

PRE-OCCUPATION COMPLIANCE REPORT – Stage 1

Picton High School
SSD 8640

April 2021



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Document Control

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1	Final	Gordon Barlow	-	16/04/2021

1 Introduction

This Pre-Occupation Compliance Report for Stage 1 has been prepared by Gordon Barlow, Mace on behalf of the NSW Department of Education (DoE) for Picton High School (SSD 8640). The report has been prepared in accordance with the Compliance Reporting Post Approval Requirements (DPE, 2018).

This Compliance Report has been prepared to meet the requirements of Condition B37 of the Development Consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for information.

1.2 Project Overview

To accommodate for growth in the Wollondilly Shire, Wollondilly Shire Council developed the Picton High School Masterplan. The plan involves a major upgrade (the Project) to Picton High School (PHS) to facilitate 1,580 students for the school.

Key features of the Project are:

- Necessary early works including demolition of Existing Buildings and associated excavation
- Construction of a two to three storey building located along the central spine of the site connecting with existing retained buildings
- Retention, repurposing or refurbishment of Buildings F, I, J, K, M and N
- Reconfiguration of car and bus drop off / pick up areas, including a new access point from Wonga Road and internal access road
- Increasing floor space incorporating permanent teaching spaces and core facilities
- Boundary adjustments
- Removal of 92 trees
- Associated landscaping works throughout the site.

The purpose of compliance reporting is to monitor and report on the compliance status of a project. A compliance report communicates the status of a project's performance (in relation to compliance with the conditions of consent)

Compliance Reporting ensures that:

- I. all requirements in the conditions of consent that apply to each phase of a project are identified and the approach for assessing compliance with them is considered, and where possible, documented, before the commencement of development;
- II. the project's performance in terms of compliance with conditions of consent is evaluated on the basis of monitoring data and is communicated at various stages during the carrying out of the development;
- III. the reporting obligations required by the conditions of consent are met; and
- IV. opportunities for improvement are identified and adopted.

1.3 Key Personnel

The key personnel responsible for the environmental management of the development are listed in Table 1.

Table 1: Key Personnel

Name	Role	Organisation	Contact Details
Sherwin Rasquinha	Project Director	SINSW	
Carl Alderson	Operations Director (PAP)	Mace	0402 369 916
Gordon Barlow	Assistant Project Manager	Mace	0423 119 657
Chris Bellemore	Construction Manager	Taylor	0414 939 854
Hazem Gergis	Project Manager	Taylor	0435 009 588
Ben Langshaw	Site Manager	Taylor	0423 325 254

1.4 Compliance Period

This Compliance Report covers the Pre-Occupation activities relating to Stage 1 of the Development.

1.5 Compliance Status Descriptors

The status of each compliance requirement for the project were assessed using the following descriptors in Table 2.

Table 2: Compliance Status Descriptors

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

2 Compliance Summary

The compliance performance for the reporting period is summarised in this section. See Appendix A for status of each compliance requirement.

Table 3 Compliances Summary

Part	Total No. Conditions	No. Conditions		
		Compliant	Non-Compliant	Not Triggered
PART A – Administrative Conditions	23	18	-	5
PART B – Prior to Construction	39	-	-	39
PART C – Construction	46	-	-	46
PART D – Prior to Occupation or Commencement of Use	39	8	1	30
Part E – Post Occupation	18	-	-	18

2.2 Non-Compliances

One non-compliance has been raised in the current reporting period relating to D3 – Submission of walls and cladding documentation to DPIE within 7 day of PCA acceptance. A letter advising the Department of a breach was lodged on 9th April 2021.

- The relevant documentation has been issued to the Department on 6/04/21.
 - Stage 1 – Submission Reference SSD-8640-PA-24

2.3 Previous Report Actions

Non-compliance relating to D36(d) was notified to DPIE on 27/03/21, which was noted in the previous compliance report (CCR4). The noted action of submitting a modification to the Department to remove the condition has been met, with the modification lodged to DPIE on 8/04/21. Awaiting Secretary approval of Landscape Management Plan.

