



DOC19/338585

Jim Betts
Planning Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

7/05/2019

Dear Mr Betts

Picton High School Redevelopment – SSD 8640: Pre-Construction Compliance Report under Condition B37.

I refer to Picton High School Project approved on 20 December 2018.

Further to the Compliance Monitoring and Reporting Program submitted to the Department of Planning and Environment on 16 April 2019, please find attached the Pre-Construction Compliance Report.

Yours sincerely

Michael Kavanagh
Senior Project Director
School Infrastructure NSW

Attachment 1 - Pre-Construction Compliance Report

Application Number : SSD8640

PRE-CONSTRUCTION COMPLIANCE REPORT

Picton High School

480 Argyle Street Picton

■ ■ ■

Report No. 1

30th April 2019



Pre-Construction Compliance Report

Project Name: Picton High School

Project Address: 480 Argyle Street Picton

Prepared By:

Mick Upston – Snr Project Manager- Taylor

Reviewed By:

Ian White – Snr Project Manager - MACE

Preparation Date:

30/04/2019

Review Date:

Approved By:

Michael Kavanagh – Snr Project Director - SINSW

Review Date:

Revision Information

Rev Date	Revision Description	Initials (Acceptance of Changes)

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Executive Summary

The project team has spent considerable time and effort ensuring that all environmental protection and safety systems are in place for the commencement of construction. Site enabling works has seen all hazardous materials removed during the School Holidays.

With the recent granting of CC1 from the PCA, Demolition is set to commence immediately after receiving approval to commence work from the Department of Planning.

Introduction

Project Name and Project Application Number

Picton High School Redevelopment – Application Number - SSD8640

Project Address

480 Argyle Street Picton

Project Phase

Pre-Construction

Compliance Reporting Period

Upto the 30/04/19

Project Activity Summary

- Site set up including
 - o Hoarding
 - o Environmental protection measures
 - o Signage
 - o Safety measures
 - o Amenities
 - o Temporary Services
 - o Hazardous material removal and other enabling works

Key Project Personnel (Environmental Management)

Taylor – Mick Upston – Snr Project Manager – 0402751324

Taylor – Neil Doney – Snr Site Manager – 0434 957 439

Taylor – Rob Jay – General Foreman – 0477 111 114

Taylor - Bradley Warren – Project Safety Officer - 0435080348

Compliance Status Summary

Refer to Appendix A

Non- Compliances

Nil

Previous Report Actions

N/A – No previous reports

Incidents

Nil

Complaints

Nil

Appendix A – Compliance Status Summary

Pre- Construction Compliance Report



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

CC1	Unique ID	Compliance Requirement	Development Phase	Status	Monitoring Methodology	Evidence and Comments
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	Through the implementation of EMP and weekly inspections	Weekly inspection reports Taylor internal audits Client audits
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	Not Triggered	Through the implementation of EMP and weekly inspections	Weekly inspection reports Taylor internal audits Client audits
Legal Notices						
	A9	A9. Any advice or notice to the consent authority must be served on the Planning Secretary.	At All Times	Not Triggered	internal and external audit	copy of notice and transmittal
Demolition						
CC1	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	To be accepted by PCA	CC granted
Structural Adequacy						
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	To be accepted by PCA	CC granted
Notification of Commencement						
CC1	B1	B1. The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Pre-Construction	Compliant	Written notice issued	Copy of notice
Certified Drawings						
CC2	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: (a) the relevant clauses of the BCA; and (b) this development consent.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC2
External Walls and Cladding						
CC2	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.	Pre-Construction	Not Triggered	Provide written notice	Copy of notice, issue of CC2
Landscaping						
CC2	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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC, Issue of CC2
CC2		(b) Revise the landscape plan to include soft landscaping on either side of the proposed security fence.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
CC2	B5	B5. The revised landscape plan must be submitted to the Planning Secretary and the Certifying Authority for information.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
Protection of Public Infrastructure						
CC1	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	submission of section 73 and adherence to its directions	copy of section 73 approval
CC1		(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	preparation of delap report	Copy of delap report
CC1		(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Pre-Construction	Compliant	submit copy	CC 1 granted
Unexpected Contamination Procedure						
CC1	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	PCA Acceptance	CC 1 granted
Utilities and Services						
CC2	B8	B8. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Pre-Construction	Not Triggered	submission of section 73 and adherence to its directions	copy of section 73 approval
CC2	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.	Pre-Construction	Not Triggered	PCA approval	copies of Certificates issued
Community Communication Strategy						
CC1	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	PCA Acceptance	Copy of Strategy, CC 1 Granted
CC1		(a) identify people to be consulted during the design and construction phases;				
CC1		(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;				
CC1		(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;				
CC1		(d) set out procedures and mechanisms;				

