

CONSTRUCTION COMPLIANCE REPORT 1

Picton High School
SSD 8640

OCTOBER 2019



Education

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Document Control

| Version no. | Description | Prepared by | Reviewed by | Date |
|-------------|-------------|-------------|-------------|------------|
| 1 | Final | Mick Upston | Dan Hogan | 09/10/2019 |
| | | | | |

1 Introduction

This Construction Compliance Report has been prepared by Dan Hogan, 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 B35 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, H, 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.

With main construction works now underway, there are several conditions that have now been triggered and have been updated since the previous pre-construction report. See Appendix A.

Below is a summary of construction activities to this date:

- Remediation Works
- Bulk Earthworks
- Inground Services
- Piling
- Detailed Excavation
- Reinforcement, Formwork and Concrete
- Post Tensioning

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 |
|--------------|------------------------|--------------|-----------------|
| Gareth James | Project Director | SINSW | |
| Ian White | Senior Project Manager | Mace | 0423 265 761 |
| Dan Hogan | Project Manager | Mace | 0422 050 237 |
| Doug Woods | Construction Manager | Taylor | 0414 939 854 |
| Mick Upston | Senior Project Manager | Taylor | 0402 751 324 |
| Ben Langshaw | Site Manager | Taylor | 0423 325 254 |

1.4 Compliance Period

This Compliance Report covers the construction period up to 09 October 2019.

During this period, the following activities were undertaken:

- Implementation of the pre-commencement and construction condition requirements including consultation and management plans.
- Commencement and undertaking of construction activities.

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 | 17 | 1 | 5 |
| PART B – Prior to Construction | 39 | 35 | 2 | 2 |
| PART C – Construction | 46 | 32 | - | 14 |
| PART D – Prior to Occupation or Commencement of Use | 39 | - | - | 39 |
| Part E – Post Occupation | 18 | - | - | 18 |

2.2 Non-Compliances

Three non-compliances have been identified during this reporting period.

The follow conditions have been identified as non-compliances for this reporting period and will be closed out for compliance according to the following table:

Table 4: Non-Compliances Summary

| Condition | Compliance Requirement | Evidence | Action for Compliance |
|-----------|--|--|---|
| A2 | Development carried out in compliance with all the conditions of this consent | Not all conditions were compliant | No action required for this condition as other non-compliant conditions have their respective close out actions |
| B21(b) | Be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development. | Works commenced prior to approval from DPIE. | ACHMP has since been approved by DPIE on 10th September 2019. No further action required. |

| | | | |
|-----|--|--|------------------------------|
| B26 | CoC B26 requires that prior to any clearing or construction works, 10 ecosystem credits must be purchased and retired to offset the removal of native vegetation on site. The ecosystem credits must be determined in accordance with the OEH's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM). | The ecosystems credits were not retired prior to clearing or construction works. The Project submitted the application to submit into the Biodiversity Conservation Fund on 6 May 2019. On 13 May 2019 the OEH responded to advise that they required a statement of reasonable equivalence and resubmission (due to the implementation of the new OEH offsetting process). The updated application is currently in process. | SINSW Following up with OEH. |
|-----|--|--|------------------------------|

2.3 Previous Report Actions

There were no previous actions required in the Pre-Construction Compliance Report.

2.4 Incidents

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

2.5 Complaints

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

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 – B35 – Compliance – CC Report – SINSW October |
| Date | 09 OCT 2019 |
| <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 | Gareth James |
| Title | Project Director |
| Signature | |
| Qualification | |
| Company | School Infrastructure NSW |
| Company Address | Level 8, 259 George Street, Sydney 2000 |
| Endorsed: 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

Construction Compliance Report - Oct 2019



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

| Unique ID | Compliance Requirement | Development Phase | Status | Evidence |
|---|--|-------------------|---------------|---|
| 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 | Safework NSW Notice of Intent to Remove Non-Friable Asbestos - Reference No. 940R-00244995-01 - Date of Notice 17/05/19 - Author Bryan Denner LAA001358. Notice is applicable to 02/10/19. |
| Terms of Consent | | | | |
| A2 | A2. The development may only be carried out: | | | |
| | (a) in compliance with the conditions of this consent; | Construction | Non-Compliant | Other conditions in this consent are non-compliant |
| | (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 |
| | Architectural Plans prepared by Billard Leece Partnership | | | |
| | Dwg No. Rev Name of Plan Date | | | |
| | AA03-0002 Site Context Plan 30/08/2018 | | | |
| | SSD-AA10-0001 GA – Lower Ground Floor Plan – Zone A 04/08/2018 | | | |
| | SSD-AA10-0002 GA – Lower Ground Floor Plan – Zone B 27/07/2018 | | | |
| | SSD-AA10-0003 GA – Lower Ground Floor Plan – Zone C 27/07/2018 | | | |
| | SSD-AA10-0004 GA – Lower Ground Floor Plan – Zone D 27/07/2018 | | | |
| | SSD-AA10-0101 GA – Ground Floor Plan – Zone A 27/07/2018 | | | |
| | SSD-AA10-0102 GA – Ground Floor Plan – Zone B 27/07/2018 | | | |
| | SSD-AA10-0103 GA – Ground Floor Plan – Zone C 27/07/2018 | | | |
| | SSD-AA10-0104 GA – Ground Floor Plan – Zone D 27/07/2018 | | | |
| | SSD-AA10-0201 GA – First Floor Plan – Zone A 27/07/2018 | | | |
| | SSD-AA10-0202 GA – First Floor Plan – Zone B 27/07/2018 | | | |
| | SSD-AA20-0001 Elevations – General Arrangement – Science & Maths, Visual Arts, Design & Technology 27/07/2018 | | | |
| | SSD-AA20-0002 Elevations – General Arrangement – Admin & Student Hub 27/07/2018 | | | |
| | SSD-AA20-0003 Elevations – General Arrangement – Fitness & Performance 27/07/2018 | | | |
| | Landscape Plans prepared by Arcadia Landscape Architecture | | | |
| | Dwg No. Rev Name of Plan Date | | | |
| | B Vision Landscape Masterplan February 2018 | | | |
| | C Cultural + Heritage Items May 2018 | | | |
| | C Landscape Sections May 2018 | | | |
| | C Landscape Sections – Section A-A May 2018 | | | |
| | C Landscape Sections – Section B-B May 2018 | | | |
| | C Landscape Sections – Section C-C May 2018 | | | |
| | B Materials Pavement February 2018 | | | |
| | B Materials Pavement February 2018 | | | |
| | B Detail Entry Forecourt February 2018 | | | |
| | B Materials Entry Forecourt February 2018 | | | |
| | B Detail Terraced Lawns February 2018 | | | |
| | B Materials Terraced Lawns February 2018 | | | |
| | B Detail Social Hub February 2018 | | | |
| | B Materials Social Hub February 2018 | | | |
| | B Detail Educational Trail February 2018 | | | |
| | B Materials Educational Trail February 2018 | | | |
| | B Details Agricultural & Environmental Learning February 2018 | | | |
| | B Vision Natural Trail February 2018 | | | |
| | B Softscape Planting Character February 2018 | | | |
| | B Softscape Tree size specification & Formal Softscape Areas February 2018 | | | |
| | SSD-SK 0002 Front entry – Landscaping and Security 27/07/2018 | | | |
| | D Approach Tree Retention + Removal Strategy October 2018 | | | |
| | Concept stormwater, sediment and erosion control plan prepared by Bonacci | | | |
| | Dwg No. Rev Name of Plan Date | | | |
| | C030 P5 Concept Stormwater Management Plan 22/02/2018 | | | |
| | C005 P2 Concept Sediment and Erosion Control Plan 22/02/2018 | | | |
| | C007 P1 Sediment and Erosion Control Details 09/02/2018 | | | |
| 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 secretary |
| | (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 secretary |
| | (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 secretary |
| 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 | | | | |

Construction Compliance Report - Oct 2019



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

| Unique ID | Compliance Requirement | Development Phase | Status | Evidence |
|--|--|----------------------------|---------------|--|
| A5 | A5. This consent lapses five years after the date of consent unless the works associated with the development have physically commenced. | Construction | Compliant | Notice of Commencement under CoC B1 submitted 18/04/19 and 07/05/19. Work commenced on site 10/05/19. |
| 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 | Taylor Letter to Consent Authority on Commencement of Demolition dated 08 April 2019 - Author: MR. M Upston - Senior PM Taylor Construction |
| 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 | 190412_PHS SSD Condition A11 - Consultation - Mr M Upston , Senior PM Taylor Construction dated 12/04/19 |
| | (a) consult with the relevant party prior to submitting the subject document for information or approval; and | At All Times | Compliant | 190412_PHS SSD Condition A11 - Consultation - Mr M Upston , Senior PM Taylor Construction dated 12/04/19 |
| | (b) provide details of the consultation undertaken including: | At All Times | Compliant | 190412_PHS SSD Condition A11 - Consultation - Mr M Upston , Senior PM Taylor Construction dated 12/04/19 |
| | (i) the outcome of that consultation, matters resolved and unresolved; and | At All Times | Compliant | 190412_PHS SSD Condition A11 - Consultation - Mr M Upston , Senior PM Taylor Construction dated 12/04/19 |
| | (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 | 190412_PHS SSD Condition A11 - Consultation - Mr M Upston , Senior PM Taylor Construction dated 12/04/19 |
| 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); | | | 190207 SSD 8640 A12 Staging Application dated 07/02/19. Email from Taylors to Planning & Environment NSW with application attached 08/02/19 |
| | (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and | | | |
| | (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). | Construction and Operation | Compliant | Completion and Submission of Construction Compliance Report CC1 on 6 Monthly Basis commencing October 2019. |
| Staging | | | | |
| 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 07/05/19. |
| 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 2 stages as per CoC A12. No further staging has been proposed as yet. |