2.4 Incidents

No incidents have occurred from approval until the end of this reporting period.

2.5 Complaints

There have been four complaints issued since the last Compliance Report (Construction Compliance Report 4).

Date of complaint	Date of response	Method of complaint	Nature of complaint	SINSW response	Complaint status	Is this complaint an emergency
22/3/2021	23/03/2021	Email and face to face	Water in yard	Resident was concerned at water in yard emailed and visited contractor on site. SINSW investigated and advised that severe weather event during the period was contributing to water and not site specific related	Closed	No
25/03/2021	25/03/2021	Phone call	Bollards in place for road works Contractor parking on residential streets	Motorist complaint that bollards were blocking access to a road. Additionally, contractors should park on site. Advised that bollards had been installed to allow the set up for road works to occur later that day. Works had been advised to local residents via letterbox and VMS was in place on main road. Contractor was reminded of staff parking arrangements and information included in toolbox talks.	Closed	No
30/03/2021	30/03/2021	Email	Water in yard and dirt	Resident advised water in yard and dirt residue. Contractor visited resident and advised would assist with gurney clean at completion of works	Closed	No
08/04/2021	08/04/2021	Email	Request for contractor to view ceiling condition	Resident advised damage to property requesting contractor to inspect. SINSW has attempted to contact resident to inspect and address concern.	Open	No

Appendix A - Compliance Report Declaration Form

Project Name	Picton High School
Application Number	SSD 8640
Description of Project	Demolition of existing and construction of new school
Project Address	480 Argyle Street, Picton NSW
Proponent	Department of Education
Title of Compliance Report	SSD 8640 – B37 – Compliance – POC Report – SINSW
Date	16 APR 2021
<p>I declare that I have reviewed the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> the Compliance Report has been prepared in accordance with all relevant conditions of consent; the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements; the findings of the Compliance Report are reported truthfully, accurately and completely; due diligence and professional judgement have been exercised in preparing the Compliance Report; and the Compliance Report is an accurate summary of the compliance status of the development. <p>Notes:</p> <ul style="list-style-type: none"> Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both). 	
Name of Authorised Reporting Officer	Sherwin Rasquinha
Title	Project Director
Signature	
Qualification	
Company	School Infrastructure NSW
Company Address	Level 8, 259 George Street, Sydney 2000
Endorsed: A/Executive Director, Projects NSW Department of Education	David Tonge
Signature	

Appendix B – Compliance Table

A compliance table has been prepared which identifies the compliance requirements from the SSD 8640 Development Consent and the associated monitoring methodology and evidence of compliance

Pre Occupation Compliance Report 1 - April 21

Picton High School
 Lot 2, DP 520158, 480 Argyle Street, Picton

Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
SCHEDULE 2				
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	At All Times	Compliant	The documents referred to elsewhere in this appendix.
Terms of Consent				
A2	A2. The development may only be carried out:			
	(a) in compliance with the conditions of this consent;	Construction	Compliant	D36(d) - unable to comply. Breach notice issued tp DPIE on 26/03/21 - "SSD8640 - Condition D36 - Notification of Non Compliance" A notice has been issued that we will not be able to comply once triggered, however Part D conditions are not yet triggered.
	(b) in accordance with all written directions of the Planning Secretary;	Construction	Compliant	Design Confidence Letter dated 28 Feb 2019 Ref: P217_007
	(c) generally in accordance with the EIS and Response to Submissions;	Construction	Compliant	Design Confidence Letter dated 28 Feb 2019 Ref: P217_007
	(d) in accordance with the approved plans in the table below:	Construction	Compliant	Design Confidence Letter dated 28 Feb 2019 Ref: P217_007
A3	A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Construction	Not Triggered	No directions have been received from the Planning Secretary as of March 2021
	(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 Planning Secretary; and	Construction	Not Triggered	No directions have been received from the Planning Secretary as of March 2021
	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Construction	Not Triggered	No directions have been received from the Planning Secretary as of March 2021
A4	A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Construction	Compliant	Noted by Taylor Construction
Limits of Consent				