Pre- Construction Compliance Report



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

CC1	Unique ID	Compliance Requirement	Development Phase	Status	Monitoring Methodology	Evidence and Comments
CC1		(i) through which the community can discuss or provide feedback to the Applicant;				
CC1		(ii) through which the Applicant will respond to enquiries or feedback from the community; and				
CC1		(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.				
CC1		The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.				
CC1		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.				
		Ecologically Sustainable Development				
CC2	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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
		Outdoor Lighting				
CC2	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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
		Access for People with Disabilities				
CC2	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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
		Environmental Management Plan Requirements				
CC1	B14	B14. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (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 (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Pre-Construction	Compliant	PCA Acceptance	CC 1 Granted
		Construction Environmental Management Plan				
CC1	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: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B17); (c) Construction Noise and Vibration Management Sub-Plan (see condition B18); (d) Construction Waste Management Sub-Plan (see condition B19); (e) Construction Soil and Water Management Sub-Plan (see condition B20); (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B21); (g) an unexpected finds protocol for contamination and associated communications procedure; (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (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	PCA Acceptance	CC1 Granted
CC1						
CC1						
CC1						
CC1						
CC1						
CC1						
CC1						
CC1						
CC1						
CC1						
CC1	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	PCA Acceptance	CC1 Granted
CC1	B17	B17. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and RMS; (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	PCA Acceptance	CC1 Granted
CC1						
CC1						

Pre- Construction Compliance Report



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

CC1	Unique ID	Compliance Requirement	Development Phase	Status	Monitoring Methodology	Evidence and Comments
CC1		(d) detail heavy vehicle routes, access and parking arrangements;				
CC1		(e) include a Driver Code of Conduct to:				
CC1		(i) minimise the impacts of earthworks and construction on the local and regional road network;				
CC1		(ii) minimise conflicts with other road users;				
CC1		(iii) minimise road traffic noise; and				
CC1		(iv) ensure truck drivers use specified routes;				
CC1		(f) include a program to monitor the effectiveness of these measures; and				
CC1		(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.				
CC1	B18	B18. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Pre-Construction	Compliant	PCA Acceptance	CC1 Granted
CC1		(a) be prepared by a suitably qualified and experienced noise expert;				
CC1		(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);				
CC1		(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;				
CC1		(d) include strategies that have been developed with the community for managing high noise generating works;				
CC1		(e) describe the community consultation undertaken to develop the strategies in condition B18(d); and				
CC1		(f) include a complaints management system that would be implemented for the duration of the construction.				
CC1	B19	B19. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	Pre-Construction	Compliant	PCA Acceptance	CC1 Granted
CC1		(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;				
CC1		(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.				
CC1	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	PCA Acceptance	CC1 Granted
CC1		(a) be prepared by a suitably qualified expert, in consultation with Council;				
CC1		(b) describe all erosion and sediment controls to be implemented during construction;				
CC1		(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);				
CC1		(d) detail all off-Site flows from the Site; and				
CC1		(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).				
CC1	B21	B21. The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:	Pre-Construction	Compliant	PCA Acceptance	CC1 Granted
CC1		(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; and				
CC1		(b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.				
		Road Design and Traffic Facilities				
CC1	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.	Pre-Construction	Not Triggered	PCA Acceptance	Copy of application
		Stormwater Management System				
CC2	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:	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC2
		(a) be designed by a suitably qualified and experienced person(s);				
		(b) be generally in accordance with the conceptual design in the EIS;				
		(c) be in accordance with applicable Australian Standards;				
		(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;				
		Operational Noise – Design of Mechanical Plant and Equipment				
CC2	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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC2
		Biodiversity				
CC1	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).	Pre-Construction	Compliant	PCA Acceptance	CC1 Granted
		Construction and Demolition Waste Management				
CC1	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	PCA Acceptance	CC1 Granted
		Operational Waste Storage and Processing				
CC2	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.	Pre-Construction	Triggered	PCA Acceptance	Issue of CC 2
		Mechanical Ventilation				
CC2	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 3668.1:2011 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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2

