

Schofields Public School

Pre-Construction Compliance Report



Prepared for: Schools Infrastructure NSW
Level 8, 259 George Street
Sydney NSW 2000

Prepared by: Cadence Australia
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1 EXECUTIVE SUMMARY

This report has been prepared by Cadence Australia for the Department of Education, School Infrastructure NSW. The report is in preparation for the commencement of construction for the upgrade of Schofields Public School under SSD 8740 Redevelopment of Schofields Public School which complies with condition B41 of the consent.

Construction of the project is anticipated to commence in May 2019, upon complying with the conditions of consent in Part A and Part B of SSD 8740.

2 INTRODUCTION

2.1 Project Details

Project name:	Upgrade of Schofields Public School
Project address:	60 St Albans Road, Schofields, NSW 2762
Project application number:	SSD 8740
Anticipated date of completion:	November 2020

Schofields Public School, part of Blacktown City Council (BCC) is bounded by St Albans Road (North), Junction Road (East) and Station Road (South) as per Figure 1.



Figure 1 - Site Location

2.2 Project Phase

The project will be delivered in a single phase and is forecast to be completed by November 2020.

2.3 Project Description and Activity Summary

The upgrade of Schofields Public School proposes the provision of 27 new contemporary permanent teaching spaces to accommodate 276 additional students. This allows the

permanent capacity to increase up to 598 students from the currently supported 292 students which are located in seven permanent teaching spaces and seven demountable teaching spaces.

The project will include an upgrade to core facilities inclusive of the library, canteen, admin, staff area and student facilities. In order to maintain the community's connection to the site, it is proposed that refurbishment of the existing heritage and administration building will be undertaken.

Some of the site activities that will occur upon approval to commence construction in order to build Schofields Public School include the demolition of the existing buildings and removal of nominated trees. These activities will be undertaken once the pre-commencement conditions have been satisfied by the project team.

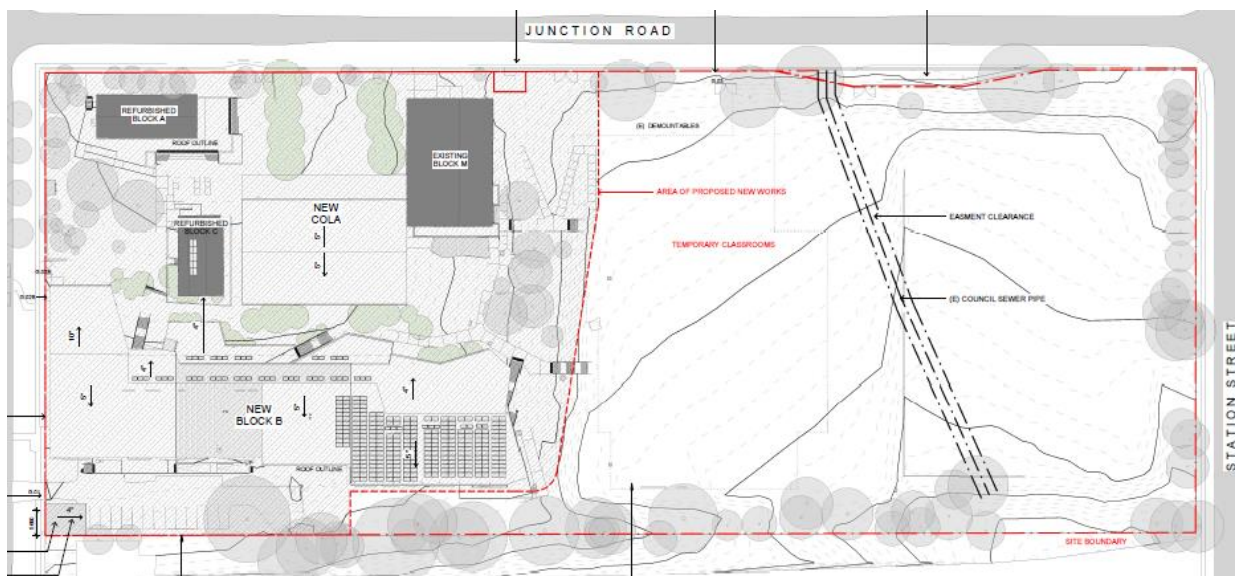


Figure 2 - Proposed Site Plan

2.4 Key Project Personnel

The below table sets out the key project personnel involved with the upgrade of Schofields Public School who are responsible for the environmental management of the development.

Name	Role	Company	Email
Claudio Savian	Project Director	SINSW	claudio.savian@det.nsw.edu.au
Bonde Ilievski	Project Manager	Cadence Australia	bilievski@cadenceaust.com
Mary Sakr	Project Manager	Cadence Australia	msakr@cadenceaust.com
Matthew Wilkinson	Construction Manager	ADCO Construction	mwilkinson@adcoconstruct.com.au
Aleks Ilic	Project Manager	ADCO Construction	ailic@adcoconstruct.com.au

Table 1 - Key Project Personnel

3 INDEPENDENT ENVIRONMENTAL AUDIT

The project team have selected WolfPeak to conduct the Independent Audit Program and the Independent Audit Reports for the project. This proposal was submitted to the Department of Planning and agreed to as per Condition C36.

Furthermore, WolfPeak prepared the Independent Audit Program which was submitted to the Department of Planning and Certifying Authority, to comply with condition C37.

4 REPORT FINDINGS

The State Significant Development Application for the upgrade of Schofields Public School (SSD 8740), was determined on 12 March 2019. Conditions of consent were issued and are categorised under the following headings:

- Part A – Administrative Conditions
- Part B – Prior to Commencement of Construction
- Part C – During Construction
- Part D – Prior to Occupation or Commencement of Use
- Part E – Post-Occupation

Within these conditions, there are a number of items which are required to be satisfied prior to the commencement of construction on site. The tables at Appendix C show the status of these conditions. Note, as per the Compliance Report – Post Approval Requirement June 2018 Section 2.2 some of the cells have been left blank as evidence is still being collected and are unknown at this stage.

This report will review the status and compliance of conditions within Part A, Part B and Part C that relate to **pre-construction** only. The overall purpose of Compliance Reporting is to:

- constantly monitor;
- report; and
- communicate the project's compliance with the conditions of consent.

4.1 Report Details and Reporting Period

The following is a 'Pre-Construction Compliance Report' for a status review of the pre-construction conditions. This report will delve into the pre-construction conditions only.

As per CoC 41 the Compliance Reports of the projects must be carried out in accordance with the "Compliance Reporting Post Approval Requirements (Department 2018)". The table identified as Table 1 - Within the Compliance Reporting guideline, is attached below Titled Table 2 and provides the minimum frequency of compliance reporting required by the project team, which will be adhered to.

Furthermore, it states the anticipated dates for the Compliance Reports throughout the project's lifecycle. These dates may change as they are dependent on construction commencement.

Compliance Report	Phase	Timing ^{1,2}	Minimum Frequency	Anticipated Dates for Compliance
Pre-Construction Compliance Report (Condition B41)	Pre-Construction	Report to be submitted to the Planning Secretary prior to commencement of construction	Single report only	10 May 2019
Construction Compliance Report (Condition C48a)	Construction	Reporting required for the duration of construction	At intervals, no greater than 26 weeks from the date of commencement of construction	January 2020 – Report 1 July 2020 – Report 2

Compliance Report	Phase	Timing ^{1,2}	Minimum Frequency	Anticipated Dates for Compliance
Pre-Operation Compliance Report	Pre-Operation	Report to be submitted to the Planning Secretary prior to commencement of operation	Single report only	July 2020
Operation Compliance Report	Operation	Reporting required for the duration of operation	At intervals, no greater than 52 weeks from the date of commencement of operation ³	July 2021
Post-Decommissioning Compliance Report	Decommissioning	Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning	Single report only	Not Applicable

Table 2 - Minimum Frequency of Compliance Reporting as per Compliance Reporting Post Approval Requirements (Department 2018) and Anticipated Dates

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.