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

| Unique ID | Compliance Requirement | Development Phase | Status | Evidence |
|-----------|--|-------------------|---------------|--|
| | (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 18/04/19 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 07/05/19. |
| | (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. | | | |
| 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 07/05/19 - approval solely relates to approved staging under the request only. |
| 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 07/05/19 - 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 Sheehy. 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 | | | |
| A17 | A17. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. | Construction | Compliant | 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. Architectural Design Compliance Certificate dated 05/04/19 Building been designed iaw BCA and Australian standards |
| | Design and Construction for Bush Fire | | | |

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

| Unique ID | Compliance Requirement | Development Phase | Status | Evidence |
|--|---|-----------------------------------|---------------|--|
| 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 | Crown Authority Advice dated 03/04/19 on Bushfire Consultant Report. AS3959 BAL 12.5 Provision-Bushfire Mitigation Report dated 16/05/19 by Peterson Bushfire Consultants on Achieving compliance with relevant bushfire protection legislation. |
| 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 | Northrop Electrical Design Statement CC2 P217_007-3 dated 15/07/19 refers |
| 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 | Guidelines, protocols, and Australian Standards or Policy applied in this development were current to the date of Consent. Reference: Crown Design Certificate No. P217_003-3 dated 15 July 2019, Mr Luke Sheeey, Principal. |
| | 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 | Part 9, Viv 9.4 if the EPAA Acoustic Logic Noise Report 20190515.3/0506A/RO/JM dated 15/05/19 |
| 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 | SINSW Project Website Link https://www.schoolinfrastructure.nsw.gov.au/projects/p/picton-high-school.html is updated monthly. Weblink to current documents on SINSW Website: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/p/picton-high-school/ssda-documents/Construction_Environmental_Management_Plan_.pdf |
| | (a) make the following information and documents (as they are obtained or approved) publicly available on its website: | Pre Construction and Construction | Compliant | All required documents Are on Project Website |
| | (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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| 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 |
| Notification of Commencement | | | | |
| B1 | B1. The Department must be notified in writing of the dates of commencement of physical work and operation <u>at least 48 hours before</u> those dates. | Pre-Construction | Compliant | DPIE Notified on 09 July 2019 by Letter from M Upston, Senior Project Manager Taylor. DPIE Receipt of Letter is 16 July 2019 by Automatic Response. Email and Documents from DPIE dated 10 September 2019 with Copy of Crown Certificate attached. |
| Certified Drawings | | | | |
| B2 | B2. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: | Construction | Compliant | Crown Design Certificate No. P217_003-3 dated 15 July 2019, Mr Luke Sheey, Principal. Certification with all drawings submitted by Applicant |
| | (a) the relevant clauses of the BCA; and | | | |
| | (b) this development consent. | | | |
| External Walls and Cladding | | | | |
| B3 | B3. Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | Construction | Compliant | Architectural Design Statement BLP Letter dated 08 May 2019 to Crown Authority Design Confidence |
| Landscaping | | | | |
| B4 | B4. Prior to the commencement of construction, the Applicant must | | | |
| | (a) revise the landscape plan to include additional 14 super advanced canopy trees, with a minimum 100L pot size. The location of the additional canopy trees is to be planted at the edges of the site boundaries. The tree species must be selected from the Grey Box – Forest Red Gum Grassy woodland on flats of the Cumberland Plain vegetation. | Construction | Compliant | SINSW Correspondence Mike Kavanagh dated 07 June 2019 |
| | (b) Revise the landscape plan to include soft landscaping on either side of the proposed security fence. | Construction | Compliant | SINSW Correspondence Mike Kavanagh dated 07 June 2019 |
| B5 | B5. The revised landscape plan must be submitted to the Planning Secretary and the Certifying Authority for information. | Construction | Compliant | SINSW Correspondence Mike Kavanagh dated 07 June 2019 Receipt of Documents Receipt of Documents for Condition B4 and B5 - Crown Authority 11/06/19 Lindsay Beard , Design Confidence. |
| Protection of Public Infrastructure | | | | |
| B6 | B6. Before the commencement of construction, the Applicant must: | | | |
| | (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; | Pre-Construction | Compliant | Letter of Intent - Electricity Supply 480 Argyle Street, Picton to Endeavour Energy Ref: ULL2719 Drawing Number: 509948A dated 13/07/18. Endeavour Energy Letter Ref: ULL2719-2017/04610/001 Dated 13/7/18 Review and Certification. Sydney Water Tap In Reference TIR669118 Job No. W-11322 dated 09/07/19 Sydney Water Developer Compliance Certificate Case No. 176898 Dated 01 June 2019. Email and attachments to RMS - Network and Safety Management on Future development of School dated 31/10/18 - Stephen Craig, Senior Design Manager to Amanda J Priestly Roads and Maritime Services. |
| | (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and | Pre-Construction | Compliant | Project Solutions Dilapidation Report Job No. 19079 dated 15/02/19 - Douglas Sandilands Author of report |

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| | (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council. | Pre-Construction | Compliant | Receipt from Compliance@ Planning NSW for Project Dilapidation Report Dated 16/04/19. M Kavanagh Senior Project Director. Report was submitted on 16/04/19 |
| Unexpected Contamination Procedure | | | | |
| B7 | B7. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B15 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site. | Pre-Construction | Compliant | Picton High School CEMP Plan Ref No: 30013089 Dated 05/04/19 Appendix D refers to "Unexpected Finds Protocol for Contamination and Associate Communications Procedure". |
| Utilities and Services | | | | |
| B8 | B8. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers. | Construction | Compliant | Received Section 73 from Sydney Water. RMAI Job No. W-11322 - Sydney water Tap In Ref No. TIR669118 Dated 09 July 2019. Endeavour Energy Application for Connection of Permanent Load ULL2719 Refers dated 27/08/19. |
| B9 | B9. 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. | Construction | Compliant | Northrop Letter Ref SY167053-EL05-1 dated 27 June 2019 written advice on load changes to Endeavour Energy |
| Community Communication Strategy | | | | |
| B10 | B10. 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. The Community Communication Strategy must: | Pre-Construction | Compliant | Taylor Letter 190211 SSD 8640 B10 Community Communication Strategy dated 11 February 2019, Author Mr Stephen Craig, Senior Design Manager Taylor Construction. Communication Strategy Plan submitted to NSW Planning and Environment 05/04/19. By Ms Louise Shepard, Community Engagement Manager. Planning & Environment Approval of Community Communication Strategy: Condition B10 Picton High School Ref DOC 19/288735 Dated 5/04/19. |
| | (a) identify people to be consulted during the design and construction phases; | Pre-Construction | Compliant | SINSW Community Communication Strategy dated March 2019. Identify people to be consulted during the design and construction Phase - Section 4 and Section 5 of the strategy. |
| | (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; | Pre-Construction | Compliant | SINSW Community Communication Strategy dated March 2019. Set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development - Section 6 and Section 7. |
| | (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; | Pre-Construction | Compliant | SINSW Community Communication Strategy dated March 2019. Provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development - Section 4 of the Strategy |
| | (d) set out procedures and mechanisms: | Pre-Construction | | |
| | (i) through which the community can discuss or provide feedback to the Applicant; | Pre-Construction | Compliant | SINSW Community Communication Strategy dated March 2019. Through which the community can discuss or provide feedback to the Applicant - Section 6 and section 8.5 of the Strategy. |

