



OneThree Consulting

ABN 16 365 793 645

Compliance Monitoring and Reporting Program

Project: Schofields Public School

State Significant Development Application Number: SD_8740

May 2019

Revision	Date	Prepared By	Reviewed By	Description
V1.0	3/5/2019	OneThree	Cadence	For Use

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1 EXECUTIVE SUMMARY

This report has been prepared for Department of Education, School Infrastructure NSW (SINSW) in preparation for construction of the upgrade of Schofields Public School under SSD 8740 Redevelopment of Schofields Public School.

Construction of the Project is anticipated to commence in May 2019, upon complying with Conditions of Consent (CoC) in Part A and Part B of SSD 8740.

As the proponent of the Project, SINSW is required to develop and implement a Compliance Monitoring and Reporting Program (CMRP) to meet the compliance requirements of the Project approval.

2 INTRODUCTION

2.1 Project Details

Project:	Upgrade of Schofields Public School
State Significant Development:	
Application Number	SSD 8740
Project address:	60 St Albans Road, Schofields, NSW 2762

2.2 Report Details

In accordance with CoC B40 of the SSD, a CMRP must be prepared.

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.

This CMRP has been developed for the Project in accordance with CoC B40 to monitor the compliance of the Project against the Project Conditions of Consent throughout construction and for at least the first year of operations.

The Department of Planning and Environment (the Department) guideline document *Compliance Reporting Post Approval Requirements* (2018) requires that the Compliance Monitoring and Reporting Program would include:

- A Compliance Monitoring and Reporting Schedule which identifies the required frequency of compliance monitoring and reporting; and
- A Compliance Table which identifies the compliance requirements as per the conditions of consent, the compliance monitoring methodology and the type of data or evidence to be collected in order to demonstrate compliance.

This CMRP has been prepared in accordance with the *Compliance Reporting Post Approval Requirements* (2018). Refer to Section 3 and Section 4 for each requirement.

2.3 Key Project Personnel

The following key roles are responsible for the environmental management throughout construction and operation of the Project.

Project Director (SINSW)

The Project Director is responsible for ensuring the construction and operation of the Project are in accordance with environmental approvals and relevant legislation.

Project Manager (Cadence Australia)

The Project Manager is responsible for ensuring the construction contractor's and SINSW activities are in accordance with environmental approvals and relevant legislation.

Construction Manager (ADCO Construction)

The Construction Manager is responsible for managing environmental compliance against the CoC and ensuring that construction works are undertaken in accordance with the management plans required in accordance with the CoC, other approvals and relevant legislation.

Project Manager (ADCO Construction)

The Project Manager is responsible for ensuring the construction contractor's activities are in accordance with environmental approvals and relevant legislation.

All personnel

All employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the development.

3 COMPLIANCE MONITORING AND REPORTING SCHEDULE

The *Compliance Reporting Post Approval Requirements* (2018) requires that the frequency of Compliance Reporting be in accordance with the Table 1 of the Guideline unless CoC state otherwise.

CoC B41 requires that Compliance Reports of the project must be carried out in accordance with the *Compliance Reporting Post Approval Requirements* (2018).

Table 1 presents the schedule of Compliance Reporting to be undertaken and reported to the Department during the carrying out of the development, in accordance with CoC B40 and B41 and the *Compliance Reporting Post Approval Requirements* (2018).

Table 1: Schedule of Compliance Monitoring and Reporting

Phase of works	Compliance Report	Timing ^{1, 2}	Anticipated date of Compliance Report
Pre-Construction	Pre-Construction Compliance Report	Report to be submitted to the Planning Secretary prior to commencement of construction.	3 May 2019
Construction	Construction Compliance Report 1	Report to be submitted to the Planning Secretary 26 weeks from the date	January 2020

Phase of works	Compliance Report	Timing ^{1, 2}	Anticipated date of Compliance Report
		of commencement of construction.	
	Construction Compliance Report 2	Report to be submitted to the Planning Secretary within six months from the date of Construction Compliance Report 1.	July 2020
Operation	Pre-Operational Compliance Report	Report to be submitted to the Planning Secretary prior to commencement of operation.	July 2020
	Operations Compliance Report	Reporting to be submitted to the Planning Secretary 52 weeks from the date of commencement of operation.	July 2021 ³