Pre- Construction Compliance Report



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CC1	Unique ID	Compliance Requirement	Development Phase	Status	Monitoring Methodology	Evidence and Comments
		Rainwater Harvesting				
CC2	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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
		Roadworks and Access				
CC2	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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
CC2	B32	B32. Prior to the commencement of construction, the Applicant must prepare plans in consultation with Council to include: (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; (b) signage and line-markings for the proposed changes to the Argyle Street kerb-side parking restrictions; and (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. Plans must be submitted to the satisfaction of Planning Secretary.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
CC2	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.	Pre-Construction	Triggered	PCA Acceptance	Issue of CC 2
		Car Parking and Service Vehicle Layout				
CC2	B34	B34. Compliance with the following requirements must be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward 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 (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 AUSTRROADS; (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 (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
		Bicycle Parking and End-of-Trip Facilities				
CC2	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: (a) the provision of a minimum 27 bicycle parking spaces; (b) the provision of 4 motorcycle parking spaces; (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; (d) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (e) appropriate pedestrian and cyclist advisory signs are to be provided; and (f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
CC2	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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2
		Compliance Reporting				
CC1	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. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). 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.	All times	Compliant	Preparation and issuing of reports at required intervals	Copies of reports
		Sydney Water Approval				
CC2	B39	B39. The approved plans must be checked online with Sydney Water Tap inTM 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.	Pre-Construction	Not Triggered	PCA Acceptance	Issue of CC 2

Appendix B – CC1

CROWN DESIGN CERTIFICATE NO. P217_007-2

Issued under Section 81A(6) and Section 109R, of the Environmental Planning and Assessment Act 1979

APPLICANT

Name: Billard Leece Partnership
Address: Sydney Studio
Suite 201, 50 Holt Street
SURRY HILLS NSW 2010

OWNER

Name: NSW Department of Education
Address: Level 8 | 259 George Street
SYDNEY NSW 2000

PROPOSAL

Address of land on which the work was carried out: Lot 2 | DP 520158
Picton High School
480 Argyle Street
PICTON NSW 2571

Building Classification: Class 5, 9b & 10a
Type of Construction: Type A – Building A / C-F
Type B – Building G
Type C – Building B / H-J

Scope of building works covered by this certificate: Early works associated with the new school
being demolition and site enabling works.

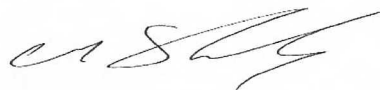
Endorsed plans and documentation: Schedule 1
Conditions of issue: Schedule 2
Fire Safety Schedule: N/A
Exclusions: Bulk earth works, construction of retaining walls
and any new buildings or structures associated
with the new school.

CERTIFYING AUTHORITY

Luke Sheehy for and on behalf of Design Confidence (Sydney) Pty Ltd

That I, Luke Sheehy, as the certifying authority, certify that the proposed design shall accord with the technical provisions of the Building Code of Australia (BCA) Volume 1 edition 2016 (Amendment 1), subject to compliance with the design documentation (Schedule 1) and conditions of issue (Schedule 2) listed below.