In keeping with CoC 41 and the "Compliance Reporting Post Approval Requirements (Department 2018)", this report has been compiled and will be issued to Department of Planning prior to commencement of construction.

4.2 COMPLIANCE STATUS DESCRIPTORS

The compliance table will report on the status of each condition as evidence is collected throughout the project's lifecycle. Status updates will be provided as per the 'Compliance Descriptors' within the "Compliance Reporting Post Approval Requirements (Department 2018)".

Table 3 describes the meaning of the compliance descriptors to be used as per the Compliance Reporting Post Approval Requirements (Department 2018). Note, terms such as partial compliance, partial non-compliance, administrative non-compliance or any other term other than that set out in table 3 are not to be utilised when reporting.

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.

Table 3 - Compliance Descriptors from the Compliance Reporting Post Approval Requirements (Department 2018)

4.3 NON-COMPLIANCE

The below are the identified non-compliances to the pre-construction conditions set out in Part A, Part B and Part C of the State Significant Development Application for the upgrade of Schofields Public School (SSD 8740).

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
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> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p>	<p>The documents were not uploaded 48 hours. SINSW's confirmation was received on 23/07/2019 that the documents have been uploaded.</p>	<p>Schools Infrastructure NSW</p>	<p>Improvement on uploading documentation. Such as the PCCR being uploaded online 60 days after submitting it to Planning.</p>

	<p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>			
C37	<p>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.</p>	<p>An Independent Audit Program has been prepared by WolfPeak and submitted to the Department and the Certifying Authority on 29/04/2019. A notification of construction commencement as per Condition B3 has been submitted to DoPE on 17/05/2019 to advise that construction is to commence on 22/05/2019.</p>	<p>Schools Infrastructure NSW</p>	<p>Whilst the notification issued to Department of Planning States that construction is to commence on 22/05/2019, the Contractor has 5-14 days mobilisation period. Assuming the instruction is issued on 20/05/2019 the Contractor may commence on site on 28/05/2019 at the earliest which is four weeks since C37 was submitted. Making this condition compliant.</p>

Table 4 - Non-Compliance Table

4.4 COMPLIANCE SUMMARY

The table below provides a summary of the project's compliance performance of the project. For a more comprehensive analysis, refer to Appendix C.

SSD Category	Total No. of Conditions	No. of Compliant Conditions	No. of Non-Compliant Conditions	No. of Non-Triggered Conditions
Part A – Administrative	21	16	1	4*
Part A – Administrative Note	1	-	-	-
Part B – Prior to Commencement of Construction	43	32	-	11**
Part C – During Construction	49	1	1	47
Part D – Prior to Occupation or Commencement of Use	40	-	-	40
Part E – Post Occupation	16	-	-	16

TOTAL 170 49 1 119

Table 5 - Compliance Summary Table

Notes:

* The applicant will comply with condition A20 once a construction date is known. For more information refer to Appendix C.

** Condition B8 has sub-conditions some of which are compliant and others which are non-triggered. In this summary table, Condition B8 has been considered as non-triggered. For further information refer to Appendix C.

4.5 PREVIOUS REPORT ACTIONS

There are no previous report actions as this is the initial Compliance Report prepared for the Upgrade of Schofields Public School.

4.6 INCIDENTS

There are no identified incidents recorded for this reporting period.

Date of Incident (dd/mm/yy)	Incident Details	Notifiable	Reported to	Follow-up Actions Taken	Status (Open/Closed)
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Nil to Report

Table 6 - Incident Record Table

4.7 COMPLAINTS

There are no identified complaints recorded for this reporting period.

No.	Date of Complaint (dd/mm/yy)	Date of Response (dd/mm/yy)	Method of Complaint (Email/ Phone/ Letter)	Nature of Complaint (Traffic/ Noise/ Dust/ Other)	Status (Open/Closed)
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Nil to Report

Table 7 - Complaints Table

5 APPENDIX A – COMPLIANCE REPORT DECLARATION FORM

Compliance Report Declaration Form

Project Name	Schofield's Public School
Application Number	SSD 8740
Description of Project	27 new future-focused classrooms, new administration and staff areas, library, covered outdoor learning area (COLA), new student amenities
Project Address	60 St Albans Rd, Schofield's NSW 2762
Proponent	Department of Education
Title of Compliance Report	Pre-Construction Compliance Report
Date	19 July 2019

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

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer

Peter McNally

Title: Senior Project Director, SINSW

Signature

Qualification

Company

Company Address

Endorsed: Executive Director, Projects NSW

Department of Education

School Infrastructure NSW

Level 8, 259 George Street, Sydney 2000

David Tonge

Signature

 26/7/19

6 APPENDIX B – SSDA 8740 CONDITIONS OF CONSENT

Development Consent – Social Infrastructure

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning under delegation executed on 11 October 2017, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



David Gainsford
Executive Director
Priority Projects

Sydney 27th February. 2019

SCHEDULE 1

Application Number: SSD 8740

Applicant: Department of Education

Consent Authority: Minister for Planning

Site: Lots 20 & 21 in DP2912
60 St Albans Road, Schofields
Schofields Public School

Development: Redevelopment of Schofields Public School including:

- demolition of existing buildings;
- tree removal;
- construction of a new two storey school building,
- internal refit of heritage school building and hall;
- reconfiguration of existing car parking facilities;
- fencing, associated landscaping and infrastructure works; and
- out of school hours uses including care facilities.

DEFINITIONS

Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	The Department of Education or any other person carrying out any development to which this consent applies
Approved disturbance area	The area identified as such on the development layout
ARI	Annual Recurrence Interval
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
CEMP	Construction Environmental Management Plan
Certification of Crown building work	Certification under section 109R of the EP&A Act
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
Conditions of this consent	The conditions contained in Schedule 2 of this document
Construction	<p>All physical work to enable operation including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> • building and road dilapidation surveys; • investigative drilling, investigative excavation or Archaeological Salvage; • establishing temporary site offices (in locations identified by the conditions of this consent); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor adjustments to services or utilities.
Council	Blacktown City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning and Environment
Development	The development described in the EIS and Response to Submissions, including the works and activities comprising demolition, construction and operation, as modified by the conditions of this consent.
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled 'Environmental Impact Statement, Schofields Public School, 60 St Albans Road, Schofields', prepared by Urbis

dated March 2018, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application

ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6pm to 10pm.
Feasible	Means what is possible and practical in the circumstances
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: "material harm" is defined in this consent</i>
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Management and mitigation measures	The management and mitigation measures set out in <i>Environmental Impact Statement – Schofields Public School</i> , prepared by Urbis and dated March 2018.
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEH	NSW Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
Operation	The carrying out of the approved purpose of the development upon completion of construction.
Planning Secretary	Planning Secretary under the EP&A Act, or nominee

POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting.
Response to submissions	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act.
RMS	NSW Roads and Maritime Services
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
Site	The land defined in Schedule 1.
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2
PART A ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

- 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.

Terms of Consent

- 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:

Architectural plans prepared by <i>Tanner Kibble Denton Architects Pty Ltd</i>			
Dwg No.	Rev	Name of Plan	Date
SSD-0000	A	COVER SHEET, DRAWING LIST AND LOCATION PLAN	16/10/18
SSD-1001	A	SITE ANALYSIS PLAN	16/10/18
SSD-1101	A	EXISTING SITE PLAN	16/10/18
SSD-1102	A	PROPOSED SITE PLAN	16/10/18
SSD-1201	A	SITE DEMOLITION PLAN	16/10/18
SSD-2001	A	GROUND FLOOR PLAN	16/10/18
SSD-2002	A	FIRST FLOOR PLAN	16/10/18
SSD-2003	A	ROOF PLAN	16/10/18
SSD-2501	A	GFA PLANS	16/10/18
SSD-3001	B	ELEVATIONS	08/02/19
SSD-3101	B	SECTIONS	08/02/19
SSD-4001	A	SIGNAGE	16/10/18
SSD-7001	A	SHADOW DIAGRAMS	16/10/18
SSD-7101	A	EXTERNAL MATERIALS	16/10/18
SSD-7201	A	3D PERSPECTIVES	16/10/18
Landscape plans prepared by <i>Context Landscape Design Pty Ltd</i>			
Dwg No.	Rev	Name of Plan	Date
L101	A	LANDSCAPE MASTERPLAN	19/1/18
L102	A	DETAILED LANDSCAPE PLAN 1	19/1/18
L103	A	DETAILED LANDSCAPE PLAN 2	19/1/18
L104	A	DETAILED LANDSCAPE PLAN 3	19/1/18
L201	A	SECTION	19/1/18
L301	A	INDICATIVE PLANTING PALETTE	19/1/18
L302	B	RETENTION AND REMOVAL OF TREES	25/2/19
L303	B	TREE SCHEDULE 01 OF 02	25/2/19
L304	B	TREE SCHEDULE 02 OF 02	25/2/19
SK004	A	PROPOSED TREES DIAGRAM	21/9/18

Stormwater management plans prepared by Woolacotts Consulting Engineers			
Dwg No.	Rev	Name of Plan	Date
SW1	A	Stormwater Management Plan – Sheet 1	22/8/17
SW2	A	Stormwater Management Plan – Sheet 2	22/8/17

- 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, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in (a) above.
- 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.