Notes:

1. The *Compliance Reporting Post Approval Requirements* (2018) states that in circumstances where both construction and operation phases of a development are being carried out at the same time in respect of different parts of a development, compliance reporting must be undertaken in accordance with the minimum frequency required for those phases that are being carried out as part of the development.
2. The anticipated date of Compliance Reporting is the approximate date nominated for undertaking the Compliance Reporting and may vary slightly.
3. CoC B43 provides that, notwithstanding the requirements of the *Compliance Reporting Post Approval Requirements* (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 operational compliance report has demonstrated operational compliance.

4 COMPLIANCE TABLE

The *Compliance Reporting Post Approval Requirements* (2018) requires that the Compliance Table must contain all compliance requirements in all CoCs for each phase of the Project. The Compliance Table must identify the compliance monitoring methodology that would be used to assess compliance with each compliance requirement and it must identify the type of evidence to be collected to effectively demonstrate compliance¹.

The Compliance Table must include:

- a unique identification number (ID);
- the compliance requirement to be complied with;
- the phase of the development to which the compliance requirement applies. If the development is to be staged, then the relevant stage is to be detailed here;
- the proposed monitoring methodology for each compliance requirement; and
- the evidence to be collected to assess compliance with each compliance requirement.

Refer to Appendix A for the Compliance Table. The Compliance Table will be updated to reflect the status of each item and evidence collected as the Project progresses using

¹ The *Compliance Reporting Post Approval Requirements* (2018) states that the Compliance Table may be left blank at the time of submission as the monitoring methodology and evidence to be collected may be unknown at that time.

'Compliance Descriptors' in accordance with the *Compliance Reporting Post Approval Requirements* (2018). Refer to Table 2 for the Compliance Descriptors and their meanings. The terms partial compliance, partial non-compliance or administrative non-compliance or any other similar terms must not to be used.

Table 2: Compliance 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.

