

**Waitara Public School**  
**Pre-Construction Compliance Report**  
**Version: 2.0**  
**Date: 13<sup>th</sup> May 2019**

## Document control

### Document identification

Document title                      Waitara Public School Pre-Construction Compliance Report  
Document date                      13<sup>th</sup> May 2019

### Version history

Version	Effective Date	Author	Reason
0.0	24/04/2019	Rosie Majer	Draft for SI Review
1.0	12/05/2019	Rosie Majer	Revised in response to DoPE comments
2.0	13/05/2019	Rosie Majer	Revised in response to SINSW comments
3.0			
4.0			
5.0			

## Table of Contents

<b>1</b>	<b>INTRODUCTION.....</b>	<b>4</b>
1.1	Document Structure & Purpose.....	4
1.2	Proponent Details.....	4
<b>2</b>	<b>PROJECT DESCRIPTION.....</b>	<b>5</b>
2.1	Milestone One .....	6
2.2	Milestone Two .....	7
<b>3</b>	<b>OVERVIEW OF PROJECT APPROVAL CONDITIONS .....</b>	<b>8</b>
<b>4</b>	<b>COMPLIANCE REPORTING POST APPROVAL REQUIREMENTS .....</b>	<b>8</b>
4.1	Periodic Compliance Review.....	10
4.2	Compliance Reporting and Timing .....	10
4.3	Compliance Status Descriptors .....	10
<b>5</b>	<b>ENVIRONMENTAL MANAGEMENT SYSTEM OVERVIEW.....</b>	<b>11</b>
<b>6</b>	<b>REPORT FINDINGS .....</b>	<b>11</b>
6.1	Compliance Performance.....	11
6.2	Non-Compliances.....	12
6.3	Previous Report Actions.....	12
6.4	Incidents .....	12
6.5	Complaints.....	12
<b>7</b>	<b>APPENDIX A: CoC Compliance Reporting Table.....</b>	<b>13</b>

## GLOSSARY OF TERMS & ABBREVIATIONS

CCR	Construction Compliance Report
CEMP	Construction Environmental Management Plan
CoC	The Planning Minister's Conditions of Consent
CMRP	Compliance Monitoring and Reporting Program
DoE	Department of Education
DP&E	Department of Planning and Environment
EIS	Environmental Impact Statement
EMS	Environmental Management System
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
IER	Independent Environmental Representative
LGA	Local Government Area
Minister, the	Minister for Planning
OCR	Operational Compliance Report
PCCR	Pre-Construction Compliance Report
PEMP	Project Environmental Management Plan
POCR	Pre-Operational Compliance Report
Project, the	Waitara Public School
Secretary	Secretary of DP&E
SSD	State Significant Development
WPS	Waitara Public School

# 1 INTRODUCTION

## 1.1 Document Structure & Purpose

**Section 1** - Sets out the purpose of the PCCR and document structure.

**Section 2** - Provides an overview of the Project

**Section 3** - Provides an overview of the Project Approval Conditions

**Section 4** - Provides the status of Compliance Reporting Post Approval Requirements

**Section 5** - Environmental System Overview

**Section 6** - Report Findings including Non-compliances

**Appendix A** - CoC Compliance Reporting Table

This document has been prepared to address compliance reporting requirements and methodology for the Pre-Construction or 'B conditions' for Waitara Public School, in accordance with Condition B41 which requests that Compliance Reports for the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

This report has been produced in accordance with the minimum frequency for compliance reports outlined in *Compliance Reporting Post Approval Requirements (Department 2018)* and the *Waitara Public School – SSD 8574: Compliance Monitoring and Reporting Table*.

## 1.2 Proponent Details

This report has been prepared by TSA Management Pty Ltd for the Department of Education, School Infrastructure NSW.

## 2 PROJECT DESCRIPTION

The proposed redevelopment of Waitara Public School will provide permanent teaching spaces and facilities for 1,000 students, including the following:

- 38 new permanent teaching spaces, housed in a new four-storey building
- two existing permanent teaching spaces converted to special programs rooms
- a new hall
- a new canteen
- new staff and administration facilities
- an upgrade to existing core facilities, such as increased library space distributed within the new building.

In addition existing life-expired buildings on the school site will be demolished, temporary classrooms removed and the area will be landscaped to increase available playing space for 1,000 students.

