requirements in this consent, the Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Secretary; and the implementation of any actions or measures contained in any such document referred to in (a) above. The conditions of this consent and directions of the Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.	Note Only			Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
A4	If there is any inconsistency between the plans and documentation referred to above the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.	Note Only			Not Triggered
A5	<p>With the approval of the Secretary, the Applicant may:</p> <p>a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</p> <p>b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p> <p>If the Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p> <p>If approved by the Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.</p>	Note Only			Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
A6	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 Secretary for approval; and b) provide details of the consultation undertaken including: i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Note Only			Not Triggered
A7	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.	Note Only			Not Triggered
A8	Repeat of A7	Note Only	Compliant		
A9	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 Secretary for resolution. The Secretary's resolution of the matter shall be binding on the parties.	Note Only			Not Triggered
A10	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long Service Levy paid and receipt provided as evidence	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
A11	Any advice or notice to the consent authority must be served on the Secretary.	Note Only	Compliant		
A12	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.	Note Only	Compliant		
A13	Within three months of: a) the submission of an Annual Review under this consent; b) the submission of a compliance report under this consent; c) the submission of an incident report under this consent; d) the submission of an Independent Environmental Audit under this consent; e) the approval of any modification to the conditions of this consent; or f) the issue of a direction of the Secretary under condition A2, 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.	Note Only			Not Triggered
A14	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 and submitted: a) to the Secretary's satisfaction if previously approved by the Secretary; or b) to the Secretary for information. Where revisions are required, the revised document must be submitted to the Secretary within six weeks of the review. Note: this is to ensure the strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Note Only			Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
A15	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.</p> <p>a) A written incident notification must also be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant forms the view that an incident has not occurred.</p> <p>Written notification of an incident must:</p> <ul style="list-style-type: none"> i) identify the development and application number; ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); iii) identify how the incident was detected; iv) identify when the Applicant became aware of the incident; v) identify any actual or potential non-compliance with conditions of consent; vi) describe what immediate steps were taken in relation to the incident; vii) identify further action(s) that will be taken in relation to the incident; and viii) identify a project contact for further communication regarding the incident. <p>b) Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary, the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements for such reporting set out in A15(b), and such further reports as may be requested.</p> <p>The Incident Report must include:</p> <ul style="list-style-type: none"> i) a summary of the incident; ii) outcomes of an incident investigation, including identification of the cause/s of the incident; iii) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and iv) details of any communication with other stakeholders regarding the incident. 	Note Only			Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
A16	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Note Only			Not Triggered
A17	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Note Only			Not Triggered
A18	Any written requirements of the Secretary or relevant public authority (as determined by the Secretary) which may be given at any point in time, to address the cause or impact of an incident must be complied with and within any timeframe specified by the Secretary or relevant public authority.	Note Only			Not Triggered
A19	If statutory notification is provided to the EPA as required under the POEO Act in relation to the project, such notification must also be provided to the Secretary within 24 hours after the notification was provided to the EPA.	Note Only			Not Triggered
A20	Incidents are to be notified as part of monitoring the carrying out of the Development to provide data on compliance with this consent or the environmental impact of the Development. Accordingly, Division 2B of Part 6 of the EP&A Act applies.	Note Only			Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
A21	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 2B of Part 6 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Note Only	Compliant		
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Note Only	Compliant		
B1	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. 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.	<ul style="list-style-type: none"> • DP&E notified of start date 21/02/18, acknowledged 22/02/18 • Certifying Authority following issue of Draft conditions with issue of Crown Certificate provided in response – 16/03/18 • Council notified of construction start date as part of Early Works DA 	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"> • Plans and certification provided to DP&E prior to construction commencement following issue of draft conditions 21/02/18 and acknowledged. • Plans provided to Certifying Authority following issue of Draft conditions with issue of Crown Certificate provided in response – 16/03/18 	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
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"> Community Communication Strategy developed 17/11/17 and updated throughout construction 	Compliant		
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"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <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"> Community Communication Strategy developed 17/11/17 and updated throughout construction Issued to DP&E 21/02/18 Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	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"> Section J report finalised 02/03/18 Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