Appendix A: Compliance Table

SSD 8740 Conditions of Consent

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
Schedule 2					
Part A Administrative conditions					
CoC 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	All phases		Environmental monitoring, inspection, independent audits	
CoC A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	All phases		Environmental monitoring, inspection, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status																																																																																																			
	<table><tr><td colspan="3">Architectural plans prepared by Tanner Kibble Denton Architects</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td></tr><tr><td>SSD-0000</td><td>A</td><td>COVER SHEET, DRAWING LIST, LOCATION PLAN</td></tr><tr><td>SSD-1001</td><td>A</td><td>SITE ANALYSIS PLAN</td></tr><tr><td>SSD-1101</td><td>A</td><td>EXISTING SITE PLAN</td></tr><tr><td>SSD-1102</td><td>A</td><td>PROPOSED SITE PLAN</td></tr><tr><td>SSD-1201</td><td>A</td><td>SITE DEMOLITION PLAN</td></tr><tr><td>SSD-2001</td><td>A</td><td>GROUND FLOOR PLAN</td></tr><tr><td>SSD-2002</td><td>A</td><td>FIRST FLOOR PLAN</td></tr><tr><td>SSD-2003</td><td>A</td><td>ROOF PLAN</td></tr><tr><td>SSD-2501</td><td>A</td><td>GFA PLANS</td></tr><tr><td>SSD-3001</td><td>B</td><td>ELEVATIONS</td></tr><tr><td>SSD-3101</td><td>B</td><td>SECTIONS</td></tr><tr><td>SSD-4001</td><td>A</td><td>SIGNAGE</td></tr><tr><td>SSD-7001</td><td>A</td><td>SHADOW DIAGRAMS</td></tr><tr><td>SSD-7101</td><td>A</td><td>EXTERNAL MATERIALS</td></tr><tr><td>SSD-7201</td><td>A</td><td>3D PERSPECTIVES</td></tr><tr><td colspan="3">Landscape plans prepared by Context Landscape Design Pty Ltd</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td></tr><tr><td>L101</td><td>A</td><td>LANDSCAPE MASTERPLAN</td></tr><tr><td>L102</td><td>A</td><td>DETAILED LANDSCAPE PLAN 1</td></tr><tr><td>L103</td><td>A</td><td>DETAILED LANDSCAPE PLAN 2</td></tr><tr><td>L104</td><td>A</td><td>DETAILED LANDSCAPE PLAN 3</td></tr><tr><td>L201</td><td>A</td><td>SECTION</td></tr><tr><td>L301</td><td>A</td><td>INDICATIVE PLANTING PALETTE</td></tr><tr><td>L302</td><td>B</td><td>RETENTION AND REMOVAL OF TREES</td></tr><tr><td>L303</td><td>B</td><td>TREE SCHEDULE 01 OF 02</td></tr><tr><td>L304</td><td>B</td><td>TREE SCHEDULE 02 OF 02</td></tr><tr><td>SK004</td><td>A</td><td>PROPOSED TREES DIAGRAM</td></tr><tr><td colspan="3">Stormwater management plans prepared by Woolacotts Consulting</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td></tr><tr><td>SW1</td><td>A</td><td>Stormwater Management Plan –</td></tr><tr><td>SW2</td><td>A</td><td>Stormwater Management Plan –</td></tr></table>	Architectural plans prepared by Tanner Kibble Denton Architects			Dwg No.	Rev	Name of Plan	SSD-0000	A	COVER SHEET, DRAWING LIST, LOCATION PLAN	SSD-1001	A	SITE ANALYSIS PLAN	SSD-1101	A	EXISTING SITE PLAN	SSD-1102	A	PROPOSED SITE PLAN	SSD-1201	A	SITE DEMOLITION PLAN	SSD-2001	A	GROUND FLOOR PLAN	SSD-2002	A	FIRST FLOOR PLAN	SSD-2003	A	ROOF PLAN	SSD-2501	A	GFA PLANS	SSD-3001	B	ELEVATIONS	SSD-3101	B	SECTIONS	SSD-4001	A	SIGNAGE	SSD-7001	A	SHADOW DIAGRAMS	SSD-7101	A	EXTERNAL MATERIALS	SSD-7201	A	3D PERSPECTIVES	Landscape plans prepared by Context Landscape Design Pty Ltd			Dwg No.	Rev	Name of Plan	L101	A	LANDSCAPE MASTERPLAN	L102	A	DETAILED LANDSCAPE PLAN 1	L103	A	DETAILED LANDSCAPE PLAN 2	L104	A	DETAILED LANDSCAPE PLAN 3	L201	A	SECTION	L301	A	INDICATIVE PLANTING PALETTE	L302	B	RETENTION AND REMOVAL OF TREES	L303	B	TREE SCHEDULE 01 OF 02	L304	B	TREE SCHEDULE 02 OF 02	SK004	A	PROPOSED TREES DIAGRAM	Stormwater management plans prepared by Woolacotts Consulting			Dwg No.	Rev	Name of Plan	SW1	A	Stormwater Management Plan –	SW2	A	Stormwater Management Plan –				
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CoC A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been.	All phases		Correspondence																																																																																																				

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	approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above				
CoC 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.	All phases			
CoC A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All phases		Notification of commencement	
CoC A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All phases			
CoC 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.	All phases			

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	The Planning Secretary's resolution of the matter must be binding on the parties.				
CoC 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.	All phases		Record of submission	
CoC A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	All phases		Record of submission	
CoC A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All phases			
CoC A11	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	All phases		Approval of Planning Secretary	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (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).				
CoC A12	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	All phases		Approval of Planning Secretary	
CoC A13	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.	All phases		Approval of Planning Secretary	
CoC A14	Demolition work must comply with Australian Standard AS 2601-	All phases		Record of Certifying Authority's satisfaction	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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.				
CoC A15	<p>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.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • 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 	All phases		Record of Certifying Authority's satisfaction	
CoC A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All phases		Record of Certifying Authority's satisfaction	
CoC A17	References in the conditions of this consent to any guideline,	All phases			

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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.				
CoC A18	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 respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	All phases			
CoC A19	<p>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.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the</p>	All phases			