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| | (ii) through which the Applicant will respond to enquiries or feedback from the community; and | Pre-Construction | Compliant | SINSW Community Communication Strategy dated March 2019. Through which the Applicant will respond to enquiries or feedback from the community; - Section 8.5 of the Strategy. |
| | (iii) 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. | Pre-Construction | Compliant | SINSW Community Communication Strategy dated March 2019. 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. - Section 8.5 of the Strategy. |
| | The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. | Pre-Construction | Compliant | Submitted 05 April 2019 - Approval Letter below supports this information. |
| | Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary. | Pre-Construction | Compliant | Planning and Environment Approval Letter on Condition 10 Picton High School Redevelopment dated 05/04/19 signed by Erica Van Den Honert, Director Infrastructure Management. |
| Ecologically Sustainable Development | | | | |
| B11 | B11. Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in ESD report (Rev 4) Ref 167053-ESD01 prepared by Northrop Consulting Engineers dated 04.04.2018 to achieve a minimum 5 Star Green Star rating. | Construction | Compliant | BLP Letter to PCA Ref No. Response to B11 Conditions of Consent Dated 30 May 2019 Email Communication with attachment and link to HS_CC B11 ESD Report to PCA dated 31/05/19 submission. By Shane Wood BLP. BLP Letter to Design Confidence dated 12/07/19 Response to Condition of Consent Clause B11 with Ecological design Statement. Author, Mr Shane Wood. Attachments are SY167053 Picton HS Greenstar Score Card 190531 and 167053 Picton High School Redevelopment ESD Report 31052019_V06. |
| Outdoor Lighting | | | | |
| B12 | B12. Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority. | Construction | Compliant | Northrop Report and Compliance Statement Ref: SY167053-ESOC-1, Paragraph 1.7, Page 2 dated 10/05/19 refers to External Lighting and compliance with AS 4282:1997 - Control of Obtrusive Effects of Outdoor lighting. Design Confidence Checklist Job Bo. P217_007 dated 15/05/19 noted that Outdoor lighting B12 submission was received on 15/05/19 and accepted. Author Lindsay Beard. |
| Access for People with Disabilities | | | | |
| B13 | B13. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans. | Construction | Compliant | Architectural Design Certificate Johnsen Lim of Billard Leece Partnership (BLP), dated 05/04/19. BLP has appropriate Qualifications for Mr Lim. Report states that BCA Design Assessment Report includes Access Design is by Design Confidence. Accepted by Crown Certifier 15/05/19 Job No. P217_007 Stage 2 Checklist dated 05/06/19 |
| Environmental Management Plan Requirements | | | | |
| B14 | B14. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: | Pre-Construction | Compliant | SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |

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| | (b) details of: | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (ii) any relevant limits or performance measures and criteria; and | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (d) a program to monitor and report on the: | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (i) impacts and environmental performance of the development; | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |

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| | (f) a program to investigate and implement ways to improve the environmental performance of the development over time; | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (g) a protocol for managing and reporting any: | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (ii) complaint; | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (iii) failure to comply with statutory requirements; and | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | (h) a protocol for periodic review of the plan. | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans | Pre-Construction | Compliant | Refer to Page 4 of the Management Plan which refers to conditions for B14 - a through to h. SMEC Environmental Management Plan (Operational Stage) Picton High School dated 03 April 2019. Author M. Wigley/ J. Adams |
| | Construction Environmental Management Plan | | | |
| B15 | B15. Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019 |
| | (a) Details of: | Pre-Construction | | |
| | (i) hours of work; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Section 4.2 Working Hours detailed, Pages 21 & 22 |
| | (ii) 24-hour contact details of site manager; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Section 5.2.1 External Communications nomination of 24 Hour Contact. Section 5.2.2 Site Notice Board with Contact Details |

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| | (iii) management of dust and odour to protect the amenity of the neighbourhood; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Appendix C Project Environmental Management Plan (PEMP) Taylor Construction Author M Upston dated 04/04/19 page 8 of 46 Refers |
| | (iv) stormwater control and discharge; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Appendix C Project Environmental Management Plan (PEMP) Taylor Construction Author M Upston dated 04/04/19 page 8 of 46 Refers Water Management. |
| | (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Appendix C Project Environmental Management Plan (PEMP) Taylor Construction Author M Upston dated 04/04/19. Section 12.3.2 Soil and Water Management/Sedimentation and Erosion Control refers |
| | (vi) groundwater management plan including measures to prevent groundwater contamination; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Appendix C Project Environmental Management Plan (PEMP) Taylor Construction Author M Upston dated 04/04/19. Section 12.3.2 Soil and Water Management/Sedimentation and Erosion Control refers. Appendix G Construction and Water Management Sub Plan. |
| | (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; | Pre-Construction | | |
| | (viii) community consultation and complaints handling; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Section 5.2 External Communication - section 5.2.2 Community Liaison and/or Notification refers, Page 23 |
| | (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B17); | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Appendix E - Construction Traffic and Pedestrian Management Plan dated 04/04/19 Stantec, Mr Kirk Martinez |
| | (c) Construction Noise and Vibration Management Sub-Plan (see condition B18); | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Appendix F- Noise and Vibration Management Sub Plan SMEC April 2019 Reference No. 30013089. Author Mr David Wells. |

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| | (d) Construction Waste Management Sub-Plan (see condition B19); | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. SMEC Waste Management Plan January 2019 Reference No. 30013089, Author Melissa Laginha/Steven Shaw |
| | (e) Construction Soil and Water Management Sub-Plan (see condition B20); | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. SMEC Construction Soil and Water Sub-Plan Dated July 2019, Author Mr David Wells |
| | (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B21); | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Aboriginal Cultural Heritage Management Sub Plan by AMAC Dated 10/03/19 Author Kelly Strickland Senior Archaeologist. |
| | (g) an unexpected finds protocol for contamination and associated communications procedure; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Appendix D - Unexpected Finds Protocol for Contamination and Associate Communications Procedure dated 05/04/19 |
| | (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Appendix D - Unexpected Finds Protocol for Contamination and Associate Communications Procedure dated 05/04/19 |
| | (i) 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 | Pre-Construction | Compliant | SMEC CEMP Construction Environmental Management Plan Picton High School Reference No. 30013089 Dated 04 April 2019. Aboriginal Cultural Heritage Management Sub Plan by AMAC Dated 10/03/19 Author Kelly Strickland Senior Archaeologist. Page 8 of 13 Refers to Discovery of Relics and procedure. |
| B16 | B16. The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary. | Pre-Construction | Compliant | Submission of CEMP by SINSW Mar M Kavanagh email dated 16/04/19 to Compliance and planning NSW. SINSW Email containing Compliance Evidence of Submission dated 16 April 2019 author, Mr M Kavanagh. |
| B17 | B17. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Author of Plan Kirk Martinez Stantec. |
| | (a) be prepared by a suitably qualified and experienced person(s); | Pre-Construction | Compliant | Section 3.11 of Traffic and Pedestrian Management Plan. Page 18 details the plan was prepared by an RMS Accredited Traffic Control Plan Developer. |
| | (b) be prepared in consultation with Council and RMS; | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Page 27 Details RMS and Local Council have been contacted in preparation of the plan. |

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| | (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Page 27 Details measures that are to be implemented to ensure road safety and network efficiency. Refer section 3.17 and 3.18 for pedestrian safety and existing parent drop off and pick up. |
| | (d) detail heavy vehicle routes, access and parking arrangements; | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Refer to section 3.5 for Construction Worker Vehicle Movements. |
| | (e) include a Driver Code of Conduct to: | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Refer to section 3.7 for driver code of conduct. |
| | (i) minimise the impacts of earthworks and construction on the local and regional road network; | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Refer to section 3.7 for driver code of conduct. |
| | (ii) minimise conflicts with other road users; | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Refer to section 3.7 for driver code of conduct. |
| | (iii) minimise road traffic noise; and | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Refer to section 3.7 for driver code of conduct. |
| | (iv) ensure truck drivers use specified routes; | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Refer to section 3.7 for driver code of conduct. |
| | (f) include a program to monitor the effectiveness of these measures; and | Pre-Construction | | |
| | (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. | Pre-Construction | Compliant | Construction Traffic and Pedestrian Management Plan (Main Works) dated 04/04/2019. Refer to section 3.12 Methods of communication change page 18 for notifying residents and the community. |
| B18 | B18. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: | Pre-Construction | Compliant | Acoustic Logic Plan, Picton High School, Construction Noise and Vibration Management Plan dated 05 March 2019 refers. Author: Jenna MacDonald. |
| | (a) be prepared by a suitably qualified and experienced noise expert; | Pre-Construction | Compliant | Acoustic Logic Plan, Picton High School, Construction Noise and Vibration Management Plan dated 05 March 2019 refers. Author: Jenna MacDonald. Refer to Page 11 Section 5 Noise and Vibration Management. Refer to page No. 27 and 28 for full qualifications of Author and document Reviewing Officer. Both have appropriate qualifications in Engineering and Design Science. |