Limits of Consent

- A5. This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.

Prescribed Conditions

- A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

Planning Secretary as Moderator

- A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

Long Service Levy

- 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.

Legal Notices

- A9. Any advice or notice to the consent authority must be served on the Planning Secretary.

Evidence of Consultation

- 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.

Staging, Combining and Updating Strategies, Plans or Programs

- 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 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).

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.

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.

Demolition

A14. 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.

Structural Adequacy

A15. 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.

Notes:

- *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.*

External Walls and Cladding

A16. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

Applicability of Guidelines

A17. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

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.

Monitoring and Environmental Audits

A19. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

Note: *For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

Access to Information

A20. 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:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (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;
 - (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;
 - (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.

Compliance

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.

ADVISORY NOTES

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.

PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION

Design Modifications

- B1. Within three months of the commencement of construction works, the Applicant must refine 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.
- 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.

Notification of Commencement

- 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.
- B4. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

Certified Drawings

- 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.

External Walls and Cladding

- 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.
- 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.

Protection of Public Infrastructure

- 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 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.

Site Contamination

- 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.
- 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.

Unexpected Contamination Procedure

- B11. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the 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.

Utilities and Services

- B12. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- 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.

Community Communication Strategy

- 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 minimum of 12 months following the completion of construction.

The Community Communication Strategy must:

- (a) identify people to be consulted during the design and construction phases;
 - (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
 - (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
 - (d) set out procedures and mechanisms:
 - (i) through which the community can discuss or provide feedback to the Applicant;
 - (ii) through which the Applicant will respond to enquiries or feedback from the community; and
 - (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.
- 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.
- B16. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.

Ecologically Sustainable Development

- 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.

Outdoor Lighting

- 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.

Access for People with Disabilities

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 qualified person is provided and that the requirements are referenced on any certified plans.

Environmental Management Plan Requirements

B20. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:

- (a) detailed baseline data;
- (b) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
- (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
- (d) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development;
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
- (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
- (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
- (g) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
- (h) a protocol for periodic review of the plan.

Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans

Construction Environmental Management Plan

B21. The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:

- (a) Details of:
 - (i) hours of work;
 - (ii) 24-hour contact details of site manager;
 - (iii) management of dust and odour to protect the amenity of the neighbourhood;
 - (iv) stormwater control and discharge;
 - (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - (vi) groundwater management plan including measures to prevent groundwater contamination;
 - (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;

- (viii) community consultation and complaints handling;
 - (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B23);
 - (c) Construction Noise and Vibration Management Sub-Plan (see condition B24);
 - (d) Construction Waste Management Sub-Plan (see condition B25);
 - (e) Construction Soil and Water Management Sub-Plan (see condition B26);
 - (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.
- 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.
- 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;
 - (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.
- 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 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.
- B25. The Construction Waste Management Sub-Plan (CWMSPP) 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.

- 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;
 - (b) describe all erosion and sediment controls to be implemented during construction;
 - (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.
 - (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);
 - (e) detail all off-Site flows from the Site; and
 - (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).

Construction Parking

- 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.

Road Design and Traffic Facilities

- B28. All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

Stormwater Management System

- B29. 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:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be generally in accordance with the conceptual design in the EIS;
 - (c) must include use of an on-site concrete detention tank (rather than Atlantis cells);
 - (d) be in accordance with applicable Australian Standards;
 - (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
 - (f) divert existing clean surface water around operational areas of the site.
- B30. The nineteen (19) 200 micron Enviropods and eighteen (18) 460mm high Stormfilter cartridges supplied by Stormwater 360 are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.

Operational Noise – Design of Mechanical Plant and Equipment

- 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.

Construction and Demolition Waste Management

- 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.

Operational Waste Storage and Processing

- 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.

Mechanical Ventilation

- B34. All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 *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.

Rainwater Harvesting

- 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.

Roadworks and Access

- 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.

Car Parking and Service Vehicle Layout

- B37. Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:
- (a) all vehicles must enter and leave the Site in a forward direction;
 - (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;
 - (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
 - (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.

Bicycle Parking and End-of-Trip Facilities

- B38. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:
- a) the provision of a minimum 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;
 - b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 *Parking facilities - Bicycle parking*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
 - 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.

Public Domain Works

- 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.

Compliance Reporting

- 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.
- B41. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).
- 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.
- 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

PART C DURING CONSTRUCTION

Approved Plans to be On-site

- 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.

Site Notice

- C2. A site notice(s):
- (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.
 - (b) is to satisfy all but not be limited to, the following requirements:
 - (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;
 - (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
 - (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and
 - (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.

Operation of Plant and Equipment

- C3. 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.

Demolition

- 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 Hours

- 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.

- 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 Planning Secretary or her nominee if appropriate justification is provided for the works.
- C7. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.

- 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.

Implementation of Management Plans

- 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 Traffic

- 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.

Road Occupancy Licence

- C11. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

SafeWork Requirements

- C12. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

Hoarding Requirements

- C13. The following hoarding requirements must be complied with:
- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;
 - (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
 - (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

No Obstruction of Public Way

- 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 Noise Limits

- 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 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.
- 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.
- 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.
- 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.

Vibration Criteria

- C19. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (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).
- 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.
- 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.

Tree Protection

- 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. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;
 - (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
 - (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.

Dust Minimisation

- C23. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- C24. During construction, the Applicant must ensure that:
- (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.

Erosion and Sediment Control

- 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.

Imported Soil

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.

Disposal of Seepage and Stormwater

C27. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the *Protection of the Environment Operations Act 1997*.

Unexpected Finds Protocol – Aboriginal Heritage

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.

Unexpected Finds Protocol – Historic Heritage

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 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.

Waste Storage and Processing

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.

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).

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.

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.

Handling of Asbestos

C34. The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.

Community Engagement

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.

Independent Environmental Audit

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.

- 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.
- 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:
- (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.
- 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.
- 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).
- C41. In accordance with the specific requirements in the Independent Audit Post Approval 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.
- 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.

Incident Notification, Reporting and Response

- 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.
- C44. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in **Appendix 1**.

Non-Compliance Notification

- 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.
- 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.
- C47. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Revision of Strategies, Plans and Programs

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;
- (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.

C49. 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.

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.*

PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Notification of Occupation

- D1. The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

External Walls and Cladding

- 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.
- 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.

Post-construction Dilapidation Report

- 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 occurred to adjoining buildings or infrastructure, the Certifying Authority must:
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
 - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
 - c) to be forwarded to Council.

Protection of Public Infrastructure

- D5. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
 - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

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.

Utilities and Services

- D6. 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*

Works as Executed Plans

- 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.

Green Travel Plan

- D8. 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:
- (a) be prepared by a suitably qualified traffic consultant in consultation with Blacktown City Council and (Sydney Coordination Office) Transport for NSW;
 - (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;

- (c) include specific tools and actions to help achieve the objectives and mode share targets;
- (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
- (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.