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.</p> <p>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"> Reflectivity Design Statement not provided to Certifying Authority prior to construction commencing 		Non-Compliant	
B7	<p>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.</p> <p>Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority</p>	<ul style="list-style-type: none"> Lighting Design certificate Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		
B8	<p>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.</p>	<ul style="list-style-type: none"> BCA/DDA Report produced 02/03/18 Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		
B9	<p>Soil erosion and sediment control measures must be designed in accordance with Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom.</p> <p>Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.</p>	<ul style="list-style-type: none"> Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B10	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> Dilapidation Report produced 02/02/18 Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 Issued to THSC (Council) 05/02/18 As no access was denied by adjoining owners, requirement to contact DP&E was not triggered. 	Compliant		
B11	<p>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:</p> <p>a) the relevant clauses of the BCA; and b) the development consent.</p>	<ul style="list-style-type: none"> Design Statement produced 13/02/18 Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		
B12	<p>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</p>	<ul style="list-style-type: none"> Mechanical Design drawings produced Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		
B13	<p>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.</p>	<ul style="list-style-type: none"> Drainage Design drawings produced Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
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, covered 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"> • Drainage Design drawings produced in response to comments made by THSC (Council) • Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		
B15	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: a) the provision of a minimum 60 bicycle parking spaces, including an appropriate number designated for staff-only usage; 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 & As Built rating tool.	<ul style="list-style-type: none"> • Drainage Design drawings produced to reflect end-of-trip facilities • Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		
B16	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: a) All vehicles must enter and leave the site in a forward direction; and all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping	<ul style="list-style-type: none"> • Traffic Management Plan produced 02/02/18 produced in response to comments made by THSC (Council) • Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		
B17	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.	<ul style="list-style-type: none"> • Traffic Management Plan produced 02/02/18 produced in response to comments made by THSC (Council) • Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B18	<p>The TMP is to be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority.</p> <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> <ul style="list-style-type: none"> a) Hezlett Road drop-off/pick-up facilities (Condition D5, D6); b) Hezlett Road bus layover (Condition D11-D13); c) Hezlett Road crossing (Condition D7-D10); d) Mossop Way extension (Condition D1); e) Thorogood Boulevard cul-de-sac (Condition D1); f) Hipwell Avenue extension (Condition D1); and g) car parking adjacent to Hipwell Avenue (Condition E1). The Strategy must provide: <ul style="list-style-type: none"> i) details of the current status and forecasting of the preparation of design plans and appropriate engineering details; ii) summary of consultation undertaken (including outcomes) over the previous quarter and forecasting of future consultation; iii) forecast construction start date for these works, and timing for dedication to Council (where relevant); and iv) actual and forecast construction completion dates. 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) 	<ul style="list-style-type: none"> • Information submitted to DP&E 220218 and acknowledged 22/02/18 • Information updated and resubmitted to DP&E 03/09/18 ahead of road works commencing. • No response received from DP&E to date, and therefore condition cannot be considered compliant 		Non-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		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
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"> • CEMP submitted to DP&E following issue of draft conditions 21/02/18 and acknowledged 22/02/18 with no further comments received. • Require evidence of submission to Council before this can be considered compliant. 		Non-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		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			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> <ul style="list-style-type: none"> i) be prepared by a suitably qualified expert; 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; iii) describe the measures that would be implemented to ensure: <ul style="list-style-type: none"> a. best management practice is being employed; b. compliance with the relevant conditions of this consent; iv) describe the proposed noise and vibration management measures in detail; 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; vi) describe the consultation undertaken to develop the strategies in v) above; vii) evaluates and reports on the effectiveness of the noise and vibration management measures; and viii) include a complaints management system that would be implemented for the duration of the project. 	<ul style="list-style-type: none"> • 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 	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"> • CNVMP submitted to DP&E and Council 16/03/18 	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		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
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. 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"> CSWMP was prepared in accordance with the conditions made by THSC (Council) following issue of Early Works DA 30/01/18 Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 Require evidence of submission to Council before this can be considered compliant. 		Non-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:</p> <p>i) recycling of demolition materials including concrete; and</p> <p>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.</p> <p>g) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.</p> <p>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>	<ul style="list-style-type: none"> CWMP was prepared in accordance with the conditions made by THSC (Council) following issue of Early Works DA 30/01/18 Issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 Require evidence of submission to Council before this can be considered compliant. 		Non-Compliant	