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Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
A5	A5. This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Construction	Compliant	Consent Lapses on 10/05/2024 - 5 Years from Commencement date as notified to DPIE
Prescribed Conditions				
A6	A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At All Times	Compliant	CC1 P217_007, 16/4/19 CC2 P217_007-3 15/7/19 Part 6, Division 8A of the EPAA. Site Signage at Front Gate.
Planning Secretary as Moderator				
A7	A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Construction	Not Triggered	No Disputes with any authority at time of report.
Long Service Levy				
A8	A8. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Construction	Compliant	Long Service Levy Receipt No. 00348995 Dated 03/09/18 - Long Service Corporation. Amount Paid \$238,989.00.
Legal Notices				
A9	A9. Any advice or notice to the consent authority must be served on the Planning Secretary.	At All Times	Compliant	Nil Further Advice till March 2021
Student Numbers				
A10	A10. The student number is not to exceed 1,580 as referenced in the Environmental Impact Statement (V5) prepared by Ethos Urban dated 18 October 2018 and Traffic and Accessibility Impact Assessment prepared by TDG dated August 2018.	Operation	Not Triggered	Current expectation is 1580 - Schools issue.
Evidence of Consultation				
A11	A11. Where conditions of this consent require consultation with an identified party, the Applicant must:	At All Times	Compliant	All other conditions requiring consultation has been complied with during this reporting period

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Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and	At All Times	Compliant	<p>Wollindilly Shire Council D13 OTAMP - input regarding preparation of Operational Transport Access Management Plan. WSC considerations and comments incorporated into the OTAMP with nil disagreements or unresolved matters. B23 Road Design and Traffic Facilities - consultation on the Section 138 works included the construction of footpaths to Argyle St and Wonga Rd, and crossing points on Argyle St. Design for all works has been approved excluding the traffic light design, which is currently ongoing.</p> <p>TfNSW D13 OTAMP - input regarding preparation of Operational Transport Access Management Plan. TfNSW considerations and comments incorporated into the OTAMP with nil disagreements or unresolved matters. B23 Road Design and Traffic Facilities - consultation on the Section 138 works included the construction of footpaths to Argyle St and Wonga Rd, and crossing points on Argyle St. Design for all works has been approved excluding the traffic light design, which is currently ongoing.</p>
	(b) provide details of the consultation undertaken including:	At All Times	Compliant	Noted above (A11 section A)
	(i) the outcome of that consultation, matters resolved and unresolved; and	At All Times	Compliant	Noted above (A11 section A)
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At All Times	Compliant	Noted above (A11 section A)
	Staging, Combining and Updating Strategies, Plans or Programs			
A12	A12. With the approval of the Planning Secretary, the Applicant may:			
	(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);		Compliant	<p>190207 SSD 8640 A12 Staging Application dated 07/02/19.</p> <p>Email from Taylors to Planning & Environment NSW with application attached 08/02/19</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		Not Triggered	
	(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).	Construction and Operation	Compliant	Completion and Submission of Construction Compliance Report CCR4 on 6 Monthly Basis for March 2020
	Staging			

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Picton High School
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Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
A12A	A12A. The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Construction	Compliant	Planning and Environment Letter - Approval of Request to Stage Preparation and Submission of Plans: A12(a) Picton High School SSD 8640 dated 16/12/20
A12B	A12B. A Staging Report prepared in accordance with condition A12 must:			
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Construction	Compliant	The project is currently planned to be delivered in 3 stages as per CoC A12. No further staging has been proposed as yet.
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Construction	Compliant	Letter from SINSW Dated 22/11/20 Request to stage the Submission of Plans under Condition A12(a). Letter details Staging Times and activities
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Construction	Compliant	The Project is implementing approved stages as per CoC A12. Planning and Environment Letter - Approval of Request to Stage Preparation and Submission of Plans: A12(a) Picton High School SSD 8640 dated 16/12/20
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Construction	Compliant	Letter from SINSW Dated 22/11/20 Request to stage the Submission of Plans under Condition A12(a). Letter details that cumulative impacts are not expected
A12C	A12C. Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved to the Planning Secretary.	Construction	Compliant	The Project is implementing approved stages as per CoC A12.
A12D	A12D. Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	Construction	Compliant	The Project is implementing approved stages as per CoC A12.
A13	A13. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Construction	Not Triggered	Planning Secretary Letter - Approval of Request to Stage Preparation and Submission of Plans: A12(a) Picton High School SSD 8640 dated 16/12/20 - approval solely relates to approved staging under the request only.