The project delivery is to be staged / in phases as per the following description:

- **Milestone 1** – New building providing 38 new homebases which is targeted to open for Day 1, Term 2, 2020, enabling students in temporary classrooms to be decanted into the new building.
- **Milestone 2** – Demolition and removal of remaining permanent and temporary buildings on the school site and landscaping of the area to provide play space suitable for up to 1,000 students, to be completed by mid-2020.

The staged approach to delivery was the result of detailed consultation with the Department of Education, and was developed in order to ensure the operation of the existing school could continue throughout construction with minimal disruption.

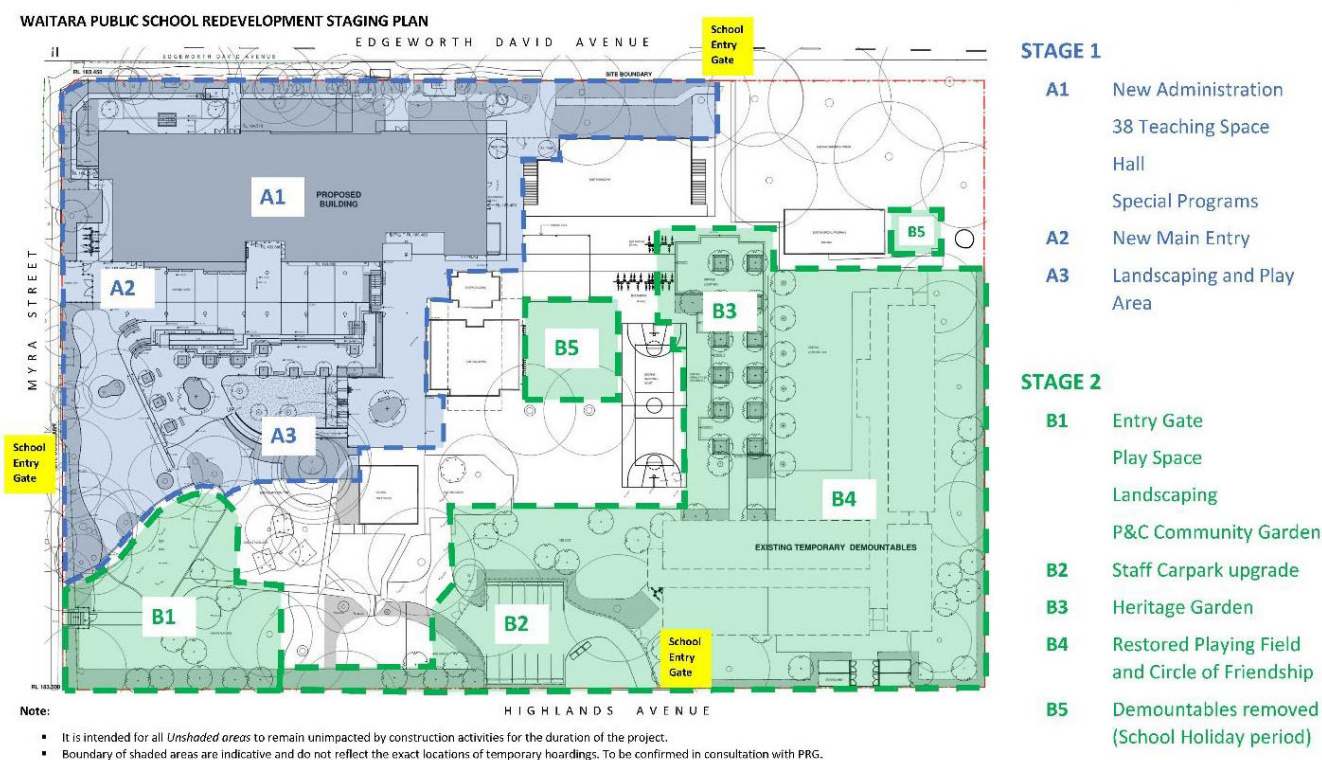
The following sections of this report provide additional information in relation to the scope and deliverables of each milestones, as well as a graphical overlay of the site plan.

## 2.1 Milestone One

Milestone One includes the construction and commissioning of the new building which will provide:

- Core Facilities for 1000 Students (i.e. Library, Canteen, Hall, Staff Facilities, Administration, OSHC facilities).
- 38 Homebases
- New Main Entry
- Landscaping and Play Area

It is anticipated that Milestone One works will be completed to allow for the new building to open to students for Day 1 Term 2 2020.