	The Applicant must submit a copy of the CWMP to the Department and to the Council, prior to commencement of work. The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works				
Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B27	<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"> 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; ii) details of construction vehicle movements including parking, dedicated vehicle turning areas, and ingress and egress points; 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; iv) discussion of potential cumulative construction impacts on the surrounding road network as a result of the simultaneous construction of adjoining developments; v) details of management measures to minimise traffic impacts, including temporary road work traffic control measures and measures to minimise peak period congestion; vi) details of measures to maintain or provide alternative safe and accessible routes for pedestrians throughout the duration of construction; vii) details of measures to maintain connectivity for cyclists, with particular emphasis on providing adequate access between key existing cycle routes for commuter cyclists; ix) an adaptive response plan which sets out a process for response to any traffic, construction or other incident; and x) mechanisms for the monitoring, review and amendment of the CTPMP. <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"> • CWMP was prepared in accordance with the conditions made by THSC (Council) following issue of Early Works DA 30/01/18 • CTPMP issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 • CTPMP submitted to DP&E following issue of draft conditions 21/02/18 and acknowledged 22/02/18 with no further comments received. • Require evidence of submission to Council before this can be considered compliant. 		Non-Compliant	

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
B28	The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	Note Only	Compliant		
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"> Information for community enquiries and complaints was provided via public webpage prior to construction commencement. https://www.schoolinfrastructure.nsw.gov.au/projects/n/north-kellyville-new-primary-school.html Complaints Register was developed in accordance with the condition. No request was received to provide this to the Secretary and therefore this portion of the condition was not triggered. 	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"> Complaints Register was developed in accordance with the condition. No request was received to provide this to the Secretary and therefore this portion of the condition was not triggered. 	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
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"> Clearance certificate for demolition (undertaken before SSD) provided to Certifying Authority 19 Feb 2018 and accepted. Following identification of additional asbestos on site written statement and Clearance Certificate provided to Certifying Authority and accepted 01/06/19. Site Audit Report has not been completed by EPA accredited Site auditor, needs to be completed to ensure compliance with this condition 		Non-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"> Evidence of negotiation with relevant utility authorities is provided prior to above ground work proceeding 	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"> Evidence of negotiation with relevant utility authorities is provided prior to above ground work proceeding 	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"> Architectural drawings and design statement issued to Certifying Authority with Crown Certificate provided in response for 16/03/18 Documents issued to DP&E following issue of draft conditions 21/02/18 	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 compliance@planning.nsw.gov.au before the commencement of construction works.	<ul style="list-style-type: none"> Pre-Construction Compliance Report was completed retrospectively and therefore did not comply with the timing requirements of this condition. 		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"> In response, a PCCR 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. 		Non-compliant	
B39	The Pre-Construction Compliance Report must include: a) details of how the terms of this consent that must be addressed	<ul style="list-style-type: none"> In response, a PCCR has been produced retrospectively, and reviews the compliance of all 		Non-compliant	

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			Compliant	Non-compliant	Not Triggered
	before the commencement of construction have been complied with; and b) the expected commencement date for construction.	conditions on 16.03.2018, using historic information and evidence to confirm status. To be submitted to DP&E.			
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"> A program of Independent Environmental Audits was not produced for the project. 		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;	No Independent Audits undertaken to date		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"> No Independent Audits undertaken to date 		Non-compliant	
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<ul style="list-style-type: none"> Plans stored on site and can be accessed as required 	Compliant		