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| | (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); | Pre-Construction | Compliant | Acoustic Logic Plan, Picton High School, Construction Noise and Vibration Management Plan dated 05 March 2019 refers. Author: Jenna MacDonald. Refer to Page 12 Section 5.1.2 Noise and Vibration Management |
| | (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; | Pre-Construction | Compliant | Acoustic Logic Plan, Picton High School, Construction Noise and Vibration Management Plan dated 05 March 2019 refers. Author: Jenna MacDonald. Refer to Page 16 Section 7. Noise Emission and page 19 Section 8. |
| | (d) include strategies that have been developed with the community for managing high noise generating works; | Pre-Construction | Compliant | Acoustic Logic Plan, Picton High School, Construction Noise and Vibration Management Plan dated 05 March 2019 refers. Author: Jenna MacDonald. Refer to Page 20 Section 8.1.5. Other Activities |
| | (e) describe the community consultation undertaken to develop the strategies in condition B18(d); and | Pre-Construction | Compliant | Acoustic Logic Plan, Picton High School, Construction Noise and Vibration Management Plan dated 05 March 2019 refers. Author: Jenna MacDonald. Refer to Page 20 Section 8.1.5. Other Activities |
| | (f) include a complaints management system that would be implemented for the duration of the construction. | Pre-Construction | Compliant | Acoustic Logic Plan, Picton High School, Construction Noise and Vibration Management Plan dated 05 March 2019 refers. Author: Jenna MacDonald. Refer to Page 20 Section 8.1.5. Other Activities |
| B19 | B19. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: | Pre-Construction | Compliant | SMEC Waste Management Plan Picton High School Redevelopment January 2019 Authors Melissa Laginha/Steven Shaw. 17/01/19 |
| | (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; | Pre-Construction | Compliant | SMEC Waste Management Plan Picton High School Redevelopment January 2019 Authors Melissa Laginha/Steven Shaw. 17/01/19 Refer to Section 4. Environmental Aspects and Impacts - 4.1 Demolition Waste Streams page 12/40 Appendix B Waste Management Strategy page 30/40 |
| | (b) removal of hazardous materials including asbestos, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. | Pre-Construction | Compliant | Asbestos Management Plan and Unexpected finds procedure. |
| B20 | B20. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: | Pre-Construction | Compliant | SMEC Construction Soil and Water Management Sub Plan Picton High School Ref No. 30013089 dated July 2019 Refers - Author: David Wells |
| | (a) be prepared by a suitably qualified expert, in consultation with Council; | Pre-Construction | Compliant | |
| | (b) describe all erosion and sediment controls to be implemented during construction; | Pre-Construction | Compliant | SMEC Construction Soil and Water Management Sub Plan Picton High School Ref No. 30013089 dated July 2019 Refers - Author: David Wells Section 5. Erosion and Sediment Controls Page 13 |

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| | (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); | Pre-Construction | Compliant | SMEC Construction Soil and Water Management Sub Plan Picton High School Ref No. 30013089 dated July 2019 Refers - Author: David Wells Section 5. Erosion and Sediment Controls sub section 5.8 Rainfall preparation procedure page 19 |
| | (d) detail all off-Site flows from the Site; and | Pre-Construction | Compliant | SMEC Construction Soil and Water Management Sub Plan Picton High School Ref No. 30013089 dated July 2019 Refers - Author: David Wells Soil and water Management Plan page 33 of 33 |
| | (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). | Pre-Construction | Compliant | SMEC Construction Soil and Water Management Sub Plan Picton High School Ref No. 30013089 dated July 2019 Refers - Author: David Wells Section 5. Erosion and sediment control planning - subsection 5.2 page 13 refers |
| B21 | B21. The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: | Pre-Construction | | AMAC Archaeological Aboriginal Cultural Heritage Plan Version 3 dated March 2019 authors B Streat & Y Pavincich refers |
| | (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; and | Pre-Construction | Compliant | the Plan has been prepared by Benjamin Streat, Yolanda Pavincich and Steven Vasilakis from Archaeological Management and Consulting Group and Streat Archaeological Services. All authors of the report have tertiary qualifications in archaeology and are employed by firms that specialise in archaeological investigations and reporting. |
| | (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development. | Pre-Construction | Non-Compliant | Works commenced prior to approval from DPIE. The management plan has since been approved by DPIE on 10/09/19 |
| Construction Parking | | | | |
| B22 | B22. Prior to the commencement of construction, the Applicant must provide sufficient parking facilities for heavy vehicles on-site (unless alternative parking is agreed to in writing from the relevant road authority), and ensure that construction traffic associated with the development minimises on-street parking or the use of public parking facilities. | Pre-Construction | Compliant | There is a Car-Park which has been established for the use of contractor vehicles including heavy vehicles approx. 600 metres from site at the corner of Wonga Road and Argyle Street. The car park has been developed as an all weather parking area. Heavy vehicles are parked on site whilst delivering and heavy vehicles remain on site whilst operating (Cranes, Concrete pumps) and Heavy machinery remain on site in nominated areas adjacent the future Building 'A' |
| Road Design and Traffic Facilities | | | | |
| B23 | B23. All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works. | Construction | Compliant | PCA Acceptance, approvals. Submittal of S.138 to Wollondilly Shire Council |
| Stormwater Management System | | | | |
| B24 | B24. Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: | Construction | Compliant | Bonacci Letter certificate dated 29 March 2019 Reference No. 20 21888 01C. Submitted to Crown authority on 29/03/19 as stated on Design Confidence Crown Design Certificate No. P217-007-3 page 3 Documents relied upon. |

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| | (a) be designed by a suitably qualified and experienced person(s); | Construction | Compliant | Page 2 of the Bonacci Certificate contains the following: The civil design has been completed by a practicing civil engineer and has been developed in accordance with all relevant Building Code of Australia requirements, relevant Australian Standards (AS3500.3, AS3500.5 and AS2890), Wollondilly Council Development Control Plans and Guidelines, Landcom Managing Urban Stormwater – Soils and Construction “Blue Book” and accepted engineering practice and principles. |
| | (b) be generally in accordance with the conceptual design in the EIS; | Construction | Compliant | Page 2 of the Bonacci Certificate contains the following: The civil design has been completed by a practicing civil engineer and has been developed in accordance with all relevant Building Code of Australia requirements, relevant Australian Standards (AS3500.3, AS3500.5 and AS2890), Wollondilly Council Development Control Plans and Guidelines, Landcom Managing Urban Stormwater – Soils and Construction “Blue Book” and accepted engineering practice and principles. |
| | (c) be in accordance with applicable Australian Standards; | Construction | Compliant | Page 2 of the Bonacci Certificate contains the following: The civil design has been completed by a practicing civil engineer and has been developed in accordance with all relevant Building Code of Australia requirements, relevant Australian Standards (AS3500.3, AS3500.5 and AS2890), Wollondilly Council Development Control Plans and Guidelines, Landcom Managing Urban Stormwater – Soils and Construction “Blue Book” and accepted engineering practice and principles. |
| | (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; | Construction | Compliant | Page 2 of the Bonacci Certificate contains the following: The civil design has been completed by a practicing civil engineer and has been developed in accordance with all relevant Building Code of Australia requirements, relevant Australian Standards (AS3500.3, AS3500.5 and AS2890), Wollondilly Council Development Control Plans and Guidelines, Landcom Managing Urban Stormwater – Soils and Construction “Blue Book” and accepted engineering practice and principles. |
| | | | | |
| | | | | |
| | Operational Noise – Design of Mechanical Plant and Equipment | | | |
| B25 | B25. Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report Rev 1 prepared by GHD dated April 2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment Report Rev 1 prepared by GHD dated April 2018. | Construction | Compliant | Douglas Partners Implementation Report 92254.03.R.001.Rev1.vib dated June G249 Refers |
| | | | | |
| | Biodiversity | | | |

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| B26 | B26. Prior to any clearing or construction works, the Applicant must purchase and retire 10 ecosystem credits to offset the removal of native vegetation on site. The ecosystem credits must be determined in accordance with the OEH's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM). | Construction | Non-Compliant | Mace Confirms that dept of Education are Procuring Ecosystem Credits within SSD8640 Application for payment into the Biodiversity Conservation fund for an offset obligation in NSW has been completed and signed by Anthony Manning, Chief Executive SINSW on 06/05/19. |
| Construction and Demolition Waste Management | | | | |
| B27 | B27. The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site. | Pre-Construction | Compliant | Correspondence from S Craig Senior Design Manager Taylor to Stantec on Traffic Plan notification dated 21 March 2019. Correspondence from Stephen Craig, Taylor Construction, to Amanda Priestly, RMS Project Officer, on submission of site plans, stages of works, construction traffic movements. Dated 12/11/18. RMS Notified and a Traffic Management Plan submitted by Stantec on 21/03/19 - email from Kirk Martinez 21/03/19. |
| Operational Waste Storage and Processing | | | | |
| B28 | B28. Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council. | Construction | Compliant | Wollondilly Council correspondence dated 22 March 2019 refers to agreement from council on waste management plan for PHS |
| Mechanical Ventilation | | | | |
| B29 | B29. All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction. | Construction | Compliant | Northrop Letter Ref SY 167053-MSOC-1 dated 03 April 2019 Picton High School Mechanical Services Statement of Compliance Refers. |
| Rainwater Harvesting | | | | |
| B30 | B30. Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. | Construction | Compliant | Northrop Letter Ref SY167053-HSOC-1 Dated 03 .04.19 Picton High School Hydraulic Services Statement of Compliance Refers |
| Roadwork's and Access | | | | |
| B31 | B31. Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the Certifying Authority which demonstrates that the proposed internal roads comply with section 4.2.7 of Planning for Bush Fire Protection 2006. | Construction | Compliant | Correspondence from Design Confidence on 17003 Picton High School Construction Certificate 2 Requirements Bushfire dated 07 May 2019 refers |
| B32 | B32. Prior to the commencement of construction, the Applicant must prepare plans in consultation with Council to include: | Construction | Compliant | Correspondence from PCA Design Confidence dated 14 May 2019 Refers. Accepted by Crown Certifier on 29/03/19 as stated on Design Confidence Crown Design Certificate No. P217-007-3 page 3 - Documents relied upon. |
| | (a) a plan (including swept path analysis) for the Argyle Street bus bay that allows for buses to 'leap frog', avoid conflict with other buses and prevent queuing on Argyle Street; | Construction | Compliant | Stantec Swept Path Analysis dated 11/03/19. DWG No. 14584-02SDG Traffic and Accessibility Impact Assessment - Ref NO. 14584 ta 180803 Final, dated August 2018 Author: Michael Wilson |
| | (b) signage and line-markings for the proposed changes to the Argyle Street kerb-side parking restrictions; and | Construction | Compliant | Stantec Swept Path Analysis dated 11/03/19. DWG No. 14584-02SDG Traffic and Accessibility Impact Assessment - Ref NO. 14584 ta 180803 Final, dated August 2018 Author: Michael Wilson |
| | (c) design details for the Wonga Road extension including bus bays. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993. | Construction | Compliant | Stantec Swept Path Analysis dated 11/03/19. DWG No. 14584-02SDG Traffic and Accessibility Impact Assessment - Ref NO. 14584 ta 180803 Final, dated August 2018 Author: Michael Wilson |