*Figure 1 - Milestone Staging Plan*

## 2.2 Milestone Two

Milestone Two includes for the scope not included in Milestone One or 'remaining scope'; including:

- Demolition of Building A and removal of temporary demountables from site
- Installation of play space and garden areas
- Staff carpark upgrade
- Replacement of existing astroturf area

It is anticipated that Milestone Two works will be completed in mid-2020, following completion of Milestone One.

### 3 OVERVIEW OF PROJECT APPROVAL CONDITIONS

The State Significant Development Application for Waitara Public School (SSD 8574) was determined on 26.02.2019. The Conditions of Consent can be categorised into the following headings:

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

Documentation relevant to the PCCR includes:

- State Significant Development Approval SSD 8574.

### 4 COMPLIANCE REPORTING POST APPROVAL REQUIREMENTS

The NSW Department of Planning and Environment Compliance Reporting Post Approval Requirements sets out the minimum requirements to be met when preparing Compliance Monitoring and Reporting Programs and Compliance Reports pursuant to conditions of consent.

These requirements apply to state significant projects where compliance monitoring and reporting in accordance with this document is required by the conditions of consent.

The deliverables required as part of the Compliance Monitoring and Reporting Program are set out in this section and include:

- A Compliance Monitoring and Reporting Program containing a Compliance Monitoring and Reporting Schedule;
- The schedule must set out the required frequency of compliance monitoring and reporting; and
- Unless the conditions of consent state otherwise, the schedule must also set out the dates on which Compliance Reports must be submitted to the Department;

The compliance reports applicable to SSD 8574 and the minimum frequency for submitting Compliance Reports is set out in Table 1 on the following page. This was issued to DoPE as part of Condition B40.

**Table 1 – Compliance Reporting Program & Schedule**

ID	Compliance Requirement	Phase	Monitoring Methodology/Evidence	Estimated Timing	Frequency
B41	Pre-Construction Compliance Report	Pre-construction	Report detailing: <ul style="list-style-type: none"> <li>• Introduction to the project</li> <li>• Compliance status descriptors and evidence</li> <li>• Total number of Non-compliances</li> <li>• Incidents</li> <li>• Complaints</li> <li>• Declaration</li> </ul>	Prior to construction – by 06/05/2019	Single Report Only
B41	Construction Compliance Report	Construction	Report detailing: <ul style="list-style-type: none"> <li>• Introduction to the project, noting changes since last report submission</li> <li>• Compliance status descriptors and evidence</li> <li>• Total number of Non-compliances</li> <li>• Previous report actions and close out</li> <li>• Incidents</li> <li>• Complaints</li> <li>• Declaration</li> </ul>	27/09/2019	Single Report Only
B41	Construction Compliance Report	Construction	Report detailing: <ul style="list-style-type: none"> <li>• Introduction to the project, noting changes since last report submission</li> <li>• Compliance status descriptors and evidence</li> <li>• Total number of Non-compliances</li> <li>• Previous report actions and close out</li> <li>• Incidents</li> <li>• Complaints</li> <li>• Declaration</li> </ul>	10/02/2020	Single Report Only
B27	Pre-Operation Compliance Report	Pre-Operation	Report detailing: <ul style="list-style-type: none"> <li>• Introduction to the project, noting changes since last report submission</li> <li>• Compliance status descriptors and evidence</li> <li>• Total number of Non-compliances</li> <li>• Previous report actions and close out</li> <li>• Incidents</li> <li>• Complaints</li> <li>• Declaration</li> </ul>	Prior to commencing operation – by 27/03/2020	Single Report Only
B27	Operation Compliance Report	Operation	Report detailing: <ul style="list-style-type: none"> <li>• Introduction to the project, noting changes since last report submission</li> <li>• Compliance status descriptors and evidence</li> <li>• Total number of Non-compliances</li> <li>• Previous report actions and close out</li> <li>• Incidents</li> <li>• Complaints</li> <li>• Declaration</li> </ul>	Throughout operation	At intervals, no greater than 52 weeks from the date of commencement of operation
B27	Post-Decommissioning Compliance Report	Decommissioning	Report detailing: <ul style="list-style-type: none"> <li>• Introduction to the project, noting changes since last report submission</li> <li>• Compliance status descriptors and evidence</li> <li>• Total number of Non-compliances</li> <li>• Previous report actions and close out</li> <li>• Incidents</li> <li>• Complaints</li> <li>• Declaration</li> </ul>	Within 12 weeks of completion of decommissioning	Single Report Only

## 4.1 Periodic Compliance Review

The Project Manager undertakes regular compliance activities such as inspections, observations and review of conditions with the wider project team. Any incidents or issues of non-compliance will be reported in accordance with SSD Condition C45.