DATED THIS 16th day of April 2019



Luke Sheehy
Principal

SCHEDULE 1
ENDORSED PLANS AND DOCUMENTATION

1. Endorsed plans prepared by Billard Leece Partnership Pty Ltd:

PLAN TITLE	DRAWING NO	REVISION	DATE
SITE CONTEXT PLAN	AA03-0002	-	30.08.2018
GA – LOWER GROUND FLOOR PLAN – ZONE A	SSD-AA10-0001	-	04.08.2018
GA – LOWER GROUND FLOOR PLAN – ZONE B	SSD-AA10-0002	-	27.07.2018
GA – LOWER GROUND FLOOR PLAN – ZONE C	SSD-AA10-0003	-	27.07.2018
GA – LOWER GROUND FLOOR PLAN – ZONE D	SSD-AA10-0004	-	27.07.2018
GA – GROUND FLOOR PLAN – ZONE A	SSD-AA10-0101	-	27.07.2018
GA – GROUND FLOOR PLAN – ZONE B	SSD-AA10-0102	-	27.07.2018
GA – GROUND FLOOR PLAN – ZONE C	SSD-AA10-0103	-	27.07.2018
GA – GROUND FLOOR PLAN – ZONE D	SSD-AA10-0104	-	27.07.2018
GA – FIRST FLOOR PLAN – ZONE A	SSD-AA10-0201	-	27.07.2018
GA – FIRST FLOOR PLAN – ZONE B	SSD-AA10-0202	-	27.07.2018
ELEVATIONS – GENERAL ARRANGEMENT – SCIENCE & MATHS, VISUAL ARTS, DESIGN & TECHNOLOGY	SSD-AA20-0001	-	27.07.2018
ELEVATIONS – GENERAL ARRANGEMENT – ADMIN & STUDENT HUB	SSD-AA20-0002	-	27.07.2018
ELEVATIONS – GENERAL ARRANGEMENT – FITNESS & PERFORMANCE	SSD-AA20-0003	-	27.07.2018
FRONT ENTRY – LANDSCAPING AND SECURITY FENCE	SSD-SK-002	-	27.07.2018
SITE CONTEXT PLAN - DEMOLITION	AA02-0001	-	23.03.2018
SITE PLAN - DEMOLITION	AA02-0001	1	25.03.2019
B DEM LOWER GROUND FLOOR	AB19-0001	1	15.02.2019
B DEM ROOF	AB19-0301	1	15.02.2019
B DEM ELEVATIONS	AB22-0001	1	15.02.2019
D DEM LOWER GROUND FLOOR	AD19-0001	1	15.02.2019
D DEM GROUND FLOOR	AD19-0101	1	15.02.2019
D DEM ROOF	AD19-0301	1	15.02.2019
D DEM ELEVATIONS – SHEET 1	AD22-0001	1	15.02.2019
D DEM ELEVATIONS – SHEET 2	AD22-0002	1	15.02.2019
F DEM LOWER GROUND FLOOR	AF19-0001	1	15.02.2019
F DEM GROUND FLOOR	AF19-0101	1	15.02.2019
F DEM ROOF	AF19-0301	1	15.02.2019
F DEM ELEVATIONS – SHEET 1	AF22-0001	1	15.02.2019
F DEM ELEVATIONS – SHEET 2	AF22-0002	1	15.02.2019
I DEM LOWER GROUND	AI19-0001	1	15.02.2019
I DEM-ROOF	A19-0301	1	15.02.2019
I DEM ELEVATIONS – SHEET 1	AI22-0001	1	15.02.2019

2. Endorsed plans prepared by Arcadia Landscape Architecture:

PLAN TITLE	DRAWING NO	REVISION	DATE
VISION I LANDSCAPE MASTERPLAN	-	B	--.02.2018
VISION - CULTURAL + HERITAGE ITEMS	-	C	--.02.2018
VISION I LANDSCAPE SECTIONS	-	C	--.02.2018
VISION I LANDSCAPE SECTIONS	-	C	--.02.2018
VISION I LANDSCAPE SECTIONS	-	C	--.02.2018
VISION I LANDSCAPE SECTIONS	-	C	--.02.2018
MATERIALS I PAVEMENT	-	B	--.02.2018
MATERIALS I PAVEMENT	-	B	--.02.2018
DETAIL I ENTRY FORECOURT	-	B	--.02.2018
MATERIALS I ENTRY FORECOURT	-	B	--.02.2018
DETAIL I TERRACED LAWNS	-	B	--.02.2018
MATERIALS I TERRACED LAWNS	-	B	--.02.2018
DETAIL I SOCIAL HUB	-	B	--.02.2018
MATERIALS I SOCIAL HUB	-	B	--.02.2018
DETAIL I EDUCATIONAL TRAIL	-	B	--.02.2018
MATERIALS I EDUCATIONAL TRAIL	-	B	--.02.2018
DETAIL I AGRICULTURAL & ENVIRONMENTAL LEARNING	-	B	--.02.2018
VISION I NATURE TRAIL	-	B	--.02.2018
SOFTSCAPE I PLANTING CHARACTER	-	B	--.02.2018
SOFTSCAPE I TREE SIZE SPECIFICATION & FORMAL SOFTSCAPE AREAS	-	B	--.02.2018
APPROACH I TREE RETENTION + REMOVAL STRATEGY	-	D	--.10.2018

3. Endorsed plans prepared by Bonacci Group (NSW) Pty Ltd:

PLAN TITLE	DRAWING NO	REVISION	DATE
CONCEPT STORMWATER MANAGEMENT PLAN	C030	P5	22.02.2018
CONCEPT SEDIMENT AND EROSION CONTROL PLAN	C005	P2	22.02.2018
SEDIMENT AND EROSION CONTROL DETAILS	C007	P1	09.02.2018