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| | Plans must be submitted to the satisfaction of Planning Secretary. | Construction | Compliant | Submission evidence from DPE SCV Compliance mailbox dated 26 June 23019. |
| B33 | B33. Prior to the commencement of construction, the Applicant must prepare an updated Road Safety Evaluation (RSE) as per the NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) for all relevant sections of road utilised for bus and private vehicle pick-up and drop-off in consultation with Council. The Applicant must submit the plans to Planning Secretary for information. | Construction | Compliant | Correspondence from SINSW dated June 2019 receipt for submission of documents - MR M Kavanagh. |
| Car Parking and Service Vehicle Layout | | | | |
| B34 | B34. Compliance with the following requirements must be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction: | Construction | Compliant | SINSW Correspondence dated 26 June 2019 confirming receipt of Clause B34 Documents. |
| | (a) all vehicles must enter and leave the Site in a forward direction; | Construction | Compliant | Registered Traffic Controller at the Front Entrance to the site ensures that all traffic enters and leaves facing in the correct direction. |
| | (b) minimum of 141 on-site car parking spaces (including 4 accessible parking spaces) for use during operation of the development and designed in accordance with the latest version of AS2890.1 | Construction | Compliant | Evidence from Correspondence: In accordance with SSD 8640 – Picton High School Redevelopment, please find attached documentation required for Consent Conditions B32, B33 and B34. Consent Conditions B32, B33 and B34. Mike Kavanagh. Senior Project Director School Infrastructure NSW dated 26 June 2019 11:52 am. Letter of Acceptance from DPIE on 05/09/19 Ref SSD 8640 Picton High School Redevelopment SSD 8640 Approval of compliance with car parking and service vehicle layout requirements B34. from Erica Van den Honert, Director |
| | (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; | Construction | Compliant | Stantec Swept Path Analysis dated 11/03/19. DWG No. 14584-02SDG Traffic and Accessibility Impact Assessment - Ref NO. 14584 ta 180803 Final, dated august 2018 Author: Michael Wilson |
| | (d) amended plans demonstrating the swept path of the waste collection vehicle and the manoeuvrability through the Site, must be designed in accordance with AS2890.1 – 2004 and AS20890.2 – 2002; and | Construction | Compliant | Stantec Swept Path Analysis dated 11/03/19. DWG No. 14584-02SDG Traffic and Accessibility Impact Assessment - Ref NO. 14584 ta 180803 Final, dated august 2018 Author: Michael Wilson |
| | (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed. | Construction | Compliant | Stantec Swept Path Analysis dated 11/03/19. DWG No. 14584-02SDG Traffic and Accessibility Impact Assessment - Ref NO. 14584 ta 180803 Final, dated august 2018 Author: Michael Wilson |
| Bicycle Parking and End-of-Trip Facilities | | | | |
| B35 | B35. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: | Construction | Compliant | BLP Drawings forwarded to PCA for submission showing parking spaces as required. Dated 02 May 2019. Submitted to PCA as a Memorandum 09/05/19 |
| | (a) the provision of a minimum 27 bicycle parking spaces; | Construction | Compliant | Drawings provide space for 38 Bicycles. 19 Bike Rails for 2 bikes per rail. |
| | (b) the provision of 4 motorcycle parking spaces; | Construction | Compliant | Memorandum regarding condition B35 – Parking and end of trip Billard Leece 17003 9.05.19 |
| | (c) 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; | Construction | Compliant | As per Drawings |
| | (d) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; | Construction | Compliant | As per Drawings |
| | (e) appropriate pedestrian and cyclist advisory signs are to be provided; and | Construction | Compliant | As per Drawings |
| | (f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. | Construction | Compliant | As per Drawings |
| Public Domain Works | | | | |

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| B36 | B36. Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority. | Construction | Not Triggered | Works not yet commenced prior to Oct 2019. Wollondilly correspondence dated 18 Dec 2019 confirming approved plans attached. Mr Stephen Moon Senior Development Engineer |
| Compliance Reporting | | | | |
| B37 | B37. No later than two weeks before the date notified for the commencement of construction , a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. | Pre-Construction | Compliant | Compliance Report NSW Project Number SINSW-17-668 Dated 24 April 2019 submitted on PHS |
| | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). | Pre-Construction | Compliant | Compliance Report NSW Project Number SINSW-17-668 Dated 24 April 2019 submitted on PHS |
| | The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. | Pre-Construction | Compliant | Compliance Report NSW Project Number SINSW-17-668 Dated 24 April 2019 submitted on PHS |
| B38 | B38. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance. | At All Times | Not Triggered | No instruction Received to Cease Reporting |
| Sydney Water Approval | | | | |
| B39 | B39. The approved plans must be checked online with Sydney Water Tap in TM to determine whether the development would affect any Sydney Water infrastructure, and if further requirements are to be met. A copy of this approval must be submitted to the Principal Certifying Authority prior to works commencing. Please refer to the Sydney Water Tap inTM website for details. | Construction | Compliant | Sydney Water Tap In Ref TIR669118 dated 09 July 2019 Received Section 73 approved |
| PART C DURING CONSTRUCTION | | | | |
| Approved Plans to be On-site | | | | |
| C1 | C1. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority. | Pre-Construction | Compliant | Please see attached photo showing a copy of all the latest drawings for use on site. These drawings are updated by Taylors staff whenever a new item is published "For Construction" as tracked and issued in Aconex. |
| Site Notice | | | | |
| C2 | C2. A site notice(s): | Pre-Construction | Compliant | Please see attached Photos for evidence for each Weekly site safety walks, internal and external audits. Audit undertaken by Wolfpeak assessment was that Site Notices were sighted and acceptable. Dated 12/12/19 |
| | (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. | Pre-Construction | Compliant | Please see attached Photos for evidence for each Weekly site safety walks, internal and external audits. Audit undertaken by Wolfpeak assessment was that Site Notices were sighted and acceptable. Dated 12/12/19 |
| | (b) is to satisfy all but not be limited to, the following requirements: | Pre-Construction | Compliant | Please see attached Photos for evidence for each Weekly site safety walks, internal and external audits. Audit undertaken by Wolfpeak assessment was that Site Notices were sighted and acceptable. Dated 12/12/19 |
| | (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; | Pre-Construction | Compliant | Please see attached Photos for evidence for each Weekly site safety walks, internal and external audits. Audit undertaken by Wolfpeak assessment was that Site Notices were sighted and acceptable. Dated 12/12/19 |
| | (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; | Pre-Construction | Compliant | Please see attached Photos for evidence for each Weekly site safety walks, internal and external audits. Audit undertaken by Wolfpeak assessment was that Site Notices were sighted and acceptable. Dated 12/12/19 |