## 4.2 Compliance Reporting and Timing

Department of Education will provide reporting on compliance to the Secretary as follows:

- Pre-Construction Compliance Report – before the commencement of construction works
- Construction Compliance Report - At intervals, every six months from the date of the commencement of construction, for the duration of construction
- Pre-Operation Compliance Report – prior to commencing operation

## 4.3 Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period will be described using the relevant descriptors below:

- **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.

## 5 ENVIRONMENTAL MANAGEMENT SYSTEM OVERVIEW

This PCCR is part of the suite of environmental management documents to be prepared for managing environmental compliance on the Project.

The Construction Environmental Management Plan (CEMP) and the Project Environmental Management Plan (PEMP) are the primary documents used to manage and control the environmental aspects of the Project during pre-construction and construction. These documents provide the overall framework for the system and procedures to ensure environmental impacts are minimised and legislative and other requirements are fulfilled.

The strategies defined in the CEMP and PEMP have been developed with consideration of the conditions of this SSD approval, and the safeguards and management measures presented in the environmental assessment and approval documents.

The CEMP and PEMP establish the system for implementation, monitoring and continuous improvement to minimise impacts of the project on the environment.

## 6 REPORT FINDINGS

This section of the report provides a summary of project compliance status for the Pre-Construction phase. A detailed assessment is provided in **Appendix A**.

### 6.1 Compliance Performance

A summary of the project's compliance performance is provided in the table below:

Table 2: Project Compliance Summary

SSD Category	Total No.	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A - Administrative	22	19	0	3
<b>Part B - Prior to Commencement of Construction</b>	<b>44</b>	<b>43</b>	<b>0</b>	<b>1</b>
Part C - During Construction	49	2	0	47
Part D – Prior to Commencement of Operation	31	0	0	31
Part E – During Operation	20	0	0	20
<b>Total</b>	<b>166</b>	<b>64</b>	<b>0</b>	<b>102</b>

## 6.2 Non-Compliances

The PCCR has identified no non-compliances relevant to this phase of the project, and at this stage.

A number of conditions still need to be closed out prior to construction commencing, however these are considered compliant at this stage, ahead of construction commencing.

## 6.3 Previous Report Actions

There are no previous actions relating to the PCCR or other stage report.

## 6.4 Incidents

A summary of incidents recorded for this reporting period are provided below:

Table 3: Summary of Incidents

Incident Date	Details	Notifiable (Yes/No, if Yes who was it reported to)	Follow-up Actions Taken	Status Open/Closed
N/A	-	-	-	-

There are no incidents to be reported for this period.

## 6.5 Complaints

A summary of complaints recorded for this reporting period are provided below:

Table 4: Summary of Complaints

Date of Complaint (dd/mm/yy)	Date of Response (dd/mm/yy)	Method of Complaint (Email / Phone / Letter)	Nature of Complaint (Traffic / Noise / Dust)	SINSW Response	Complaint Status (Open / Closed)
N/A	-	-	-	-	-