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Picton High School
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Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
A14	A14. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.		Not Triggered	Planning Secretary Letter - Approval of Request to Stage Preparation and Submission of Plans: A12(a) Picton High School SSD 8640 dated 16/12/20 - approval solely relates to approved staging under the request only.
	Demolition			
A15	A15. Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. <u>The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</u>	Pre-Construction	Compliant	Acceptance by PCA - CC1 P217_007-2 dated 16/04/19. Taylor Letter to PCA dated 08/04/19 Picton High School Consent Condition A15 - M Upston Senior PM confirming works will be completed iaw AS2601-2001-Demolition of Structures.
	Structural Adequacy			
A16	A16. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.	Pre-Construction	Compliant	Design Confidence Letter dated 28 Feb 2019 Ref: P217_007 Mr Luke Sheey. Subsidence Advisory NSW Letter Ref: FN83-01591P0 TBA19-04219 dated 25 June 2019 Conditions Met for 480 Argyle Street Picton - John Johnston, Senior Risk Engineer.
	Notes:			
	• Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	Pre-Construction	Compliant	Subsidence Advisory NSW Letter Ref: FN83-01591P0 TBA19-04219 dated 25 June 2019 Conditions Met for 480 Argyle Street Picton - John Johnston, Senior Risk Engineer.
	External Walls and Cladding			

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Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
A17	A17. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	Compliant	<p>Bonacci Letter Ref: 20 21888 01S dated 05 April 2019 Certificate of Intent - Structural Design. Complying with current Australian Standards, relevant Building Codes of Australia requirements.</p> <p>Architectural Design Compliance Certificate dated 05/04/19 Building been designed iaw BCA and Australian standards</p>
Design and Construction for Bush Fire				
A18	A18. The construction of entire science and mathematics wing, up to an internal fire rated wall must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	Construction	Compliant	<p>Crown Authority Advice dated 03/04/19 on Bushfire Consultant Report.</p> <p>AS3959 BAL 12.5 Provision-Bushfire Mitigation Report dated 16/05/19 by Peterson Bushfire Consultants on Achieving compliance with relevant bushfire protection legislation.</p>

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Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
A19	A19. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Construction	Compliant	<p>Northrop Electrical Design Statement CC2 P217_007-3 dated 15/07/19 refers</p> <p>Northrop Letter 10.05.2019 Ref: SY167053-ESOC-1 Compliance with A19 - Electrical. Full Name of Designer: Ibbby Kanalas Qualifications: BEng, FIES, Address of Designer: Level 11, 345 George St. Sydney NSW 2000 Business Telephone No: 02 9241 4188 Name of Employer: Northrop Consulting Engineers Pty Ltd</p> <p>Northrop Letter 10.05.19 Ref: SY167053-HSOC-2 Compliance with A19 - Hydraulic. Full Name of Designer: Goran Lukic Qualifications: Assoc. Dip. Civil Eng Address of Designer: Level 11, 345 George Street Sydney NSW 2000 Business Telephone No: 02 9241 4188 Name of Employer: Northrop Consulting Engineers Pty Ltd</p>
Applicability of Guidelines				
A20	A20. 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.	Construction	Compliant	<p>Guidelines, protocols, and Australian Standards or Policy applied in this development were current to the date of Consent.</p> <p>Reference: Crown Design Certificate No. P217_003-3 dated 15 July 2019, Mr Luke Sheey, Principal.</p>
	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Construction	Not Triggered	No Instructions issued by Planning Secretary
Monitoring and Environmental Audits				
A21	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 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.	Construction	Compliant	<p>Part 9, Viv 9.4 if the EPAA Acoustic Logic Noise Report 20190515.3/0506A/RO/JM dated 15/05/19</p> <p>Wolf Peak Audit - PICTON HIGH SCHOOL – SSD 8640 INDEPENDENT AUDIT REPORT. Dated 25/06/20. Author and Auditor Mr. Derek Low, Principal Environmental Consultant, Wolfpeak.</p>