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| | (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 | Pre-Construction | Compliant | Please see attached Photos for evidence for each Weekly site safety walks, internal and external audits. Audit undertaken by Wolfpeak assessment was that Site Notices were sighted and acceptable. Dated 12/12/19 |
| | (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. | Pre-Construction | Compliant | Please see attached Photos for evidence for each Weekly site safety walks, internal and external audits. Audit undertaken by Wolfpeak assessment was that Site Notices were sighted and acceptable. Dated 12/12/19 |
| Operation of Plant and Equipment | | | | |
| C3 | C3. All plant and equipment used on site, or to monitor the performance of the development must be: | Pre-Construction | Compliant | See attached list of Equipment on site and maintenance/Service History dates. Information is captured on the Hammertech System. All machinery records, licences, and photographs of the machines on site are captured on this system which is monitored by Taylors on a daily basis. |
| | a) maintained in a proper and efficient condition; and | | | |
| | b) operated in a proper and efficient manner. Demolition | | | |
| C4 | C4. Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works. | Pre-Construction | Compliant | Crown Authority Design Confidence Certificate No. P217_007-2 Early Works associated with the New School being demolition and site enabling works. Dated 16/04/19 - Luke Sheey Principal. The submission to Crown Authority contained written statements from suitably qualified persons on compliance and Australian Standards - accepted by Crown Authority on Schedule 1 - Endorsed Plans and Documentation attached to the Certificate P217_007-2 Early Works. |
| Construction Hours | | | | |
| C5 | C5. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: | Pre-Construction | Compliant | Visual, safety walks, internal and external audits, complaints from surrounding community, notices from Council As per the Traffic Management Plan Working Hours for Site. |
| | (a) between 7:00 am and 6:00 pm, Mondays to Fridays inclusive; and | Pre-Construction | Compliant | See attached Complaints Register till Oct 2019 |
| | (b) between 8:00 am and 1:00 pm, Saturdays. | Pre-Construction | Compliant | See attached Complaints Register till Oct 2019 |
| | No work may be carried out on Sundays or public holidays. | Pre-Construction | Compliant | See attached Complaints Register till Oct 2019 |
| C6 | C6. Activities may be undertaken outside of the hours in condition C5 if required: | Construction | Not Triggered | No Requirement to date for any works required after hours. |
| | (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or | | Not Triggered | No Requirement to date for any works required after hours. |
| | (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or | | Not Triggered | No Requirement to date for any works required after hours. |
| | (c) where the works are inaudible at the nearest sensitive receivers; or | | Not Triggered | No Requirement to date for any works required after hours. |
| | (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards. | | Not Triggered | No Requirement to date for any works required after hours. |
| C7 | C7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: | Pre-Construction | Compliant | Visual, safety walks, internal and external audits, complaints from surrounding community, notices from Council No Complaints received form Neighbours during the reporting period - see copy of attached Complaints Register from SINSW Oct 19 |

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| | (a) 9am to 12pm, Monday to Friday; | Pre-Construction | Compliant | Visual, safety walks, internal and external audits, complaints from surrounding community, notices from Council No Complaints received form Neighbours during the reporting period - see copy of attached Complaints Register from SINSW Oct 19 |
| | (b) 2pm to 5pm Monday to Friday; and | Pre-Construction | Compliant | Visual, safety walks, internal and external audits, complaints from surrounding community, notices from Council No Complaints received form Neighbours during the reporting period - see copy of attached Complaints Register from SINSW Oct 19 |
| | (c) 9am to 12pm, Saturday. | Pre-Construction | Compliant | Visual, safety walks, internal and external audits, complaints from surrounding community, notices from Council No Complaints received form Neighbours during the reporting period - see copy of attached Complaints Register from SINSW Oct 19 |
| Implementation of Management Plans | | | | |
| C8 | C8. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). | Pre-Construction | Compliant | No Complaints received form Neighbours during the reporting period - see copy of attached Complaints Register from SINSW Oct 19. Works being undertaken in accordance with Picton High School CEMP Plan Ref No: 30013089 Dated 05/04/19 |
| Construction Traffic | | | | |
| C9 | C9. All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping. | Pre-Construction | Compliant | Works being undertaken in accordance with the Traffic Management Plan. Construction Traffic and Pedestrian Management Plan dated 04/04/19 Stantec, Mr Kirk Martinez |
| Road Occupancy Licence | | | | |
| C10 | C10. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities. | Construction | Not Triggered | No Construction work to date that impedes traffic flows. Road Occupancy Licence not required during this reporting period. |
| SafeWork Requirements | | | | |
| C11 | C11. 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. | Pre-Construction | Compliant | The site has a camera setup which reports back to Base using infrared and camera technologies for monitoring of entrances, site perimeter and site construction areas. Signs are posted on the Hoarding warning of these systems. All entrances are manned by personnel during normal work hours to prevent unauthorised entry. After hours the gates are locked with chains and padlocks. |
| Hoarding Requirements | | | | |
| C12 | C12. The following hoarding requirements must be complied with: | Pre-Construction | Compliant | The Hoarding around the Construction site is inspected during Weekly site walks, daily visual inspections. See attached photos of the hoarding with only approved signage. |
| | (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; | Construction | Compliant | Nil Third Party Advertising on Hoarding - See attached Photos |
| | (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and | Construction | Not Triggered | Noted and not triggered as of reporting date. |
| | (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. | Construction | Not Triggered | No Hoarding over Council property to date - No application presented. |
| No Obstruction of Public Way | | | | |

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| C13 | C13. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site. | Pre-Construction | Compliant | Receipt of notices from council, daily visual checks, weekly site walks. See attached photo of pathways |
| Construction Noise Limits | | | | |
| C14 | C14. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and | Pre-Construction | Compliant | Works are reported weekly to the School Principal and Staff by the Construction Site Manager on what levels of noise and/or vibration can be expected. The reporting period shows all noise and vibration is within the published construction Noise and Vibration Plan . No Complaints have been received during the reporting period as demonstrated in the SINSW Complaints Register Oct 2019 |
| Vibration Management Plan. | | | | |
| C15 | C15. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5. | Construction | Compliant | Visual monitoring. Onsite audits. No Complaints have been received during the reporting period as demonstrated in the SINSW Complaints Register Oct 2019 |
| C16 | C16. 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. | Construction | Compliant | Visual monitoring. Onsite audits. Use of non-tonal reversing sounds are implemented on excavators, Bobcats, Posi tracks and vehicles that frequently stop and start in either direction. |
| C17 | C17. Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site | Construction | Compliant | Visual monitoring. Onsite audits. No Complaints have been received during the reporting period as demonstrated in the SINSW Complaints Register Oct 2019 |
| Vibration Criteria | | | | |
| C18 | C18. Vibration caused by construction at any residence or structure outside the site must be limited to: | Construction | Compliant | Picton High School 480 Argyle Street Picton Noise and Vibration Management Plan, Acoustic Logic, Rev0, 05/03/19 Douglas Partners Monitoring Report Project Ref No. 92254.03 refers. No Complaints have been received during the reporting period as demonstrated in the SINSW Complaints Register Oct 2019 |
| | (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and | Construction | Compliant | Picton High School 480 Argyle Street Picton Noise and Vibration Management Plan, Acoustic Logic, Rev0, 05/03/19 Douglas Partners Monitoring Report Project Ref No. 92254.03 refers |
| | (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). | Construction | Compliant | Picton High School 480 Argyle Street Picton Noise and Vibration Management Plan, Acoustic Logic, Rev0, 05/03/19 Douglas Partners Monitoring Report Project Ref No. 92254.03 refers |
| C19 | C19. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18. | Construction | Not Triggered | There is no construction works within 30 metres of boundary that would require Vibratory Compactors within the report date. |

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| C20 | C20. The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent. | Construction | Not Triggered | Noted - There is planned work in November and December 2019 and a monitoring consultant, Douglas Partners, have been engaged to undertake monitoring of noise and vibration. |
| Detailed Site Investigation | | | | |
| C21 | C21. Following the relocation or demolition of any existing structures, infrastructure and in ground utilities, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following: | Construction | Compliant | Site Soil Inspection by Douglas Partners in situ Waste Classification Report Dated 25/11/19 |
| | (a) NSW EPA Sampling Design Guidelines; | Construction | Compliant | Site Soil Inspection by Douglas Partners in situ Waste Classification Report Dated 25/11/19 |
| | (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; | Construction | Compliant | Site Soil Inspection by Douglas Partners in situ Waste Classification Report Dated 25/11/19 |
| | (c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and | Construction | Compliant | Site Soil Inspection by Douglas Partners in situ Waste Classification Report Dated 25/11/19 |
| | (d) The National Environment Protection (Assessment of Contamination) Measure. | Construction | Compliant | Site Soil Inspection by Douglas Partners in situ Waste Classification Report Dated 25/11/19 |
| Tree Protection | | | | |
| C22 | C22. For the duration of the construction works: | Construction | Not Triggered | Street Trees have not been Pruned to date of report |
| | (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; | Construction | Compliant | Arborist Inspection Report 15/7/19 and 16/10/19 |
| | (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; | Construction | Compliant | Arborist Inspection Report 15/7/19 and 16/10/19 |
| | (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Assessment and Tree Management Plan prepared by Horticultural Management Services dated 12 February 2018 and Arboricultural Assessment and Tree Management Plan Addendum prepared by Horticultural Management Services dated 19 October 2018; and | Construction | Compliant | Arborist Inspection Report 15/7/19 and 16/10/19 |
| | (d) 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. | Construction | Compliant | Arborist Inspection Report 15/7/19 and 16/10/19 |
| Dust Minimisation | | | | |
| C23 | C23. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. | Construction | Compliant | Dust risk and control is communicated to Project Personnel. The Project has set up a boundary misting system and a portable watering system on a Trailer for quick access to areas. |
| C24 | C24. During construction, the Applicant must ensure that: | | | |
| | (a) exposed surfaces and stockpiles are suppressed by regular watering; | Construction | Compliant | The Project utilises Water carts - this is written into the scope of works for the Civil Contractor to suppress dust during all civil works. See Photos of Water Cart. During Excavation, the spotter uses a water hose to dampen any dry soil and minimise dust. |
| | (b) all trucks entering or leaving the site with loads have their loads covered; | Construction | Compliant | Vehicles leaving the site are stopped over the Shaker Grids and inspected by the Traffic Controller. Noting any loads to be covered by Driver prior to leaving site. |
| | (c) trucks associated with the development do not track dirt onto the public road network; | Construction | Compliant | Vehicles leaving the site are stopped on the Shaker Grids by the Traffic Controller and wheels/body inspected and washed by use of the large Water hose established alongside the grid. |
| | (d) public roads used by these trucks are kept clean; and | Construction | Compliant | The Project has purchased and operate a mechanical sweeping device to attach to the site Manitou vehicle for sweeping of the internal roadways, busbay and driveways of the construction site. See photo of device |