4. Documents relied upon:

TITLE	PREPARED BY	REFERENCE	DATE
Development Consent	Minister for Planning	SSD 8640	20.12.2018
Levy Receipt - Long Service Levy Payment	Taylor Constructions Group Pty Ltd	00348995	03.09.2018
Quantity Surveyors Certificate	Wilde and Woollard	-	19.07.2017
Consultation Requirements as Prescribed within SSD 8640 Condition A11	MACE Australia Pty Ltd	-	04.04.2019
Staging Requirements as Submitted within SSD 8640	MACE Australia Pty Ltd	-	02.04.2019

TITLE	PREPARED BY	REFERENCE	DATE
Picton High School Consent Condition A15	Taylor Constructions Group Pty Ltd	-	08.04.2019
Friable Asbestos Removal Licence	Australasian Technical Services NSW Pty Ltd	AD212177	-
Certificate of Currency – Public and Products Liability	Australasian Technical Services NSW Pty Ltd	AWB0434CGL	-
Certificate of Currency – Workers Compensation	Australasian Technical Services NSW Pty Ltd	113490901	-
Dilapidation Report	Project Solutions Pty Ltd	1902 / 19079	15.02.2019
Approval of Community Communication Strategy: Condition B10	NSW Department of Planning and Environment	DOC 19/288735	05.04.2019
Sediment and Erosion Control Plan	Bonacci Group (NSW) Pty Ltd	C 005	22.03.2019
Sediment and Erosion Control Details	Bonacci Group (NSW) Pty Ltd	C 007	22.03.2019
Soil and Water Management Computations	Bonacci Group (NSW) Pty Ltd	C 008	22.03.2019
Construction Environmental Management Plan	SMEC	30013089	05.04.2019
Civil Design Report	Bonacci Group (NSW) Pty Ltd	2021888 01C	24.01.2018
Civil Statement	Bonacci Group (NSW) Pty Ltd	2021888	21.01.2019
Procurement of Ecosystem Credits within SSD 8640 (Re: Condition B26)	MACE Australia Pty Ltd	-	-
Email Correspondence (RE: Condition B27)	Roads and Maritime Services	-	25.03.2019
Operational Waste Management Assessment	Billard Leece Partnership	17003	15.03.2019
Meeting Minutes with Council (RE: proposed Waste Management Plan)	MACE Australia Pty Ltd	-	18.03.2019
Email Correspondence (RE: Council Approval for WMP)	Wollondilly Shire Council	-	22.03.2019
Picton High School Consent Condition B1 – Notification of Commencement	Taylor Construction Group Pty Ltd	-	04.04.2019
Picton High School Redevelopment – Demolition of Existing Buildings	Bonacci Group (NSW) Pty Ltd	20 21888 01S	16.04.2019
Request for Written Confirmation – Archaeological or Cultural Objections	AMAC Group & Streat Archaeological Services	-	04.04.2019
Email Correspondence (RE: Evidence of B6 and B15-B21 submission)	Taylor Construction Group Pty Ltd	-	16.04.2019
Email Correspondence (RE: Evidence of CEMP and Dilapidation Report submission)	Taylor Construction Group Pty Ltd	-	16.04.2019
Compliance Monitoring and Reporting Program	Taylor Construction Group Pty Ltd	-	09.04.2019
Picton High School Consent Condition A21	Taylor Construction Group Pty Ltd	-	02.04.2019



SCHEDULE 2 CONDITIONS OF ISSUE

1. This certificate shall not be construed as relieving any other party of their legislative and/ or contractual obligations;
2. Design Confidence shall be notified if any matter relating to BCA compliance is considered unclear prior to the commencement of works on that element, system, component or aspect; and
3. Designs (both architectural and engineering) shall proceed in accordance with the Codes and Standards nominated within Schedule 1 & Schedule 3 of this certificate. Final certification (including an overall Final Fire Safety Certificate) shall be submitted to this office upon completion of the works.

Appendix C – Compliance Report Declaration

Compliance Report Declaration Form

Project Name	Picton High School
Project Application Number	SINSW-17-668
Description of Project	Demolition of existing and construction of new School
Project Address	480 Argyle Street Picton
Proponent	Mick Upston - Taylor Constructions
Title of Compliance Report	Pre -Construction Compliance Report
Date	30/04/19

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- 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.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) 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	Mick Upston
Title	Senior Project Manager
Signature	
Qualification	Builder
Company	Taylor Constructions
Company Address	Lv 13, 157 Walker Street North Sydney NSW 2060

Taylor Construction Group Pty Ltd

ABN 25 067 428 344

Level 13, 157 Walker St, North Sydney NSW 2060

T 02 8736 9000 F 02 8736 9090



taylorau.com.au

TAYLOR