Operational Transport and Access Management Plan (OTAMP)

D9. 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:

- (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;
- (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);
- (c) the location and operational management procedures of the pick-up and drop-off parking located within Junction Road and St Albans Road, including staff management/traffic controller arrangements;
- (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;
- (e) delivery and services vehicle and bus access and management arrangements;
- (f) restrictions on hours for delivery and services vehicle access onto the site outside core school hours;
- (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);
- (h) management of approved access arrangements;
- (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 parking in Junction Road and St Albans Road;
- (j) car parking arrangements and management associated with the proposed use of school facilities by community members; and
- (k) a monitoring and review program.

The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.

The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.

School Zones

D10. 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.

Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.

- D11. 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 prior to commencement of operations.
- D12. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.

Mechanical Ventilation

- 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.

Infrastructure Upgrades and Car Parking Arrangements

- 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.
 - (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.

Road Damage

- 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.

Fire Safety Certification

- 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.

Structural Inspection Certificate

- 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. 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.

Compliance with Food Code

- 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 AS

4674 *Design, construction and fit-out of food premises*. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.

Stormwater Quality Management Plan

- 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;
 - (c) relevant contact information; and
 - (d) Work Health and Safety requirements.
- D20. Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.

On-Site Detention System

- 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.
- 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.
- 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 must be registered with NSW Land Registry Service.
- 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.
- D25. The restrictions to user and positive covenants referred to in D21-D24 above must be established at no cost to Council.

Rainwater Harvesting

- D26. A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.

Warm Water Systems and Cooling Systems

- 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 Code of Practice for the Control of Legionnaires' Disease.

Outdoor Lighting

- D28. 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:
- (a) comply with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
 - (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.

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.

Signage

- D29. Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.
- D30. Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.
- D31. 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.

Operational Waste Management Plan

- D32. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:
 - (a) detail the type and quantity of waste to be generated during operation of the development;
 - (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);
 - (c) detail the materials to be reused or recycled, either on or off site; and
 - (d) include the Management and Mitigation Measures included in the operational waste management plan prepared by Foresight Environmental dated 13 February 2018.

Validation Report

- D33. The Applicant must prepare a Validation Report for the development. The Validation Report must:
 - (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;
 - (b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;
 - (c) be prepared in accordance with the RAP and the *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (OEH, 2011);
 - (d) include, but not be limited to:
 - (i) comment on the extent and nature of the remediation undertaken;
 - (ii) describe the location, nature and extent of any remaining contamination on site;
 - (iii) sampling and analysis plan and sampling methodology;
 - (iv) results of sampling of treated material, compared with the treatment criteria in the RAP;
 - (v) results of any validation sampling, compared to relevant guidelines/criteria;
 - (vi) discussion of the suitability of the remediated areas for the intended land use; and
 - (vii) any other requirement relevant to the project.

Site Audit Report and Site Audit Statement

- D34. Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).
- 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.

Landscape Management Plan

- 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.

Speed Limit Authorisation

- 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, and / or removal / relocation of any existing Speed Limit signs:
- (a) a copy of the Conditions of Consent;
 - (b) the proposed school commencement/opening date;
 - (c) two sets of detailed design plans showing the following:
 - (i) accurate Site boundaries;
 - (ii) details of all road reserves, adjacent to the Site boundaries;
 - (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;
 - (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;
 - (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and
 - (vi) all existing and proposed street furniture and street trees.

Ecologically Sustainable Development

- D38. 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.

Heritage Interpretation Strategy

- D39. The Applicant must implement the most recent version of the Heritage Interpretation Strategy prepared by TKD Architects. The strategy must include:
- (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
- D40. A copy of the Heritage Interpretation Strategy must be provided to Council and the Certifying Authority and a copy retained on site.

PART E POST OCCUPATION

Out of Hours Event Management Plan

- E1. 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:
- (a) the number of attendees, time and duration;
 - (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.
- 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.
- E3. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.
- 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;
 - (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.
- 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.
- E6. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.

Operation of Plant and Equipment

- 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.

Community Communication Strategy

- E8. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.

Unobstructed Driveways and Parking Areas

- 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.

Operational Noise Limits

- 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.
- 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 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.

Green Travel Plan

- E12. The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.

Outdoor Lighting

- 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.

Fire Safety Certificate

- 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.

Landscaping

- E15. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development.

Bunding

- E16. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded 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).

APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

Written Incident Notification Requirements

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.
2. Written notification of an incident must:
 - a. identify the development and application number;
 - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - c. identify how the incident was detected;
 - d. identify when the applicant became aware of the incident;
 - e. identify any actual or potential non-compliance with conditions of consent;
 - f. describe what immediate steps were taken in relation to the incident;
 - g. identify further action(s) that will be taken in relation to the incident; and
 - h. identify a project contact for further communication regarding the incident.
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.
4. The Incident Report must include:
 - a. a summary of the incident;
 - 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.

7 APPENDIX C – SSDA 8740 COMPLIANCE STATUS TABLE

SSD 8740 Conditions of Consent: Part A – Administrative Condition

Note:

1. *Not-triggered* - The applicant will comply with this condition once a construction date is known.*

ID	Condition	Development Phase	Monitoring Methodology	Evidence and comments	Condition Status
Schedule 2					
Part A – Administrative Condition					
A1	Obligation to minimise harm to the environment	Ongoing			Compliant
	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.		Weekly review of environmental issues and mitigation recorded in site meetings. Review of incidents and near misses for preventative action and opportunity for improvement.	Weekly and monthly site meetings to be recorded through meeting minutes.	
A2	Terms of consent	Construction			Compliant
	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		Compile a matrix to include all the SSDA conditions and track compliance against each condition. Ensure site inspections and meetings are carried out by the Head Design Consultant with relevant sub-consultants as required. Meeting minutes to be circulated around the project team.	Documentation to be issued to the Contractor following check against the approved plans. The Head Design Consultant and their sub-consultants are amending design documentation to reflect conditions of this consent.	
A3	Terms of consent	Ongoing			Compliant
	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		Ensure all written directions of the Planning Secretary are sent to the Project Manager and Project Team for their review. The Project Manager to amend	Written direction and comments received from the Planning Secretary are being reviewed and documents have been	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and comments	Condition Status
	required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.		the matrix to include any written direction to be complied with and track its progress.	amended accordingly to ensure compliance with this consent.	
A4	Terms of consent	Ongoing			Compliant
	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.		Review of construction drawings to ensure that documents reflect planning consent and/or identify departures for determination.	Head Design Consultant to provide records of documents having been reviewed and issued for construction.	
A5	Limits of consent	Note			Compliant
	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.			The Works on site will commence once all the pre-commencement conditions have been met.	
A6	Prescribed conditions	Ongoing			Compliant
	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Independent Auditor to review site environmental checklist.	The Applicant will demonstrate compliance with all the relevant conditions of consent through independent auditing and review.	
A7	Planning secretary as moderator	Ongoing			Compliant
	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		Resolution issued by the Planning Secretary to be reviewed by the Project Team and adhered to.	There are currently no disputes regarding this development.	
A8	Long service levy	Pre-Construction			Compliant