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| | (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. | | | |
| | Air Quality Discharges | | | |
| C25 | C25. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site. | Construction | Compliant | As specified in the EPL. |
| | Erosion and Sediment Control | | | |
| C26 | 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. | Construction | Compliant | Through the implementation of EMP and weekly inspections, Refer to photographic evidence attached to report. |
| | Imported Soil | | | |
| C27 | C27. The Applicant must: | Construction | Not Triggered | By Reporting time (Oct 19) no imported materials have been received on site. |
| | (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; | Construction | Not Triggered | By Reporting time (Oct 19) no imported materials have been received on site. |
| | (b) keep accurate records of the volume and type of fill to be used; and | Construction | Not Triggered | By Reporting time (Oct 19) no imported materials have been received on site. |
| | (c) make these records available to the Department/Certifying Authority upon request. | Construction | Not Triggered | By Reporting time (Oct 19) no imported materials have been received on site. |
| | Disposal of Seepage and Stormwater | | | |
| C28 | C28. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997. | Construction | Compliant | No Complaints or incidents within the reporting period. Drought is in session. |
| | Unexpected Finds Protocol – Aboriginal Heritage | | | |
| C29 | C29. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH. | Construction | Not Triggered | Nil unexpected finds on site |
| | Unexpected Finds Protocol – Historic Heritage | | | |
| C30 | C30. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH. | Construction | Not Triggered | Nil unexpected finds on site |
| | Waste Storage and Processing | | | |
| C31 | C31. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties. | Construction | Compliant | No Complaints received on Waste Management. All waste in nominated areas and bins including re-cycling bins |
| C32 | C32. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | Construction | Compliant | Waste Classification reports received Monthly from Waste recycler Contractor - Report details Total Waste Generated, Total Recycled, destination of material and total to landfill - Zero reported to landfill in the reporting period. |
| C33 | C33. The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises. | Construction | Compliant | Visual inspection of vehicles, audit of ITP's and SWMS |
| C34 | C34. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse. | Construction | Compliant | Managing EMP, site safety walks, Use of ITP's |
| | Handling of Asbestos | | | |
| C35 | C35. The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with. | Construction | Compliant | Safework NSW Communication letter with Notice of Intent to Remove Non-Friable Asbestos - Reference No. 940R-00244995-01 - Date 17/05/19 - Author Mr. Bryan Denner No. LAA001358. Certificate expiry date is 02/10/19. |
| | Incident Notification, Reporting and Response | | | |

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| C36 | C36. 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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1. | Construction | Not Triggered | No Incidents have occurred on the Picton High School Redevelopment Site as of the Report Notification Date. |
| Non-Compliance Notification | | | | |
| C37 | C37. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. | Construction | Compliant | Schools Infrastructure Letter dated 12/07/19 to Planning Secretary NSW: SSD8640 Independent Audit under Clause C37 - Author Mr Michael Kavanagh, Senior Project Director SINSW. |
| Independent Environmental Audit | | | | |
| C38 | C38. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit. | Construction | Compliant | SINSW Email dated 2/05/19 DPIE have been notified of the Proposed Auditor for their agreement. Author Michael Kavanagh Senior Project Director Schools Infrastructure NSW. SINSW Email dated 07/05/19 from DPIE that approval has been received for the independent auditor as recommended. Michael Kavanagh Senior Project Manager SINSW. Letter from DPIE informing of agreement to of a suitable qualified , experienced and independent audit team. Condition C38 - dated 06/3/05/19 Author Kate Moore, A/Principal Compliance Officer. |
| C39 | C39. No later than four weeks after the date notified for the commencement of construction , an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. | Construction | Compliant | Email from SINSW Michael Kavanagh confirming Independent Audit Programme submission to Compliance Planning NSW. Dated 25/06/19 Receipt of Submission received from SINSW 04/07/19 |
| C40 | C40. Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is: | Construction | Compliant | Instruction to auditor to proceed |
| | (a) An initial construction Independent Audit must be undertaken within 8 weeks of the notified commencement date of construction; and | Construction | Compliant | Wolf Peak Audit conducted 10/07/19 |
| | (b) A subsequent Independent Audit of construction must be undertaken no later than 6 months from the date of the initial construction Independent Audit. | Construction | Not Triggered | Date not due till Jan 2020 |
| | In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced. | Construction | Not Triggered | No instruction received as of yet from the Planning Secretary. |
| C41 | C41. Independent Audits of the development must be carried out in accordance with: | Construction | Compliant | Conduct independent audit |
| | (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and | Construction | Compliant | SINSW Letter DOC19/570183 dated 12/07/19 to Planning Secretary DPIE - Picton High School Redevelopment - SSD 8640: Independent Environmental Audit under Clause C41: Author Michael Kavanagh, Senior Project Director |
| | (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). | Construction | Compliant | SINSW Letter DOC19/570183 dated 12/07/19 to Planning Secretary DPIE - Picton High School Redevelopment - SSD 8640: Independent Environmental Audit under Clause C41: Author Michael Kavanagh, Senior Project Director |
| C42 | C42. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: | Construction | Compliant | SINSW Letter to DPIE 12/07/19 Picton High School - SSD 8640: Independent Environmental Audit under Clause C42(b) - Michael Kavanagh, Senior Project Director refers to compliance with this clause. |

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| | (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent; | Construction | Compliant | SINSW Letter to DPIE 12/07/19 Picton High School - SSD 8640: Independent Environmental Audit under Clause C42(b) - Michael Kavanagh, Senior Project Director refers to Independent Wolf Peak Audit Report dated 10/07/19 pages 26to3+G5044 Action table. |
| | (b) submit the response to the Department and the Certifying Authority; and | Construction | Compliant | PCA Certificate P217_007_S109R-3 refers dated 15/07/19 Luke Sheey. Page 4 line No. 2. |
| | (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. | Construction | Compliant | SINSW Letter to DPIE 05/09/19 - Picton High School - - SSD 8640: Notice of Intention to make public the Independent Environmental Audit Report and response to it under Clause C42(c) - Michael Kavanagh, Senior Project Director refers - see https://www.schoolinfrastructure.nsw.gov.au/projects/p/picton-high-school.html |
| C43 | C43. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance. | Construction | Not Triggered | The Development is not yet Operating. |
| | Revision of Strategies, Plans and Programs | | | |
| C44 | C44. Within three months of: | Construction | | |
| | (a) the submission of a compliance report under condition B37; | Construction | Compliant | Compliance Report NSW Project Number SINSW-17-668 Dated 24 April 2019 submitted on PHS |
| | (b) the submission of an incident report under condition C36; | Construction | Not Triggered | No Incidents have occurred on the Picton High School Redevelopment Site as of the Report Notification Date. |
| | (c) the submission of an Independent Audit under condition C40; | Construction | Compliant | Submission of SSD 8640 Independent Environmental Audit to Planning Secretary Department of Planning, Industry and Environment Reference: DOC 19/570183 dated 12/07/19. |
| | (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out. | Construction | Not Triggered | Undertake review once triggered. No instruction received from the Planning Secretary as of the report date. |
| C45 | C45. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. | Construction | Not Triggered | Review Not Required during the Reporting Period. |
| | Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development. | | | |
| | Archaeological Work Method Statement | | | |
| C46 | C46. An Archaeological Work Method Statement for the works on the alignment of the Hume Highway (Argyle Street) is to be prepared by a qualified archaeologist and be in place at the site for the duration of excavation works. | Pre Construction | Compliant | AMAC Group Archaeological Work Method Statement Prepared dated 10 March 2019 and in place on site. Author Kerry Strickland, Senior Archaeologist |
| | 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 | Not Triggered | Hold point in program for notification. Note in handover plan |
| | 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 | Not Triggered | Included in final handover plan and OC checklist |
| 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 | Not Triggered | Included in final handover plan and OC checklist |
| | Protection of Public Infrastructure | | | |
| D4 | D4. Unless the Applicant and the applicable authority agree otherwise, the Applicant must: | Construction | Not Triggered | Included in final handover plan and OC checklist |