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Picton High School
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Compliance Requirement

Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
	Access to Information			
A22	A22. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Pre Construction and Construction	Compliant	Letter to Planning Secretary Dated 08/02/2019 informing of 48 Hours before commencement and seeking approval of the website as per A22 from Taylor Construction, Mr Stephen Craig, Senior design Manager.
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Pre Construction and Construction	Compliant	Documents available on Website are up to date as of March 2021.
	(i) the documents referred to in condition A2 of this consent;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(ii) all current statutory approvals for the development;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(vi) a summary of the current stage and progress of the development;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(vii) contact details to enquire about the development or to make a complaint;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(viii) a complaints register, updated monthly;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(x) any other matter required by the Planning Secretary; and	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Pre Construction and Construction	Compliant	All required documents Are on Project Website
	Compliance			
A23	A23. 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.	Pre-Construction	Compliant	Taylor's SE-F-11 Induction Form complies, Taylor SE-F-20 Additional Induction Items Complies. Taylor Scope of Works for each Tender relates to Condition A23 Current.

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Compliance Requirement

Unique ID	Compliance Requirement	Development Phase	Status	Evidence POCR1
ADVISORY NOTES				
AN1	AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Pre- Construction	Compliant	Inductions, sub contracts, prestart checks, safety audits, plant and equipment checks, SWMS audits - All copies of licences and permits, insurances are kept on Taylor Hammertech System
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	D1. The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Construction	Compliant	Letter issued to DPIE on 09/02/21 SSD-8640-PA-16
External Walls and Cladding				
D2	D2. Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Construction	Compliant	Accepted by Certifier (Design Confidence) refer correspondence 24th March 2021
D3	D3. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Construction	Non-Compliant	The relevant documentation has been issued to the Department on 6/04/21, beyond 7 days after PCA acceptance. Non-compliance letter issued to DPIE 9/01/21. Stage 1 – Submission Reference SSD-8640-PA-24 Stage 2 – Submission Reference SSD-8640-PA-25
Protection of Public Infrastructure				
D4	D4. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Construction	Not Triggered	Not triggered
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	Construction	Not Triggered	Not triggered
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Construction	Not Triggered	Not triggered
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by D9 of this consent.	Construction	Not Triggered	Not triggered
Post-construction Dilapidation Report				
D5	D5. Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	Post Construction	Not Triggered	Not a Stage 1 condition
	a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.	Post Construction	Not Triggered	Not a Stage 1 condition
	b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:	Post Construction	Not Triggered	Not a Stage 1 condition

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	i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	Post Construction	Not Triggered	Not a Stage 1 condition
	ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	Post Construction	Not Triggered	Not a Stage 1 condition
	c) to be forwarded to Council.	Post Construction	Not Triggered	Not a Stage 1 condition
	Dedication of Public Road			
D6	D6. The Wonga Road extension including roundabout and associated land on approved plans (Site Context Plan prepared by Billard Leece Partnership dated 30.08.2018) must be dedicated to Wollondilly Shire Council as a 'public road' at no cost to Council.	Construction	Not Triggered	Not a Stage 1 condition
	Roadwork's and Access			
D7	D7. Prior to the commencement of operation of the development, the Applicant must complete the construction of the Wonga Road extension including roundabout to the satisfaction of Council.	Construction	Not Triggered	Not a Stage 1 condition
D8	D8. Prior to the commencement of operation of the development, the Applicant must implement detailed signage and line-marking plan in accordance with condition B32.	Construction	Not Triggered	Not a Stage 1 condition
	Works as Executed Plans			
D9	D9. Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Construction	Compliant	Complete, issued to PCA 15/04/21 210415 - PCA Accept D9 181880.9046.RAMPS AS BUILT_ALL rev 3.210415 181880-1 (BUILDING SKETCH)_Signed 181880-2(OSD WAE) Page 1_Signed 181880-3(OSD WAE) Page 2_Signed 181880-4 (STORMWATER)_Signed
	Utilities and Services			
D10	D10. Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994	Construction	Not Triggered	Not a Stage 1 condition
	Road Safety Evaluation			
D11	D11. Any recommendations of the RSE as required by condition B33, must be implemented on all relevant sections of Argyle Street and Wonga Road utilised for bus and private vehicle drop-off and pick-up.	Construction	Not Triggered	Not a Stage 1 condition
	Green Travel Plan			
D12	D12. Prior to the commencement of operation, a revised Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:	Construction	Not Triggered	Not a Stage 1 condition
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;	Construction	Not Triggered	Not a Stage 1 condition
	(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;	Construction	Not Triggered	Not a Stage 1 condition
	(c) include specific tools and actions to help achieve the objectives and mode share targets;	Construction	Not Triggered	Not a Stage 1 condition