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development				
CoC A20	<p>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:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p>	All phases		Record of submission, publication of records and project information	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.				
CoC A21	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.	All phases		Project induction	
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.	All phases			
CoC B1	Within three months of the commencement of construction works, the Applicant must refine	Construction		Record of submission, record of Planning Secretary's satisfaction	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	the roof form of the school building to increase the penetration and distribution of natural light and increase airflow into the central area of the floorplan. Improved light levels must be demonstrated by submitting diagrams for interior lux levels in plan for both the submitted proposal and the proposed changes. Improved natural ventilation must be shown in a section plan. Amended plans must be submitted to the satisfaction of the Planning Secretary.				
CoC B2	Prior to the commencement of construction works, the Applicant must prepare amended plans to include four additional car parking spaces in the service vehicle manoeuvring area adjacent to the existing staff car park area accessed from St Albans Road (total 18 car parking spaces). Amended plans must be submitted to the Planning Secretary.	Prior to commencement of construction		Record of submission	
CoC B3	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to commencement of construction, Prior to commencement of operations		Record of submission	
CoC B4	If the construction or operation of the development is to be staged, the Department must be notified in	Prior to commencement of		Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage	construction, Prior to commencement of operations			
CoC B5	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier 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.	Prior to commencement of construction		Record of Certifying Authority's satisfaction	
CoC B6	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or 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.	Prior to commencement of construction		Record of submission	
CoC B7	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.	Prior to commencement of construction		Record of submission	
CoC B8	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	Prior to commencement of construction		Correspondence, Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council.				
CoC B9	Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan dated 17 August 2018 and prepared by Environmental Investigation Services	Construction		Environmental monitoring, inspection, independent audits	
CoC B10	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the [insert relevant land use] land use and be provided to the satisfaction of the Certifying Authority.	Construction		Record of Certifying Authority's satisfaction	
CoC B11	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is	Prior to commencement of earthworks		Record of submission, Publication of CEMP	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B21 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.				
CoC B12	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to commencement of construction of utility works			
CoC B13	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.	Prior to commencement of construction of above ground works		Correspondence	
CoC B14	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	Construction		Publication of CCS	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>minimum of 12 months following the completion of construction. The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(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.</p>				
CoC B15	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work	Prior to commencement of construction		Record of submission, Record of Planning Secretary's approval	
CoC B16	Work for the purposes of the development must not commence until the Community	Prior to commencement		Record of Planning Secretary's approval	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary	ent of construction			
CoC B17	Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia, unless otherwise agreed by the Planning Secretary and submit evidence of registration to the Certifying Authority.	Prior to commencement of construction		Record of registration, Record of submission to Certifying Authority	
CoC B18	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.	Prior to commencement of construction		Record of Certifying Authority's satisfaction	
CoC B19	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	Prior to commencement of construction		Record of Certifying Authority's satisfaction	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	qualified person is provided and that the requirements are referenced on any certified plans.				

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
CoC B20	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 quickly as possible; 	All phases		Record of publication of management plans	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>				
CoC B21	The Applicant must prepare a Construction Environmental	Prior to commencement		Record of publication of CEMP	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B23);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B24);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B25);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B26);</p>	ent of construction			