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| | (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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. | Post Construction | Not Triggered | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and | Post Construction | Not Triggered | Included in final handover plan and OC checklist |
| | ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. | Post Construction | Not Triggered | Included in final handover plan and OC checklist |
| | c) to be forwarded to Council. | Post Construction | Not Triggered | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | 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 | Final inspection with Council |
| 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 | Included in final handover plan and OC checklist |
| | 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 | Not Triggered | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | (a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (c) include specific tools and actions to help achieve the objectives and mode share targets; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (e) delivery and services vehicle and bus access and management arrangements; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (f) management of approved access arrangements; | Construction | Not Triggered | Included in final handover plan and OC checklist |

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| | (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 | Included in final handover plan and OC checklist |
| | (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (i) a monitoring and review program. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | 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. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| 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 | Included in final handover plan and OC checklist. Booking of Inspection |
| D17 | D17. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed. | | | |
| | 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 | Included in final handover plan and OC checklist |
| | (a) the BCA; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (c) the development consent and any relevant modifications; and | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (d) any dispensation granted by the NSW Fire Brigade. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| 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 | |
| | 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 | Not Triggered | Included in final handover plan and OC checklist |
| | 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 | Not Triggered | Included in final handover plan and OC checklist |
| | (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 | Not Triggered | Included in final handover plan and OC checklist |
| | (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (c) person/s authorised to, for the life of the development. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | Compliance with Food Code | | | |
| 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 | Not Triggered | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | (a) maintenance schedule of all stormwater quality treatment devices; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (b) record and reporting details; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (c) relevant contact information; and | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (d) Work Health and Safety requirements. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| D24 | D24. Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | Rainwater Harvesting | | | |

Construction Compliance Report - Oct 2019



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

| Unique ID | Compliance Requirement | Development Phase | Status | Evidence |
|---|---|-------------------|---------------|--|
| 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 | Included in final handover plan and OC checklist |
| 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 | Not Triggered | Included in final handover plan and OC checklist |
| 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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| Signage | | | | |
| D28 | D28. Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| 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 | Included in final handover plan and OC checklist |
| 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 | Included in final handover plan and OC checklist |
| 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 | Included in final handover plan and OC checklist |
| 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 | Included in final handover plan and OC checklist |
| | (a) detail the type and quantity of waste to be generated during operation of the development; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (c) detail the materials to be reused or recycled, either on or off site; and | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (d) include the Management and Mitigation Measures included in EIS. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| Validation Report | | | | |
| D33 | D33. The Applicant must prepare a Validation Report for the development. The Validation Report must: | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (a) be prepared by an EPA accredited Site Auditor; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (d) include, but not be limited to: | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (i) comment on the extent and nature of the remediation undertaken; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (ii) describe the location, nature and extent of any remaining contamination on site; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (iii) sampling and analysis plan and sampling methodology; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (iv) results of sampling of treated material, compared with the treatment criteria; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (v) details of the volume of treated material emplaced within the containment cell and its location; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (vi) results of any validation sampling, compared to relevant guidelines/criteria; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (vii) discussion of the suitability the remediated areas for the intended land use; and | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (viii) any other requirement relevant to the project. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| 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 | Not Triggered | Included in final handover plan and OC checklist |
| 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 | Included in final handover plan and OC checklist |
| Landscaping | | | | |

Construction Compliance Report - Oct 2019



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

| Unique ID | Compliance Requirement | Development Phase | Status | Evidence |
|-----------|---|-------------------|---------------|--|
| 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 | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (b) detail the species to be planted on-site; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (c) include details of the area surrounding the education trail is to be rehabilitated with local native plants; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (e) include details of the installation of artificial nest boxes which are suitable to native fauna; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (f) detail that the seeds from native plants to be removed is collected and used in the landscape area; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (g) provide an ongoing weed control and maintenance program to maintain the existing and new remnant native vegetation's; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (h) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (i) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| D37 | D37. The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | 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 | Included in final handover plan and OC checklist |
| | (a) a copy of the Conditions of Consent; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (b) the proposed school commencement/opening date; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (c) two sets of detailed design plans showing the following: | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (i) accurate Site boundaries; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (ii) details of all road reserves, adjacent to the Site boundaries; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | (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 | Included in final handover plan and OC checklist |
| | (vi) all existing and proposed street furniture and street trees. | Construction | Not Triggered | Included in final handover plan and OC checklist |
| | PART E POST OCCUPATION | | | |
| | Out of Hours Event Management Plan | | | |
| E1 | E1. The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following: | Post Construction | Not Triggered | An operational Requirement |
| | (a) the number of attendees, time and duration; | Post Construction | Not Triggered | An operational Requirement |
| | (b) arrival and departure times and modes of transport; | Post Construction | Not Triggered | An operational Requirement |
| | (c) where relevant, a schedule of all annual events; | Post Construction | Not Triggered | An operational Requirement |
| | (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); | Post Construction | Not Triggered | An operational Requirement |
| | (e) measures to minimise localised traffic and parking impacts; and | Post Construction | Not Triggered | An operational Requirement |
| | (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. | Post Construction | Not Triggered | An operational Requirement |
| | The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event. | Post Construction | Not Triggered | An operational Requirement |
| | The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use. | Post Construction | Not Triggered | An operational Requirement |
| E2 | E2. The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, in consultation with Council, and include the following: | Post Construction | Not Triggered | An operational Requirement |
| | (a) the number of attendees, time and duration; | Post Construction | Not Triggered | An operational Requirement |
| | (b) arrival and departure times and modes of transport; | Post Construction | Not Triggered | An operational Requirement |
| | (c) where relevant, a schedule of all annual events; | Post Construction | Not Triggered | An operational Requirement |
| | (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); | Post Construction | Not Triggered | An operational Requirement |
| | (e) measures to minimise localised traffic and parking impacts; and | Post Construction | Not Triggered | An operational Requirement |
| | (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. | Post Construction | Not Triggered | An operational Requirement |
| | The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event. | Post Construction | Not Triggered | An operational Requirement |
| | The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use. | Post Construction | Not Triggered | An operational Requirement |
| | Operation of Plant and Equipment | | | |

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

| Unique ID | Compliance Requirement | Development Phase | Status | Evidence |
|---|---|-------------------|---------------|--|
| E3 | E3. All plant and equipment used on site, or to monitor the performance of the development must be: | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| | (a) maintained in a proper and efficient condition; and | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| | (b) operated in a proper and efficient manner. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Community Communication Strategy | | | | |
| E4 | E4. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Operational Noise Limits | | | | |
| E5 | E5. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Assessment Report prepared by GHD dated April 2018. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| E6 | E6. Noise associated with the operation of any plant, machinery, School public address system, School bell or other equipment on the Subject Site and community use of the School hall outside of school hours, must not exceed 5 dB(A) above the background noise level when measured at the boundary of any sensitive receiver. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| E7 | E7. The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Acoustic Assessment Report dated April 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| E8 | E8. Use of the school hall, performance, fitness and music facilities are not to be used between 10.00 pm and 8:00 am. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| E9 | E9. The waste collection services are not to be undertaken outside the hours of 7:30 am to 6:00 pm Monday to Friday. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| E10 | E10. The sports field and outdoor sports courts are not made available for community use | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| | (a) During weekday mornings; | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| | (b) Later than 6:00 pm on weeknights; and | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| | (c) Other than between the hours of 8:00 am and 6:00 pm on Saturdays; and during Sundays and public holidays. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Unobstructed Driveways and Parking Areas | | | | |
| E11 | E11. All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Green Travel Plan | | | | |
| E12 | E12. The Green Travel Plan required by condition D12 of this consent must be updated annually and implemented. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Outdoor Lighting | | | | |
| E13 | E13. Notwithstanding Condition D27, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Fire Safety Certificate | | | | |
| E14 | E14. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Landscaping | | | | |
| E15 | E15. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| E16 | E16. To allow for diversity of local provenance native trees, shrubs and groundcover species to rehabilitate, mowing is not to occur in the eastern side of the site with the remaining native remnant vegetation. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Asset Protection Zones | | | | |
| E17 | E17. The asset protection zones required by condition D38 shall be maintained for the duration of occupation of the development. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |
| Ecologically Sustainable Development | | | | |
| E18 | E18. Within six months of commencement of operation, unless otherwise agreed by the Planning Secretary, confirmation that the completed development achieves ecologically sustainable design outcomes to achieve an equivalent of a minimum 4 star green start rating must be submitted to the satisfaction of the Planning Secretary. | Post Occupation | Not Triggered | Included in final handover plan and OC checklist |