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	(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and	Construction	Not Triggered	Not a Stage 1 condition
	(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.	Construction	Not Triggered	Not a Stage 1 condition
	Operational Transport and Access Management Plan (OTAMP)			
D13	D13. An OTAMP is to be prepared for the school (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following:	Construction	Not Triggered	Not a Stage 1 condition
	(a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;	Construction	Not Triggered	Not a Stage 1 condition
	(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);	Construction	Not Triggered	Not a Stage 1 condition
	(c) the location and operational management procedures of the pick-up and drop-off parking located within Argyle Street, including staff management/traffic controller arrangements;	Construction	Not Triggered	Not a Stage 1 condition
	(d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements;	Construction	Not Triggered	Not a Stage 1 condition
	(e) delivery and services vehicle and bus access and management arrangements;	Construction	Not Triggered	Not a Stage 1 condition
	(f) management of approved access arrangements;	Construction	Not Triggered	Not a Stage 1 condition
	(g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking;	Construction	Not Triggered	Not a Stage 1 condition
	(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and	Construction	Not Triggered	Not a Stage 1 condition
	(i) a monitoring and review program.	Construction	Not Triggered	Not a Stage 1 condition
	The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.	Construction	Not Triggered	Not a Stage 1 condition
	The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.	Construction	Not Triggered	Not a Stage 1 condition
	Evacuation and Emergency Planning			
D14	D14. Prior to the operation of the development, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.	Construction	Not Triggered	Not a Stage 1 condition
	School Zones			
D15	D15. Installation of all required School Zone signage, speed management signage and associated pavement markings is to be completed prior to commencement of occupation of the development.	Construction	Not Triggered	Not a Stage 1 condition
	Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.			

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D16	D16. Following installation of School Zone signage, speed management signage and associated pavement markings, as required by condition D15, the Applicant must arrange an inspection with RMS for formal handover of assets. The handover of assets must occur prior to commencement of use of the development.	Construction	Not Triggered	Not a Stage 1 condition
D17	D17. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Construction		Not a Stage 1 condition
Mechanical Ventilation				
D18	D18. Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:	Construction	Not Triggered	Not a Stage 1 condition
	(a) the BCA;	Construction	Not Triggered	Not a Stage 1 condition
	(b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;	Construction	Not Triggered	Not a Stage 1 condition
	(c) the development consent and any relevant modifications; and	Construction	Not Triggered	Not a Stage 1 condition
	(d) any dispensation granted by the NSW Fire Brigade.	Construction	Not Triggered	Not a Stage 1 condition
D19	D19. The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Construction	Not Triggered	Not triggered
Fire Safety Certification				
D20	D20. Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Construction	Compliant	Complete DOC21 390406 TAB A 20210414 Picton HS Milestone 2 Fire Safety Certificate - TCG signed Issued to Council and PCA 14/04/21 Issued to Fire and Safety 16/04/21 210416 - Picton HS - Fire Safety Cert Stage 1 & 2
Structural Inspection Certificate				
D21	D21. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	Construction	Compliant	PCA Accepted Certification 7/04/21 - SSDA - D21 SIC Cover Letter - Rev 1 07042021 - 2021888-01S Picton HS Stage 1 - Final Structural Design Construction Certificate_06.04.2021 - 2021888-01S Picton HS Stage 1 - Project Inspection Closeout Statement_06.04.2021 - SSDA D21 Structural Inspection Certification - PCA Confirmation. -210410 - Picton HS - SSDA Condition D21 - Stage 1 Structural Certification
	(a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and	Construction	Compliant	Per above
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Construction	Compliant	Per above
	(c) person/s authorised to, for the life of the development.	Construction	Compliant	Per above
Compliance with Food Code				