ID	Condition	Development Phase	Monitoring Methodology	Evidence and comments	Condition Status
	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.			The Long Service Levy has been paid and receipt issued by the Contractor.	
A9	Legal notice	Ongoing			Not-triggered
	Any advice or notice to the consent authority must be served on the Planning Secretary.				
A10	Evidence of consultation	Ongoing			Compliant
	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.		Ensure all documents have been issued to the relevant parties in writing and responses received in writing.	All pre-commencement conditions requiring consultation to occur have been initiated with the relevant parties. Documents have been lodged and progress on responses are currently being followed-up where required to fulfil this obligation.	
A11	Staging, combining and updating strategies, plans or programs	Note			Not-triggered
	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);				
	(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and				Not-triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and comments	Condition Status
	(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).				Not-triggered
A12	Staging, combining and updating strategies, plans or programs	Note			Not-triggered
	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.				
A13	Staging, combining and updating strategies, plans or programs	Note			Not-triggered
	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.				
A14	Demolition	Pre-Construction			Compliant
	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.		Verification of compliance with relevant Australian Standards. Issuance of verification of Contractor's clearance certificate. Verification of Certifying Authority's receipt of documentation.	Submitted documentation: - Beasy Major Works Project Management Plan - Beasy Crown Certificate - ADCO's staged demolition plans - Letter from the Certifying Authority titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13/05/2019 stating receipt of work plans and	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and comments	Condition Status
				statement of compliance dated 6/05/2019	
A15	Structural adequacy	During Construction			Compliant
	<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. 		Demonstrated alignment with the BCA.	Structural certificate by Woolacotts dated 6/05/2019 certifies that the design has been completed as per relevant clauses of the BCA. The Certifying Authority has issued Crown Certificate No.P216_192 dated 12/06/2018 confirming compliance with the BCA.	
A16	External walls and cladding	Note			Compliant
	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.		Demonstrated alignment with the BCA.	External walls and cladding systems utilised for the project have been issued to the Certifying Authority and has been accepted under Condition B6.	
A17	Applicability of guidelines	Note			Compliant
	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.				
A18	Applicability of guidelines	Note			Compliant

ID	Condition	Development Phase	Monitoring Methodology	Evidence and comments	Condition Status
	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.		Review directions issued by the Planning Secretary and review plans against the direction and updated guidelines, protocol, Standard or policy or replacement of them.	No direction has been issued by the Planning Secretary to date.	
A19	Monitoring and environmental Audits	Note			Compliant
	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.		EIS site presence and liaising with site auditor for sign-off.	Provision of site auditor's sign-off.	
A20	Access to information	Pre-Construction			Non-Compliant
	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the		Website to be reviewed and all relevant documents and information uploaded once the commencement of construction notification has been issued to DoPE. Review any direction issued by	The relevant documents have been published although this was completed and confirmed by SINSW on 23/07/2019 as per email titled “Email-190520-SPS SSDA Online Documents” by SINSW.	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and comments	Condition Status
	<p>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> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>		the Planning Secretary regarding the satisfaction of the information published.		
A21	Compliance	Note			Compliant
	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.			The conditions of consent have been issued to the Head Design Consultant and the Contractor.	
AN 1	Advisory notes	Note			Note
	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.				

SSD 8740 Conditions of Consent: Part B – Prior to Commencement of Construction

Notes:

1. *Not-triggered** - The applicant will comply with this condition once a construction date is known.
2. *Not-triggered*** - Condition B8 has sub-conditions some of which are compliant and others which are non-triggered. Condition B8 has been considered as non-triggered in the table below.

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
Schedule 2					
Part B – Prior to Commencement of Construction					
B1	Design modification to the roof	Construction			Not Triggered
	Within three months of the commencement of construction works, the Applicant must refine 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.		Roof design to be amended by the Head Design Consultant showing the distribution of the increase in the natural light distribution and airflow. Interior lux levels to be issued showing improved light levels from the original submitted design against the amended design. Review of Planning Secretary comments once issued.	Not Triggered at this phase of the project. Project engineer and designers to demonstrate compliance with this condition by submitting drawings and statements.	
B2	Design modification to the carpark	Pre-Construction			Compliant
	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.		Verification of the additional four carparking bays amended by the Head Design Consultant.	Updated Proposed Site Plan, drawing number AR-TD-SSD-1102 Revision B issued by TKDA shows the revision cloud and four additional carparking bays. The Design Compliance Statement for Construction Certificate issued by Traffix confirms that the updated design complies with this condition. The four additional	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
				carpark bays are also evident in Attachment 2 of the certificate. Amended plans have been submitted to the Planning Secretary as part of Submission 3 on 29/04/2019.	
B3	Notification of commencement	Pre-Construction/P re-Operation			Compliant
	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.		Notification to be drafted and issued to the Department closer to the date of commencement.	Notification issued to the Department on 17/5/2019 to advise that construction is to commence on 22/05/2019.	
B4	Notification of commencement - staging	Pre-Construction			Not-triggered
	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.				
B5	Certified drawings - structural	Pre-Construction			Compliant
	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	Pre-Construction	Structural drawings and certificate to be submitted to the Certifying Authority. The Certifying Authority to confirm satisfaction of the submitted documents.	Structural Certificate by Woolacotts has been submitted to the Certifying Authority, reference no: 16-162 dated 6/05/2019. Certifying Authority has confirmed receipt and acceptance of the documents as per letter titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction"	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
dated 13/05/2019.					
B6	External walls and cladding	Pre-Construction			Compliant
	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.		Demonstrate alignment with the BCA. Verification from the Certifying Authority regarding receipt of documents.	External walls and cladding systems utilised for the project have been issued to the Certifying Authority and have been accepted as per - letter from the Certifying Authority titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13/05/2019. These documents include: - SCH-02 Schedule of External Materials and Finishes, issue A - SCH-07 Schedule of Insulation and Barriers, Issue A Further, the Certifying Authority has provided email confirmation that the above documentations are BCA compliant. Email titled "SPS - Condition B6" dated 2/08/2019.	
B7	External walls and cladding	Pre-Construction			Compliant
	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.		Documents issued to the Certifying Authority demonstrating alignment with the BCA, to be submitted to the Planning Secretary along with Certifying Authority's acceptance.	External walls and cladding systems utilised for the project and issued to the Certifying Authority were issued to the Planning Secretary along with the Certifier's approval on 13/05/2019. These documents include:	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
				<ul style="list-style-type: none"> - SCH-02 Schedule of External Materials and Finishes, issue A - SCH-07 Schedule of Insulation and Barriers, Issue A - Email correspondence from the Certifying Authority dated 6/05/2019, titled "Schofields PS – Pre-Commencement Conditions" stating receipt and acceptance of the documents issued under Condition B6. 	
B8	Protection of public infrastructure	Pre-Construction			Not-triggered**
	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Pre-Construction			Not-triggered
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Pre-Construction	Contractor to prepare dilapidation report of public infrastructure near the site.	Dilapidation Report has been prepared by Jim's Building Inspections: - Dilapidation Inspection Report, Address - Junction Rd and St Albans Rd, Schofields NSW 2762, Australia	Compliant

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	(c) submit a copy of the dilapidation report to the Certifying Authority and Council.	Pre-Construction	Documents submitted to the Certifying Authority and Council.	ADCO has issued email correspondence to Blacktown City Council on 11/03/2019. Acknowledgement receipt was received from Council on 11/03/2019. Certifying Authority has confirmed receipt of the documents as per - letter titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13/05/2019.	Compliant
B9	Site contamination	Construction			Not-triggered
	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.			Site remediation work (if any) will commence after the Contractor commences on site.	
B10	Site contamination	Construction/Prior to Occupation			Not-triggered
	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.			Site remediation work (if any) will commence after the Contractor commences on site.	
B11	Unexpected contamination procedure	Pre-Construction			Compliant
	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination		Verification that the Contractor has completed an unexpected	The Contractor has submitted: - ADCO's General Requirements for	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	procedure to ensure that potentially contaminated material is 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.		contamination procedure. Verification that the unexpected contamination procedure forms part of the CEMP (B21) submitted by the Contractor. Verification that the Contractor has communicated any contamination found on site, testing results and its disposal location. This information is to be submitted to the Planning Secretary prior to its removal off-site.	Contaminants - ADCO's General Requirements for Cultural Heritage	
B12	Utilities and services	Pre-Construction			Compliant
	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		Approvals to be provided from service providers prior to construction.	Evidence of the application for a new connection to the gas network has been submitted, dated 18/04/2019 and application #000174971. Notice of Anticipate Requirements from Sydney Water has been received, dated 26/11/2018 and case number: 168981.	
B13	Utilities and services	Pre-Construction			Compliant
	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.		The provision of communication and approval for gas and water.	Evidence of the Summary Environmental Report has been provided by Endeavour Energy which was approved by Ravi Lal on 24/01/2019. Evidence of Shelmerdines Consulting Engineers electrical	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
				<p>maximum demand calculation dated 22/11/2018, Job No. 6777 revision 3 has been provided for the substation works.</p> <p>Lighting design completed by Connect Infrastructure based on the Shelmerdines' electrical maximum demand calculation have been provided.</p> <p>Email correspondence from Shelmerdines' submitting their response in regards to this condition.</p>	
B14	Community communication strategy	Pre-Construction			Compliant