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			Compliant	Non-compliant	Not Triggered
C2	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: between 7 am and 6 pm, Mondays to Fridays inclusive; between 8 am and 1 pm, Saturdays; and No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> Dates and times for construction adhered to as noted in Site Inductions 	Compliant		
C3	Activities may be undertaken outside of these hours: if required by the Police or a public authority for the delivery of vehicles, plant or materials; or if required in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or works are inaudible at the nearest sensitive receivers; or if a variation is approved in advance in writing by the Secretary or her nominee. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Note Only – not required during construction			Not Triggered
C4	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: 9 am to 12 pm, Monday to Friday; 2 pm to 5 pm Monday to Friday; and 9 am to 12 pm, Saturday.	<ul style="list-style-type: none"> Dates and times for construction adhered to as noted in Site Inductions 	Compliant		
C5	The development must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the CNVMP required under Condition B22.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Noise and Vibration Management Plan 	Compliant		
C6	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Fact Sheet C 4 of the Noise Policy for Industry), 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	Note Only – no tonal or impulsive noises			Not Triggered
C7	The Applicant must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under Condition C2.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Noise and Vibration Management Plan 			Not Triggered

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			Compliant	Non-compliant	Not Triggered
C8	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers, including surrounding residents and nearby hospital buildings. These activities are to be carried out after 8 am only and over continuous periods no exceeding three hours (with at least a one hour respite every three hours).	<ul style="list-style-type: none"> Work carried out in accordance with Construction Noise and Vibration Management Plan 			Not Triggered
C9	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where outlined in a CNVMP required under Condition B22.	<ul style="list-style-type: none"> Piling completed using bored piles 	Compliant		
C10	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Noise and Vibration Management Plan 	Compliant		
C11	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the Subject Site.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Noise and Vibration Management Plan 	Compliant		
C12	The Applicant must ensure construction of the development is carried out in accordance with the recommendations outlined in North Kellyville New Primary School Acoustic Report, prepared by GHD Woodhead, dated January 2018.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Noise and Vibration Management Plan 	Compliant		
C13	Vibration caused by the construction works at any residence or structure outside the Subject Site must be limited to: a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; b) for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472 – Guide to Evaluate Human Exposure to Vibration in Buildings (1 Hz to 80 Hz) for low probability of adverse comment; c) vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above; and d) these limits apply unless otherwise outlined in the CNVMP required under Condition B22 and submitted to the satisfaction of the Certifying Authority.	Note Only			Not Triggered
C14	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> Work carried out in accordance with Waste Management Plan 	Compliant		

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C15	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	<ul style="list-style-type: none"> Work carried out in accordance with Waste Management Plan 	Compliant		
C16	The Applicant must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse.	Work carried out in accordance with Waste Management Plan	Compliant		
C17	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with. [EPA].	<ul style="list-style-type: none"> Note Only 			Not Triggered
C18	Street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; a) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; b) all trees on the Subject Site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment, prepared by Arboreport, dated November 2017; and c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan 	Compliant		
C19	Any trees planted (that would reach a height of >8 m at maturity) as part of the approved Landscape Plan must be of a suitable advanced stage, be a locally endemic species and be endorsed by a suitably qualified and experienced person(s). Confirmation that all trees have been planted in accordance with this condition (including number of trees) must be provided to the	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan Will need to provide evidence of endorsement prior to operation to remain compliant 	Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
	Certifying Authority prior to operation unless otherwise agreed by the Secretary.				
C20	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan 	Compliant		
C21	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan 	Compliant		
C22	All construction vehicles (including concrete agitator trucks) are not to arrive at the project site or surrounding residential areas prior to the approved start time of works for the day	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan 	Compliant		
C23	All construction vehicles (including concrete agitator trucks) are not to arrive at the Subject Site or surrounding residential areas prior to the approved start time of works for the day	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan 	Compliant		
C24	Should any new information come to light during construction works which has the potential to alter previous conclusions about site contamination, then the Certifying Authority must be immediately notified and works must cease. The Certifying Authority will determine whether further investigation, or the need for remediation, is required before construction works can recommence.	Note Only			Not Triggered
C25	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<ul style="list-style-type: none"> Plans stored on site as required 	Compliant		
C26	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan 	Compliant		
C27	A Road Occupancy Licence must be obtained from the Transport Management Centre (RMS) for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> Note Only 			Not Triggered
C28	The loading and unloading of construction materials must not be carried out on City Road in order to ensure the continued and unimpeded operation of existing public transport services.	<ul style="list-style-type: none"> Note Only 			Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
C29	A site notice(s) must be prominently displayed at the boundaries of the Subject Site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. b) The site notice(s) is to satisfy all but not be limited to, the following requirements: i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted	<ul style="list-style-type: none"> Notice installed at front of site 	Compliant		
C30	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<ul style="list-style-type: none"> Site adequately secured in accordance with Management Plan 	Compliant		
C31	The following hoarding requirements must be complied with: no third party advertising is permitted to be displayed on the subject hoarding/ fencing; the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	<ul style="list-style-type: none"> Site adequately secured in accordance with Management Plan 	Compliant		
C32	The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan 	Compliant		
C33	If any unexpected archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area and the Heritage Office contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage Office.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan No unexpected finds found to date 	Compliant		