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D22	D22. The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Construction	Compliant	- Installation Certificate Picton High School Fitout - 2210413 - PCA Accept D18, D21, D22
Stormwater Quality Management Plan				
D23	D23. Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:	Construction	Not Triggered	Not a Stage 1 condition
	(a) maintenance schedule of all stormwater quality treatment devices;	Construction	Not Triggered	Not a Stage 1 condition
	(b) record and reporting details;	Construction	Not Triggered	Not a Stage 1 condition
	(c) relevant contact information; and	Construction	Not Triggered	Not a Stage 1 condition
	(d) Work Health and Safety requirements.	Construction	Not Triggered	Not a Stage 1 condition
D24	D24. Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Construction	Not Triggered	Not a Stage 1 condition
Rainwater Harvesting				
D25	D25. A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Construction	Not Triggered	Not a Stage 1 condition
Warm Water Systems and Cooling Systems				
D26	D26. The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Construction	Compliant	Refer information provided 24/03/21 with correspondence from EFWF, New Edge, and PCA - DC Confirmation - D26 WWS CS 20210323 - SSSA - D26 WWS CS Rev 1 20210323 - SSSA D26 (002) - NEG - CAN-004
Outdoor Lighting				
D27	D27. The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:	Construction	Not Triggered	PCA accepted on 7/04/21 - SSSA D27 PCA Confirmation 07042021 - SSSA - D27 Outdoor Lighting - Rev 1 02042021_210402_112213 - Proelec Installation Certificate - Rev 2- 24-03-21 - Taylor-GCOR-006856_ SSSA Condition of Consent D27 - Outdoor Lighting light spillage
	(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	Construction	Not Triggered	Per above
	(b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Construction	Not Triggered	Per above
	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	Construction	Not Triggered	Per above
Signage				
D28	D28. Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Construction	Not Triggered	Not a Stage 1 condition

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Compliance Requirement

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D29	D29. 'No vehicular entry' signage must be installed to direct vehicles not to enter the southern staff car park on Argyle Street from the Wonga Road entry.	Construction	Not Triggered	Not a Stage 1 condition
D30	D30. Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Construction	Not Triggered	Not a Stage 1 condition
D31	D31. 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Construction	Not Triggered	Not a Stage 1 condition
Operational Waste Management Plan				
D32	D32. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:	Construction	Not Triggered	Not a Stage 1 condition
	(a) detail the type and quantity of waste to be generated during operation of the development;	Construction	Not Triggered	Not a Stage 1 condition
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	Construction	Not Triggered	Not a Stage 1 condition
	(c) detail the materials to be reused or recycled, either on or off site; and	Construction	Not Triggered	Not a Stage 1 condition
	(d) include the Management and Mitigation Measures included in EIS.	Construction	Not Triggered	Not a Stage 1 condition
Validation Report				
D33	D33. The Applicant must prepare a Validation Report for the development. The Validation Report must:	Construction	Not Triggered	Not a Stage 1 condition
	(a) be prepared by an EPA accredited Site Auditor;	Construction	Not Triggered	Not a Stage 1 condition
	(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;	Construction	Not Triggered	Not a Stage 1 condition
	(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);	Construction	Not Triggered	Not a Stage 1 condition
	(d) include, but not be limited to:	Construction	Not Triggered	Not a Stage 1 condition
	(i) comment on the extent and nature of the remediation undertaken;	Construction	Not Triggered	Not a Stage 1 condition
	(ii) describe the location, nature and extent of any remaining contamination on site;	Construction	Not Triggered	Not a Stage 1 condition
	(iii) sampling and analysis plan and sampling methodology;	Construction	Not Triggered	Not a Stage 1 condition
	(iv) results of sampling of treated material, compared with the treatment criteria;	Construction	Not Triggered	Not a Stage 1 condition
	(v) details of the volume of treated material emplaced within the containment cell and its location;	Construction	Not Triggered	Not a Stage 1 condition
	(vi) results of any validation sampling, compared to relevant guidelines/criteria;	Construction	Not Triggered	Not a Stage 1 condition
	(vii) discussion of the suitability the remediated areas for the intended land use; and	Construction	Not Triggered	Not a Stage 1 condition
	(viii) any other requirement relevant to the project.	Construction	Not Triggered	Not a Stage 1 condition