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (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>Provide the Community Communication Strategy as per condition B14.</p> <p>CCS to be issued to DoE Communication's team for review prior to issuing to the Planning Secretary for approval.</p>	<p>The CCS was prepared by Kathy Jones Associates and issued to DoE for review and comments.</p> <p>Final CCS titled Community Communication Strategy Schofields Public School dated April 2019 was issued to the Planning Secretary on 4/04/2019.</p>	
B15	Community communication strategy	Pre-Construction			Compliant
	<p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p>		<p>Confirm that the CCS submitted to the Planning Secretary is maximum two weeks prior to construction commencement.</p>	<p>CCS was submitted to the Planning Secretary on 4/04/2019. Approval from the Planning Secretary was received on 10/04/2019 as per</p>	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
				issued letter.	
B16	Community communication strategy	Pre-Construction			Compliant
	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.		Confirm that the CCS submitted to the Planning Secretary is maximum two weeks prior to construction commencement.	CCS was submitted to the Planning Secretary on 4/04/2019. Approval from the Planning Secretary was received on 10/04/2019.	
B17	Ecologically sustainable development	Pre-Construction			Compliant
	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.		Confirmation that the project has been registered for a minimum 4 Star Green Star rating with the Green Building Council Australia. Verification that the Certifying Authority has received the evidence submitted.	Email received from Green Building Council of Australia, dated 28/03/2019 confirming registration for a 4 Star Green Star Rating. Letter from the Certifying Authority titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13/05/2019 confirming receipt of evidence of GBCA registration.	
B18	Outdoor lighting	Pre-Construction			Compliant
	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		Certification that outdoor lighting complies with AS1158.3.1:2005 and all other relevant Standards. Certifying Authority to confirm satisfaction of the issued documents.	Certification by the Electrical engineer has been provided dated 13/03/2019, reference 6777E_DC_L2. Certifying Authority issued acceptance of the documents as per letter from the Certifying Authority titled "Schofields Public	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	Authority.			School – SSDA Consent Conditions: Prior to Commencement of Construction”, dated 13/05/2019.	
B19	Access for people with disabilities	Pre-Construction			Compliant
	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.		Confirmation of Certifying Authority's satisfaction.	Email correspondence from the Certifying Authority dated 18/03/2019 advising that this condition has been satisfied when the crown design was approved.	
B20	Environmental management plan requirements	Pre-Construction			Compliant
	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to		Prepare Environmental Management Plan to comply with condition B20.	ADCO have issued the environmental management plan titled Environmental Management Plan Environmental Risk Register Version 2-190305.	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <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>				
B21	Construction environmental management plan - CEMP	Pre-Construction			Compliant
	<p>The Applicant must prepare a Construction Environmental 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</p>		<p>Prepare Construction Environmental Management Plan to comply with Condition B21.</p>	<p>ADCO have issued the environmental management plan titled Environmental Management Plan Environmental Risk Register Version 1-190305.</p> <p>Whilst Version 2 has been issued by ADCO, ADCO have confirmed</p>	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>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> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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.</p>			that the revision does not affect this condition since B20 and B21 have been submitted in the one document. ADCO issued correspondence stating that Urbis Environmental Impact Statement has been appended to Version to meet requirement of condition B20.	
B22	Construction environmental management plan - CEMP	Pre-Construction			Compliant
	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.		Ensure approval of the Certifying Authority has been received and copy of the documents submitted to the Certifying Authority and	Approval from the Certifying Authority has been received as per letter titled "Schofields Public School – SSDA Consent Conditions:	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
			their approval is issued to the Planning Secretary.	Prior to Commencement of Construction”, dated 13/05/2019 and reference number: P216_192.	
B23	Construction environmental management plan – Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	Pre-Construction			Compliant
	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; (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.		Prepare Construction Traffic and Pedestrian Management Plan. Provide evidence of consultation with Blacktown City Council.	ADCO submitted the Construction Traffic Management Plan prepared by AAA Traffic Control Pty Ltd, document number: CTMP190TN186. Evidence of consultation with Blacktown City Council: - Email issued by ADCO to Council on 11/03/2019 containing dropbox link of the CTPMP - Email response from Blacktown City Council dated 9/04/2019 stating that there are no objection to the submitted CTPMP.	
B24	Construction environmental management plan - Noise and Vibration	Pre-Construction			Compliant

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (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 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. 		Prepare Construction Noise and Vibration Management Sub-Plan.	Wilkinson Murray prepared a Construction Noise and Vibration Management Plan; report no. 17175-CN version A.	
B25	Construction environmental management plan - CWMSP	Pre-Construction			Compliant
	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (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 		Prepare Construction Waste Management Plan.	ADCO submitted the Construction Waste Management Plan, project no. 3375.	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	works.				
B26	Construction environmental management plan - CWMSP	Pre-Construction			Compliant
	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <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>		<p>Prepare the Erosion and Sediment Management Plan and ensure the plan has been prepared by a qualified expert. Ensure consultation with Council has been undertaken. Evidence to be submitted in writing.</p>	<p>ADCO's Erosion and Sediment Management has been submitted. Erosion and Sediment Control Plan has been prepared by Woolacotts dated April 2019, drawing number C11, amendment C1.</p> <p>- Documents have been issued to Blacktown City Council as per email dated 12/04/2019.</p> <p>- Council confirmed they had no objection to the sedimentation and erosion control measure shown on the submitted plans.</p>	
B27	Construction parking	Pre-Construction			Compliant
	<p>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.</p>		<p>Ensure parking onsite for construction and heavy vehicles has been provided.</p>	<p>As part of the submitted Construction Traffic Management Plan prepared by AAA Traffic Control Pty Ltd, document number: CTMP190TN186 by ADCO, the Traffic Control Plan (TCP) contained within Appendix H shows</p>	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
				construction parking onsite for construction and heavy vehicles.	
B28	Road design and traffic facilities	Pre-Construction			Not-triggered
	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.		No roads and traffic facilities are included/required in the Works. Should any roads and traffic Works be required, then all design requirements will be complied with.		
B29	Stormwater management system	Pre-Construction			Compliant
	<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> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) must include use of an on-site concrete detention tank (rather than Atlantis cells); (d) be in accordance with applicable Australian Standards; (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 (f) divert existing clean surface water around 		Preparation of a design stormwater tank system in accordance with the Condition. Evidence of consultation with council and evidence of certifying Authority's satisfaction.	<p>Drawings issued to council following consultation 1/05/2019. Council issued comments and the design was amended and re-issued to Council on 6/05/2019. Council provided correspondence regarding deferring condition B29c on 4/04/2019 which the Certifying Authority has accepted as per letter titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13/05/2019 reference number: P216_192.</p>	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	operational areas of the site.				
B30	Stormwater management system	Pre-Construction			Compliant
	The nineteen (19) 200 micron Enviropods and eighteen (18) 460mm high Stormfilter cartridges supplied by Stormwater 360 are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.		Preparation of design specification in accordance with B29.	Confirmation of design has been provided by Woolacotts as per email dated 10/05/2019. Confirmation of installation in accordance with specification has been provided by ADCO as per email dated 10/05/2019.	
B31	Operational noise - design of mechanical plant and equipment	Pre-Construction			Compliant
	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.		Evidence of incorporation of noise mitigation recommended in the Noise and Vibration Assessment by Wilkinson Murray dated September 2017 to be submitted. Certifying Authority's verification to be issued as confirmation.	Wilkinson Murray issued their Design Statement, ref: TKDA20190416SPSMSDS LH to confirm that the design is documented as per Condition B31 of this consent. The Certifying Authority's acceptance was received as per letter titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13/05/2019 and reference number: P216_192.	
B32	Construction and demolition waste management	Pre-Construction			Compliant
	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.		Evidence of correspondence with RMS and issuance of traffic routes.	ADCO have issued correspondence to RMS inclusive of the CTPMP (condition B23) dated 11/03/2019. RMS has responded as per email dated 13/03/2019 stating that the	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
				local road are controlled by Blacktown City Council and relevant documentation to be submitted to Council. As part of the submitted Construction Traffic Management Plan prepared by AAA Traffic Control Pty Ltd, document number: CTMP190TN186 by ADCO, the Traffic Control Plan (TCP) contained within Appendix H shows truck routes in and out of the site.	
B33	Operational waste storage and processing	Pre-Construction			Not-triggered
	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.			Waste is not removed by Council. Letter dated 8/03/2019 has been issued by Colin Ross the Schofields Public School Principal, advising that the waste removal is undertaken by Veolia Environmental Services (Australia) Pty Ltd.	
B34	Mechanical ventilation	Pre-Construction			Compliant
	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority		Certification to be issued stating compliance with AS1668.2-2012 and relevant Standards. The Certifying Authority to confirm satisfaction of the submitted certification.	Certification of Mechanical Services prepared by Shelmerdines dated 12/06/2019, reference: 6777M_DC has been submitted. The certificate has been received and accepted by the Certifying Authority as per letter from the titled “Schofields Public School – SSDA Consent Conditions: Prior to	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	prior to the commencement of construction.			Commencement of Construction", dated 13/05/2019 and reference number: P216_192. The below documents are covered by the mechanical certificate: <ul style="list-style-type: none"> - Mechanical Services Drawings 6777-MS-1 to 6777-MS-8 - Mechanical Services Specification 6777MSP 	
B35	Rainwater harvesting	Pre-Construction			Compliant
	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.		Evidence of documentation of a rainwater reuse/harvesting system. Evidence of certification of the documented rainwater reuse/harvesting system.	Design has been documented by Woolacotts as per the detail sheet, drawing number H14 revision A. Hydraulic services design certificate has been issued by Woolacotts dated 18/04/2019, reference no. 18-089.	
B36	Roadworks and access	Pre-Construction			Not-triggered
	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.		No proposed accesses are included/required in the Works. Should any of these Works be required, then all design requirements will be complied with and submitted to Council.		
B37	Carpark and service vehicle layout	Pre-Construction			Compliant