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) 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.				
CoC B22	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.	Prior to commencement of construction		Record of Certifying Authority's approval, Record of submission	
CoC B23	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; (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; (d) detail heavy vehicle routes, access and parking arrangements;	Prior to commencement of construction		Record of publication	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.				
CoC B24	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the	Prior to commencement of construction		Record of publication	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B24(d); and (f) include a complaints management system that would be implemented for the duration of the construction				
CoC B25	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, 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.	Prior to commencement of construction		Record of publication	
CoC B26	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	Prior to commencement of construction		Record of publication	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI)</p>				
CoC B27	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for construction and heavy vehicles (excluding site personnel) to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Prior to commencement of construction		Environmental monitoring, inspection, independent audits	
CoC B28	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The	Prior to commencement of construction		Record of approval	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.				
CoC B29	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development in consultation with Council and submit it to the satisfaction of the Certifying Authority. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) must include use of an on-site concrete detention tank (rather than Atlantis cells);</p> <p>(d) be in accordance with applicable Australian Standards;</p> <p>(e) 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; and</p> <p>(f) divert existing clean surface water around operational areas of the site</p>	Prior to commencement of construction		Record of Certifying Authority's satisfaction	
CoC B30	The nineteen (19) 200 micron Enviropods and eighteen (18) 460mm high Stormfilter cartridges supplied by Stormwater 360 are	Prior to commencement of construction		Record of procurement, Inspections	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.				
CoC B31	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Assessment by Wilkinson Murray dated September 2017, 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 Noise and Vibration Assessment by Wilkinson Murray dated September 2017	Prior to commencement of construction		Record of Certifying Authority's verification	
CoC B32	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.	Prior to commencement of removal of waste		Record of notification	
CoC B33	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.	Prior to commencement of construction		Record of written agreement	
CoC B34	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-	Prior to commencement of construction		Record of Certifying Authority's satisfaction	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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.				
CoC B35	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	Prior to commencement of construction		Engineering certification, inspections	
CoC B36	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of all construction vehicles	Design, Construction		Record of road authority's satisfaction	
CoC B37	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Prior to commencement of construction		Record of Certifying Authority's satisfaction	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(b) minimum of 18 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;</p> <p>(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; and</p> <p>(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p>				
CoC B38	<p>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:</p> <p>a) the provision of a minimum 48 staff and visitor/student bicycle parking spaces as shown on the proposed site plan AR-TD-SSD-1102 Rev A, dated 16/10/18;</p> <p>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas</p>	Prior to commencement of construction		Record of Certifying Authority's satisfaction	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority				
CoC B39	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.	Prior to commencement of footpath construction or public domain works		Record of Certifying Authority's approval	
CoC B40	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.	Prior to commencement of construction		Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
CoC B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	All phases		Record of submission	
CoC B42	The Department of Education 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 phases		Record of publication	
CoC B43	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	Operations		Record of Planning Secretary's satisfaction	
CoC 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.	Construction		Inspection, independent audits	
CoC C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the	Construction		Inspection, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p> <p>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(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;</p> <p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p>				
CoC C3	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	Construction		Inspection, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
CoC 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.	Construction		Record of submission	
CoC C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays	Construction		Environmental monitoring, inspection, independent audits	
CoC C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the	Construction		Environmental monitoring, inspection, independent audits, Record of Planning Secretary's approval	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	Planning Secretary or her nominee if appropriate justification is provided for the works.				
CoC C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction		Record of notification	
CoC C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Construction		Environmental monitoring, inspection, independent audits	
CoC C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans)	Construction		Environmental monitoring, inspection, independent audits	
CoC C10	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	Construction		Inspection, independent audits	
CoC C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction		Record of licence	
CoC C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised	Construction		Inspection, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.				
CoC C13	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;</p> <p>(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</p> <p>(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</p>	Construction		Inspection, independent audits, Record of Council approval	
CoC C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Construction		Inspection, independent audits	
CoC C15	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	Construction		Environmental monitoring, inspection, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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 Vibration Management Plan				
CoC C16	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		Inspection, independent audits	
CoC C17	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		Inspection, independent audits	
CoC C18	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		Environmental monitoring, inspection, independent audits	
CoC C19	Vibration caused by construction at any residence or structure outside the site must be limited to:	Construction		Environmental monitoring, inspection, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(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 (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).				
CoC C20	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 C19	Construction		Environmental monitoring, inspection, independent audits	
CoC C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B24 of this consent	Construction		Environmental monitoring, inspection, independent audits	
CoC C22	For the duration of the construction works: (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; (b) all street trees must be protected at all times during	Construction		Inspection, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>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;</p> <p>(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 & Development Impact Report by RainTree Consulting dated 19 January 2018; and</p> <p>(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.</p>				
CoC C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent	Construction		Inspection, independent audits	
CoC C24	During construction, the Applicant must ensure that:	Construction		Inspection, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.				
CoC C25	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		Inspection, independent audits	
CoC C26	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department/Certifying Authority upon request.	Construction		Inspection, independent audits, construction documentation	
CoC C27	Any seepage or rainwater collected on-site during construction or groundwater must	Construction		Record of EPA approval, inspections	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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				
CoC C28	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		Record of consultation outcomes	
CoC C29	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	Construction			