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	Site Audit Report and Site Audit Statement			
D34	D34. Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	Construction	Compliant	Site Audit Statement & Site Audit Report received from Ramboll on 16/04/21 SAR Stage 1 & 2, Picton High School 16 April 2021
D35	D35. Within 3 months of submission of the Validation Report required by condition D33, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).	Construction	Not Triggered	Not a Stage 1 condition
	Landscaping			
D36	D36. Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:	Construction	Not Triggered	Not a Stage 1 condition
	(a) Include revised landscape plan as per condition B4 to include planting in accordance with the approved Softscape Tree Size Specification & Formal Softscape Areas (issue B) prepared by Arcadia Landscape Architecture dated February 2018 and at least 14 additional canopy trees;	Construction	Not Triggered	Not a Stage 1 condition
	(b) detail the species to be planted on-site;	Construction	Not Triggered	Not a Stage 1 condition
	(c) include details of the area surrounding the education trail is to be rehabilitated with local native plants;	Construction	Not Triggered	Not a Stage 1 condition
	(d) include details that the native trees to be removed from the site are to be salvaged, including tree hollows and tree trunks (greater than 25cm in diameter and 3m in length) and used to enhance habitat at the site;	Construction	Not Triggered	Not a Stage 1 condition
	(e) include details of the installation of artificial nest boxes which are suitable to native fauna;	Construction	Not Triggered	Not a Stage 1 condition
	(f) detail that the seeds from native plants to be removed is collected and used in the landscape area;	Construction	Not Triggered	Not a Stage 1 condition
	(g) provide an ongoing weed control and maintenance program to maintain the existing and new remnant native vegetation's;	Construction	Not Triggered	Not a Stage 1 condition
	(h) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and	Construction	Not Triggered	Not a Stage 1 condition
	(l) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.	Construction	Not Triggered	Not a Stage 1 condition
D37	D37. The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Construction	Not Triggered	Not a Stage 1 condition
	Asset Protection Zones			
D38	D38. Prior to the commencement of operation, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	Construction	Not Triggered	Not a Stage 1 condition
	Speed Limit Authorisation			
D39	D39. The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:	Construction	Not Triggered	Not a Stage 1 condition
	(a) a copy of the Conditions of Consent;	Construction	Not Triggered	Not a Stage 1 condition
	(b) the proposed school commencement/opening date;	Construction	Not Triggered	Not a Stage 1 condition

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	(c) two sets of detailed design plans showing the following:	Construction	Not Triggered	Not a Stage 1 condition
	(i) accurate Site boundaries;	Construction	Not Triggered	Not a Stage 1 condition
	(ii) details of all road reserves, adjacent to the Site boundaries;	Construction	Not Triggered	Not a Stage 1 condition
	(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;	Construction	Not Triggered	Not a Stage 1 condition
	(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;	Construction	Not Triggered	Not a Stage 1 condition
	(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and	Construction	Not Triggered	Not a Stage 1 condition
	(vi) all existing and proposed street furniture and street trees.	Construction	Not Triggered	Not a Stage 1 condition