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <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>		<p>Evidence of the below to be submitted:</p> <ul style="list-style-type: none"> - vehicles entering and leaving the site in a forward direction - 18 on-site car parking spaces - swept path of the longest vehicle entering and exiting the site - safety of vehicles and pedestrians accessing adjoining properties. <p>The Certifying Authority's satisfaction must be submitted as evidence.</p>	<p>The submitted PDF by Tanner Kibble Denton Architects labelled "B37 - Turning vehicle sweep path" shows the swept path of the longest vehicle entering and exiting the site in a forward direction. Provision of signage indicating shared vehicular/pedestrian area. The Certifying Authority's acceptance was received as per letter titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13/05/2019 and reference number: P216_192.</p>	
B38	Bicycle parking and end-of-trip facilities	Pre-Construction			Compliant
	<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 that incorporate passive surveillance;</p> <p>c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;</p>		<p>Evidence in accordance with this condition to be submitted along with the Certifying Authority's satisfaction.</p>	<p>Tanner Kibble Denton Architects submitted drawing number AR-SSDA-SK02 titled "SSDA Response" showing 72 lockers, a total of 56 bicycle spaces and two locations for the shower facilities.</p> <p>A statement for B38 from Tanner Kibble Denton Architects dated 5/04/2019 has been provided to the Certifying Authority confirming compliance with Condition B38. Subsequently, the Certifying Authority has provided acceptance as per letter titled "Schofields Public School – SSDA Consent</p>	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	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.			Conditions: Prior to Commencement of Construction", dated 13/05/2019 and reference number: P216_192.	
B39	Public domain works	Pre-Construction			Not-triggered
	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.			Document titled "SPS SSDA B39 - Public Domain" by Tanner Kibble Denton Architects showing all Works are within the site boundary and as such this Condition is not triggered. Certifying Authority has confirmed the same, in the letter titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13/05/2019 and reference number: P216_192.	
B40	Compliance reporting	Pre-Construction			Compliant
	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.		Evidence of Compliance Monitoring and Reporting Program to be prepared and submitted two weeks prior to construction commencement. Statement by the Consultant to be provided stating that it has been prepared in accordance with the Compliance Reporting Post Approval Requirements	Compliance Monitoring and Reporting Program has been completed by OneThree Consulting and issued to the Department and the Certifying Authority on 3/05/2019. Construction commenced no earlier than two weeks after the submitted date. Statement in the issued report confirms that the report has been	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
			(Department 2018). Evidence of submission to the Department and the Certifying Authority to be provided.	prepared in accordance with the Compliance Post Approval Requirements (Department 2018).	
B41	Compliance reporting	Pre-Construction			Compliant
	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).		Evidence of Compliance Report prepared as per the Compliance Reporting Post Approval Requirements (Department 2018). Report to be issued to the Department prior to construction commencement.	Compliance report to include declaration form which states "Compliance Report has been prepared in accordance with the requirements set out in the Compliance Reporting Post Approval Requirements (Department 2018). Furthermore, PCCR Rev 2 submitted to DoPE and amended PCCR Rev 4 to be re-submitted.	
B42	Compliance reporting	Pre-Construction			Not-triggered*
	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.		Compliance Report to be issued to the Department upon its completion. Notification to be issued to the Department and the Certifying Authority a minimum of seven days prior to making the report public.	Department of Education to provide screenshot of posted reports.	
B43	Compliance reporting	Pre-Construction			Not-triggered*
	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	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.				

SSD 8740 Conditions of Consent: Part C – During Construction

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
Schedule 2					
Part C – During Construction					
C1	Approved Plans to be On-site	During Construction			Not Triggered
	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.				
C2	Site Notice	Ongoing			Not Triggered
	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</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</p>				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.				
C3	Operation of Plant and Equipment	During Construction			Not Triggered
	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.				
C4	Demolition	Pre-Construction			Compliant
	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.		Same condition as A14. Verification of compliance with relevant Australian Standards. Issuance of verification of Contractor's clearance certificate. Verification of Certifying Authority's receipt of documentation.	Same condition as A14. Submitted documentation: - Beasy Major Works Project Management Plan - Beasy Crown Certificate - ADCO's staged demolition plans - Letter from the Certifying Authority stating receipt of the documents titled "Schofields Public School – SSDA Consent Conditions: Prior to Commencement of Construction", dated 13 May 2019 and reference number: P216_192.	
C5	Construction Hours	During Construction			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>				
C6	Construction Hours	During Construction			Not Triggered
	<p>Activities may be undertaken outside of the hours in condition C5 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.</p>				
C7	Construction Hours	During Construction			Not Triggered
	<p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>				
C8	Construction Hours	During Construction			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	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.				
C9	Implementation of Management Plans	During Construction			Not Triggered
	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).				
C10	Construction Traffic	During Construction			Not Triggered
	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.				
C11	Road Occupancy Licence	During Construction			Not Triggered
	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.				
C12	SafeWork Requirements	During Construction			Not Triggered
	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.				
C13	Hoarding Requirements	During Construction			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	During Construction			
	(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	During Construction			
	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	During Construction			
C14	No Obstruction of Public Way	During Construction			Not Triggered
	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.				
C15	Construction Noise Limits	During Construction			Not Triggered
	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
C16	Construction Noise Limits	During Construction			Not Triggered
	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.				
C17	Construction Noise Limits	During Construction			Not Triggered
	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.				
C18	Construction Noise Limits	During Construction			Not Triggered
	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.				
C19	Vibration Criteria	During Construction			Not Triggered
	Vibration caused by construction at any residence or structure outside the site must be limited to: (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				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	(DEC, 2006) (as may be updated or replaced from time to time).				
C20	Vibration Criteria	During Construction			Not Triggered
	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.				
C21	Vibration Criteria	During Construction			Not Triggered
	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.				
C22	Tree Protection	During Construction			Not Triggered
	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. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;				
	(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				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	2018; and				
	(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.				
C23	Dust Minimisation	During Construction			Not Triggered
	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.				
C24	Dust Minimisation	During Construction			Not Triggered
	During construction, the Applicant must ensure that: (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				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	surfaces.				
C25	Erosion and Sediment Control	During Construction			Not Triggered
	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.				
C26	Imported Soil	During Construction			Not Triggered
	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.				
C27	Disposal of Seepage and Stormwater	During Construction			Not Triggered
	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.				
C28	Unexpected Finds Protocol – Aboriginal Heritage	During Construction			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	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.				
C29	Unexpected Finds Protocol – Historic Heritage	During Construction			Not Triggered
	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.				
C30	Waste Storage and Processing	During Construction			Not Triggered
	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.				
C31	Waste Storage and Processing	During			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
		Construction			
	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).				
C32	Waste Storage and Processing	During Construction			Not Triggered
	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.				
C33	Waste Storage and Processing	During Construction			Not Triggered
	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.				
C34	Handling of Asbestos	During Construction			Not Triggered
	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.				
C35	Community Engagement	During Construction			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	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.				
C36	Independent Environmental Audit	Pre-Construction			Compliant
	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.		Proposed Site Auditor to be issued to the Planning Secretary. Approval from the Planning Secretary to be provided in writing.	Proposed Site Audit has been issued to the Planning Secretary on 18/04/2019 as per email correspondence from DoE. Approval of the Proposed Site Auditor was received on 7/05/2019 as per letter issued by the Department.	
C37	Independent Environmental Audit	Pre-Construction			Non-Compliant
	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.		An Independent Audit Program to be prepared and submitted to the Department and Certifying Authority four weeks prior to construction commencement.	An Independent Audit Program has been prepared by WolfPeak and submitted to the Department and the Certifying Authority on 29/04/2019. A notification of construction commencement as per Condition B3 has been submitted to DoPE on 17/05/2019 to advise that construction is to commence on 22/05/2019. Note: the Certifying Authority has provided confirmation of the submission as per letter titled	