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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.				
CoC C30	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		Inspections, independent audits	
CoC C31	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		Inspections, independent audits	
CoC C32	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		Inspections, independent audits	
CoC C33	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		Environmental monitoring, inspections, independent audits	
CoC C34	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste	Construction		Record of consultation	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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.				
CoC C35	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Construction		Record of consultation	
CoC C36	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		Record of Planning Secretary’s agreement	
CoC C37	No later than four weeks before 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.	Prior to commencement of construction		Record of submission	
CoC C38	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		Copy of Audit Reports	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit				
CoC C39	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	All phases		Copy of Audit Reports	
CoC C40	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)	All phases		Copy of Audit Reports	
CoC C41	In accordance with the specific requirements in the Independent Audit Post Approval	All phases		Copy of Audit Reports	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent; (b) submit the response to the Department and the Certifying Authority; and (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				
CoC C42	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.	Operations		Record of Planning Secretary's approval	
CoC C43	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.	All phases		Record of notification	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
CoC C44	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	All phases		Record of notification	
CoC C45	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.	All phases		Record of notification	
CoC C46	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	All phases		Record of notification	
CoC C47	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All phases		Copy of Compliance Report	
CoC C48	Within three months of: (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C43; (c) the submission of an Independent Audit under condition C40;	All phases		Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(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.				
CoC C49	<p>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 Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.</p> <p>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</p>	All phases		Record of the Certifying Authority's satisfaction	
CoC 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	Prior to commencement of occupation		Record of notification	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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.				
CoC 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.	Prior to commencement of occupation		Record of the Certifying Authority's satisfaction	
CoC 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.	Prior to commencement of operations		Record of submission	
CoC D4	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: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has	Prior to commencement of occupation		Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>occurred to adjoining buildings or infrastructure, the Certifying Authority must:</p> <p>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>c) to be forwarded to Council.</p>				
CoC D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>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 this consent.</p>	Prior to commencement of operations			
CoC D6	<p>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.</p>	Prior to commencement of occupation		Evidence of certificate	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
CoC D7	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	Prior to commencement of occupation		Record of submission	
CoC D8	<p>Prior to the commencement of operation, a 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:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Blacktown City Council and (Sydney Coordination Office) Transport for NSW;</p> <p>(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;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(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</p>	Prior to commencement of operations		Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(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.				
CoC D9	<p>Operational Transport and Access Management Plan (OTAMP)</p> <p>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:</p> <p>(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;</p> <p>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures of the</p>	Prior to commencement of operations		Record of the Planning Secretary's satisfaction	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>pick-up and drop-off parking located within Junction Road and St Albans Road, including staff management/traffic controller arrangements;</p> <p>(d) the location and operational management procedures of the drop-off and pick-up of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations along Junction Road and St Albans Road, including staff management/traffic controller arrangements;</p> <p>(e) delivery and services vehicle and bus access and management arrangements;</p> <p>(f) restrictions on hours for delivery and services vehicle access onto the site outside core school hours;</p> <p>(g) restriction on hours for use of the four parking spaces located within the turning area to the south of the existing car park to times outside of the service vehicle delivery hours as required by Condition D9(f);</p> <p>(h) management of approved access arrangements;</p> <p>(i) 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</p>				