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			Compliant	Non-compliant	Not Triggered
C34	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all projects/sites. Works may only recommence with the written approval of OEH.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan No unexpected finds found to date 	Compliant		
C35	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 Secretary, the Applicant must: make the following information and documents (as they are prepared, obtained or approved) publicly available on its website: a) the documents referred to in condition A2 of this consent; i) all current statutory approvals for the development; ii) all approved strategies, plans and programs required under the conditions of this consent; iii) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; iv) 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; v) a summary of the current stage and progress of the development; vi) contact details to enquire about the development or to make a complaint; vii) a complaints register, updated monthly; viii) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; ix) any other matter required by the Secretary; and b) keep such information up to date, to the approval of the Certifying Authority.	<ul style="list-style-type: none"> Not all information has been made publicly available to date, although Info Booths are being held monthly where the majority of the information is made available to the public. 		Non-Compliant	
C36	Within six months of the date of this consent the Applicant must make the following information publicly available on its website and keep the information up to date: a) the EIS; b) current statutory approvals for the Development; c) approved strategies, plans or programs; d) a complaints register, updated on an annual basis; and e) any other matter required by the Secretary.	<ul style="list-style-type: none"> Not all information has been made publicly available to date, although Info Booths are being held monthly where the majority of the information is made available to the public. 		Non-Compliant	

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			Compliant	Non-compliant	Not Triggered
	Note: This condition does not require any confidential information to be made available to the public.				
C37	Within 24 hours of the occurrence of an incident that causes (or may cause) harm to the environment, the Applicant must notify the Secretary and any other relevant agencies of the incident in accordance with the requirements outlined in conditions of consent A15 to A20	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan No Environmental issues noted to date 	Compliant		
C38	Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested in accordance with condition of consent A15.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan No Environmental issues noted to date 	Compliant		
C39	The Applicant must provide regular (six monthly) reporting on any environmental performance required by the development consent for the development on its project website, in accordance with the reporting arrangements in any plans or other documents approved under the conditions of this consent.	<ul style="list-style-type: none"> Note Only 			Not Triggered
C40	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"> Information included in Site Induction 	Compliant		
C41	<p>Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction.</p> <p>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 the construction of the development, or such other timeframe as required by the Secretary.</p>	<ul style="list-style-type: none"> Construction Compliance Report was completed retrospectively and therefore did not comply with the timing requirements of this condition. 		Non-compliant	

Approval / Condition ID	Requirement	Evidence Collected / Response	Conformance Status		
			Compliant	Non-compliant	Not Triggered
C42	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 associated sub-plans as a result of construction carried out during the reporting period; d) a register of any modifications undertaken and their status; e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all incidents notified in accordance with this consent; and g) any other matter relating to compliance with the terms of this consent or as requested by the Secretary.	<ul style="list-style-type: none"> Construction Compliance Report was completed retrospectively and therefore did not comply with the timing requirements of this condition. 		Non-compliant	
C43	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating, any infrastructure that needs to be relocated as a result of the development.	<ul style="list-style-type: none"> No issues reported to date which would require rectification 	Compliant		
C44	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 NCC. Note: Under Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	<ul style="list-style-type: none"> Regular BCA inspections undertaken to confirm construction is proceeding in accordance with BCA Report 	Compliant		
C45	All excavations and backfilling on public land associated with the development must be executed in accordance with the appropriate safety standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life and property.	<ul style="list-style-type: none"> Work carried out in accordance with Construction Environment Management Plan No issues noted to date 	Compliant		