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
				"Schofields Public School – SSDA Consent Conditions Prior to Commencement of Construction", dated 13/05/2019, reference number: P216_192.	
C38	Independent Environmental Audit	During Construction			Not Triggered
	<p>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:</p> <p>(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and</p> <p>(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p>				
C39	Independent Environmental Audit	During Construction			Not Triggered
	<p>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.</p>				
C40	Independent Environmental Audit	During Construction			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	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).				
C41	Independent Environmental Audit	During Construction			Not Triggered
	In accordance with the specific requirements in the Independent Audit Post Approval 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.				
C42	Independent Environmental Audit	During Construction			Not Triggered
	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				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	compliance.				
C43	Incident Notification, Reporting and Response	During Construction			Not Triggered
	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.				
C44	Incident Notification, Reporting and Response	During Construction			Not Triggered
	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.				
C45	Non-Compliance Notification	During Construction			Not Triggered
	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.				
C46	Non-Compliance Notification	During Construction			Not Triggered
	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				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	address the non-compliance.				
C47	Non-Compliance Notification	During Construction			Not Triggered
	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.				
C48	Revision of Strategies, Plans and Programs	During Construction			Not Triggered
	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; (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.				
C49	Revision of Strategies, Plans and Programs	During Construction			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	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.				

SSD 8740 Conditions of Consent: Part D – Prior to Occupation or Commencement of Use

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
Schedule 2					
Part D – Prior to Occupation or Commencement of Use					
D1	Notification of Occupation	Prior to Occupation			Not Triggered
	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.				
D2	External Walls and Cladding	Prior to Occupation			Not Triggered
	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.				
D3	External Walls and Cladding	Prior to Occupation			Not Triggered
	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.				
D4	Post-construction Dilapidation Report	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>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:</p> <ul style="list-style-type: none"> 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 occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council. 				
D5	Protection of Public Infrastructure	Prior to Occupation			Not Triggered
	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <p><i>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.</i></p>				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
D6	Utilities and Services	Prior to Occupation			Not Triggered
	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				
D7	Works as Executed Plans	Prior to Occupation			Not Triggered
	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.				
D8	Green Travel Plan	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<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> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Blacktown City Council and (Sydney Coordination Office) Transport for NSW; (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; (c) include specific tools and actions to help achieve the objectives and mode share targets; (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 (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. 				
D9	Operational Transport and Access Management Plan (OTAMP)	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<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 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>				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<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 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>				
D10	School Zones	Prior to Occupation			Not Triggered
	<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><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>				
D11	School Zones	Prior to Occupation			Not Triggered
	<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.</p> <p>The handover of assets must occur prior to commencement of operations.</p>				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
D12	School Zones	Prior to Occupation			Not Triggered
	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.				
D13	Mechanical Ventilation	Prior to Occupation			Not Triggered
	<p>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:</p> <ul style="list-style-type: none"> (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. 				
D14	Infrastructure Upgrades and Car Parking Arrangements	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>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:</p> <p>(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.</p> <p>(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.</p> <p>(c) Kerb, gutter and footpath along the eastern frontage has been constructed along Junction Road between Station Street and St Albans Road.</p>				
D15	Road Damage	Prior to Occupation			Not Triggered
	<p>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.</p>				
D16	Fire Safety Certification	Prior to Occupation			Not Triggered
	<p>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.</p>				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
D17	Structural Inspection Certificate	Prior to Occupation			Not Triggered
	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(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</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>				
D18	Compliance with Food Code	Prior to Occupation			Not Triggered
	<p>The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.</p>				
D19	Stormwater Quality Management Plan	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>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:</p> <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 				
D20	Stormwater Quality Management Plan	Prior to Occupation			Not Triggered
	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.				
D21	On-Site Detention System	Prior to Occupation			Not Triggered
	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.				
D22	On-Site Detention System	Prior to Occupation			Not Triggered
	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.				
D23	On-Site Detention System	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	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 must be registered with NSW Land Registry Service.				
D24	On-Site Detention System	Prior to Occupation			Not Triggered
	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.				
D25	On-Site Detention System	Prior to Occupation			Not Triggered
	The restrictions to user and positive covenants referred to in D21-D24 above must be established at no cost to Council.				
D26	Rainwater Harvesting	Prior to Occupation			Not Triggered
	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.				
D27	Warm Water Systems and Cooling Systems	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				
D28	Outdoor Lighting	Prior to Occupation			Not Triggered
	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: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (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. 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.				
D29	Signage	Prior to Occupation			Not Triggered
	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
D30	Signage	Prior to Occupation			Not Triggered
	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.				
D31	Signage	Prior to Occupation			Not Triggered
	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.				
D32	Operational Waste Management Plan	Prior to Occupation			Not Triggered
	<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> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (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); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the operational waste management plan prepared by Foresight Environmental dated 13 February 2018. 				

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
D33	Validation Report	Construction/Prior to Occupation			Not Triggered
	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (d) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria in the RAP; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) discussion of the suitability the remediated areas for the intended land use; and (vii) any other requirement relevant to the project.				
D34	Site Audit Report and Site Audit Statement	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).				
D35	Site Audit Report and Site Audit Statement	Construction/Prior to Occupation			Not Triggered
	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.				
D36	Landscape Management Plan	Prior to Occupation			Not Triggered
	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.				
D37	Speed Limit Authorisation	Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<p>The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <ul style="list-style-type: none"> (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees. 				
D38	Ecologically Sustainable Development	During Operation			Not Triggered
	<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>				
D39	Heritage Interpretation Strategy	Construction/Prior to Occupation			Not Triggered

ID	Condition	Development Phase	Monitoring Methodology	Evidence and Comments	Condition Status
	<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 				
D40	Heritage Interpretation Strategy	Construction/Prior to Occupation			Not Triggered
	A copy of the Heritage Interpretation Strategy must be provided to Council and the Certifying Authority and a copy retained on site.				