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>parking in Junction Road and St Albans Road;</p> <p>(j) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(k) a monitoring and review program.</p> <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p> <p>The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development</p>				
CoC D10	<p>Installation of all required School Zone signage, speed management signage and associated pavement markings along Junction Road and St Albans Road is to be completed prior to commencement of occupation of the development.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>	Prior to commencement of operations		Record of approval	
CoC D11	<p>Following installation of School Zone signage, speed management signage and associated pavement markings along Junction Road and St Albans Road, as required by condition D10, the Applicant must arrange an inspection with RMS for formal handover of assets. The handover of assets must occur</p>	Prior to commencement of operations		Inspection	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	prior to commencement of operations.				
CoC D12	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Operations		Monitoring, inspections, independent audits	
CoC D13	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: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.	Prior to commencement of operations		Record of the Certifying Authority's satisfaction	
CoC D14	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the new school building must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating: (a) an agreement has been reached between the Applicant and Council for the shared usage of car parking at Schofields Park for staff on school days.	Prior to commencement of operations		Record of Planning Secretary's satisfaction, Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(b) signage and marking have been installed which nominates four parking spaces located in the approved manoeuvring area on the southern side of the existing car park as staff/visitor spaces and restricts use of these spaces to times set out in Condition D9. (c) Kerb, gutter and footpath along the eastern frontage has been constructed along Junction Road between Station Street and St Albans Road				
CoC D15	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.	Prior to commencement of operations		Correspondence	
CoC D16	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.	Prior to commencement of occupation		Record of submission	
CoC D17	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.	Prior to commencement of occupation		Record of the Certifying Authority's satisfaction	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	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: (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 (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s				
CoC D18	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 AS4674 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.	Prior to commencement of occupation		Record of the Certifying Authority's satisfaction	
CoC D19	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: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details;	Prior to commencement of occupation		Record of publication	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(c) relevant contact information; and (d) Work Health and Safety requirements.				
CoC D20	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Prior to commencement of occupation		Record of submission	
CoC D21	Provide a Restriction to User and Positive Covenant over the On-Site Detention System in accordance with the requirements of Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with Land & Property Information.	Operations		Record of registration	
CoC D22	Provide a minimum 4m wide drainage easement with a Restriction to User over Lot 20 DP 2912 over the centreline of the existing Council stormwater pipe in favour of Council as per the Engineering Guide for Development. The Restriction to User and drainage easement must be registered with NSW Land Registry Service	Operations		Record of registration	
CoC D23	Provide a minimum 2.5m wide drainage easement with a Restriction to User over Lot 20 DP 2912 over the centreline of the proposed 525mm stormwater pipe in favour of Lot 21 DP 2912 as per the Engineering Guide for Development. The Restriction to User and drainage easement	Operations		Record of registration	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	must be registered with NSW Land Registry Service				
CoC D24	Provide a Restriction to User and Positive Covenant for Overland Flowpath from Junction Street over the full width of the overland flow extents in the peak 1 in 100 year ARI event considering the Council pipe half blocked in accordance with the requirements of the Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services.	Operations		Record of registration	
CoC D25	The restrictions to user and positive covenants referred to in D21-D24 above must be established at no cost to Council.	Operations			
CoC D26	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Prior to commencement of occupation		Record of submission	
CoC D27	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	Operations		Inspection, independent audit	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	Code of Practice for the Control of Legionnaires' Disease.				
CoC D28	<p>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:</p> <p>(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(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.</p> <p>Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.</p>	Operations		Record of submission	
CoC D29	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Prior to commencement of occupation		Inspection, independent audit	
CoC D30	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Prior to commencement of occupation		Inspection, independent audit	
CoC D31	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and	Prior to commencement		Inspection, independent audit	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	irrigation systems for landscaped areas must be installed within the site prior to occupation.	ent of occupation			
CoC D32	<p>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:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in the operational waste management plan prepared by Foresight Environmental dated 13 February 2018.</p>	Prior to commencement of operations		Record of submission	
CoC D33	The Applicant must prepare a Validation Report for the development. The Validation Report must:	Prior to commencement of occupation		Record of publication	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>(a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;</p> <p>(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;</p> <p>(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);</p> <p>(d) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) describe the location, nature and extent of any remaining contamination on site;</p> <p>(iii) sampling and analysis plan and sampling methodology;</p> <p>(iv) results of sampling of treated material, compared with the treatment criteria in the RAP;</p> <p>(v) results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>(vi) discussion of the suitability of the remediated areas for the intended land use; and</p> <p>(vii) any other requirement relevant to the project.</p>				
CoC D34	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site	Prior to commencement of occupation		Record of Site Audit Statement and Site Audit Report	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	Audit Report which demonstrates that the site is suitable for its intended use(s).				
CoC D35	Within 12 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 (3rd Edition) 2017.	Operations		Record of Certifying Authority satisfaction	
CoC 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 Certifying Authority. The plan must: (a) detail the 46 new trees and plant species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and (c) be consistent with the Applicant's Management and Mitigation Measures at RtS	Prior to commencement of occupation		Record of Certifying Authority satisfaction	
CoC D37	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,	Prior to commencement of occupation		Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>and / or removal / relocation of any existing Speed Limit signs:</p> <p>(a) a copy of the Conditions of Consent;</p> <p>(b) the proposed school commencement/opening date;</p> <p>(c) two sets of detailed design plans showing the following:</p> <p>(i) accurate Site boundaries;</p> <p>(ii) details of all road reserves, adjacent to the Site boundaries;</p> <p>(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;</p> <p>(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;</p> <p>(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and</p> <p>(vi) all existing and proposed street furniture and street trees.</p>				
CoC D38	<p>Within six months of commencement of operation, Green Star certification must be obtained unless otherwise agreed to by the Planning Secretary, demonstrating the development achieves a minimum 4 star Green Star As Built rating. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.</p>	Operations		Record of submission	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
CoC D39	<p>The Applicant must implement the most recent version of the Heritage Interpretation Strategy prepared by TKD Architects. The strategy must include:</p> <ul style="list-style-type: none"> (a) An interpretive panel including text and appropriate images; (b) Display Aboriginal archaeological items that may be found on the site with explanatory text describing their meaning; (c) Interpretive content in the school's website; (d) Compilation of oral histories given by people associated with the school in the past; (e) Retain in situ the 1923 building, Federation Pathway, John Curtin memorial tree and Gallipoli memorial tree. Install plaques concisely describing their history and meaning; (f) Children's artwork describing their response to the school 	Operations		Independent audit	
CoC D40	A copy of the Heritage Interpretation Strategy must be provided to Council and the Certifying Authority and a copy retained on site	Operations		Record of submission	
CoC E1	<p>The Applicant is to prepare an Out of Hours Event Management Plan (School Use) 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:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; 	Operations		Record of publication	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (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); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
CoC E2	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.	Operations		Record of submission	
CoC E3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Operations		Inspection, independent audits	
CoC E4	The Applicant is to prepare an Out of Hours Event Management Plan (Community Use) 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, and include the following: (a) the number of attendees, time and duration;	Operations		Record of publication	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	(b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (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); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
CoC E5	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 community event or use.	Operations		Record of submission	
CoC E6	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	Operations		Inspections, independent audits	
CoC E7	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Operations		Inspections, independent audits	
CoC E8	The Community Communication Strategy, as approved by the Planning Secretary, must be	Operations		Inspections, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	implemented for a minimum of 12 months following the completion of construction				
CoC E9	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	Operations		Inspections, independent audits	
CoC E10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Assessment prepared by Wilkinson Murray dated September 2017.	Operations		Environmental monitoring, inspections, independent audits	
CoC E11	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	Operations		Environmental monitoring, inspections, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	noise levels for mechanical plant identified the Noise and Vibration Assessment prepared by Wilkinson Murray dated September 2017. 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.				
CoC E12	The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.	Operations		Record of publication	
CoC E13	Notwithstanding Condition D28, 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.	Operations		Record of consultation	
CoC 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.	Operations		Record of submission	
CoC E15	The Applicant must maintain the landscaping and vegetation on the	Operations		Inspections, independent audits	

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development.				
CoC E16	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	Operations		Inspections, independent audits	
	<p>1. A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C43 or, having given such notification, subsequently forms the view that an incident has not occurred.</p> <p>2. Written notification of an incident must:</p> <p>a. identify the development and application number;</p>	All phases			

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	<p>b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</p> <p>c. identify how the incident was detected;</p> <p>d. identify when the applicant became aware of the incident;</p> <p>e. identify any actual or potential non-compliance with conditions of consent;</p> <p>f. describe what immediate steps were taken in relation to the incident;</p> <p>g. identify further action(s) that will be taken in relation to the incident; and</p> <p>h. identify a project contact for further communication regarding the incident.</p> <p>3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.</p> <p>4. The Incident Report must include:</p> <p>a. a summary of the incident;</p>				

Unique ID	Compliance requirement	Development Phase	Monitoring Methodology	Evidence	Compliance Status
	b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.				