## 7 APPENDIX A: CoC Compliance Reporting Table

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
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.	Ongoing Note		Compliant		
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:	Ongoing Note		Compliant		
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.	Ongoing Note – no directions received to date				Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
A4	<p>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).</p> <p>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.</p>	Ongoing Note		Compliant		
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Ongoing Note		Compliant		
A6	This consent does not approve the installation of any advertising signs.	Ongoing Note		Compliant		
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Ongoing Note		Compliant		
A8	<p>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.</p> <p>The Planning Secretary's resolution of the matter must be binding on the parties.</p>	Ongoing Note – no disputes raised to date				Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
A9	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.	<ul style="list-style-type: none"> <li>LSL receipt issued 7/12/2018</li> </ul>		Compliant		
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	Ongoing Note		Compliant		
A11	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifying Authority for approval; and</li> <li>(b) provide details of the consultation undertaken including:               <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	Ongoing Note		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
A12	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (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)	Ongoing Note		Compliant		
A13	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Ongoing Note		Compliant		
A14	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Ongoing Note		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
A15	<p>Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001).</p> <p>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.</p> <p>The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p>	Ongoing Note – no demolition work undertaken to date as part of SSD scope				Not Triggered
A16	<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"> <li>• Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• BCA/DDA Report produced for the proposal demonstrating compliance with BCA</li> <li>• As Built drawings and Handover Certificates to confirm installation is BCA compliant</li> <li>• Certifying Authority confirmation that condition has been satisfied issued 09/05/2019</li> </ul>		Compliant		
A17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> <li>• BCA/DDA Report produced for the proposal demonstrating compliance with BCA</li> <li>• As Built drawings and Handover Certificates to confirm installation is BCA compliant</li> <li>• Certifying Authority confirmation that condition has been satisfied issued 09/05/2019</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
A18	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. 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.	Ongoing Note		Compliant		
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, compliance reporting 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.	Ongoing Note		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(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 environmental 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</li> <li>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</li> </ul>	<ul style="list-style-type: none"> <li>• Information uploaded 24/04/19 to the following location: <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/w/waitara-public-school.html">https://www.schoolinfrastructure.nsw.gov.au/projects/w/waitara-public-school.html</a></li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
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.	<ul style="list-style-type: none"> <li>Site Induction Documentation refers to SSD conditions</li> </ul>		Compliant		
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.	Ongoing Note		Compliant		
B1	Prior to the commencement of building works, the Applicant must articulate and refine the building façades to reduce bulk and scale, improve visual amenity and streetscape, and respond to the heritage values of the site and character of the neighbourhood. The articulation and refinements must have regard to: (a) enhancing the overall design vision for the façade which is responsive to the existing school and its neighbourhood context; (b) selecting materials and colours that are sympathetic to the heritage and environmental values of the site and the character of the neighbourhood; (c) varying the type and texture of materials use; and (d) addressing the western wall of the stairwell on the corner of Edgeworth David Avenue and Myra Street with consideration given to its visual dominance and need to present an improved street address. Amended plans must be submitted to the satisfaction of the Planning Secretary prior to the commencement of building works.	<ul style="list-style-type: none"> <li>Design Revision proposal issued to DoPE 16/04/19</li> <li>Response to DoPE will be required to close out this condition – required before 01/07/19 for compliance</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B2	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> <li>Notification issued to DoPE 03/05/2019</li> </ul>		Compliant		
B3	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.	<ul style="list-style-type: none"> <li>Formal notification of Stage 2 has been provided in Community Communication Strategy</li> <li>Formal notification to be provided prior to commencement of Stage 2</li> </ul>		Compliant		
B4	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	<ul style="list-style-type: none"> <li>Structural drawings and certification provided to Certifying Authority and approved 11/03/2019</li> </ul>		Compliant		
B5	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. 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.	<ul style="list-style-type: none"> <li>Structural drawings and certification provided to Certifying Authority and approved 24/04/2019</li> <li>Documentation issued to DoPE 02/05/2019</li> </ul>		Compliant		
B6	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.	<ul style="list-style-type: none"> <li>Documentation issued to DoPE 02/05/2019</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B7	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 Planning Secretary, Certifying Authority and Council.	<ul style="list-style-type: none"> <li>• Consultation undertaken with Ausgrid</li> <li>• <b>Dilapidation Report completed and issued to Council and Certifying Authority 03/04/2019</b></li> <li>• <b>Dilapidation Report issued to SINSW for issue to DoPE 09/04/19</b></li> <li>• <b>Documentation issued to DoPE 30/04/2019</b></li> </ul>		Compliant		
B8	Following demolition works, further investigation of building footprints must be undertaken. A report outlining the findings of the investigations and a review of the report by a NSW EPA accredited Site Auditor are to be submitted to the satisfaction of the Certifying Authority. Should the investigations identify that remediation works are required, a Remediation Action Plan (RAP) is to be prepared and reviewed by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate.	<ul style="list-style-type: none"> <li>• Testing undertaken to confirm no contamination exists</li> <li>• Report reviewed by NSW EPA accredited auditor and confirmation provided 02/05/19 confirming report is accepted.</li> <li>• <b>Issued to Certifying Authority 02/05/19 and approved 06/05/19.</b></li> <li>• <b>Report confirms no remediation works are required and therefore production of a RAP is not required – this section of the condition is not triggered</b></li> </ul>		Compliant		
B9	Within one month of the completion of remediation works (where required) 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 ongoing use as a hospital and be provided to the satisfaction of the Certifying Authority.	<ul style="list-style-type: none"> <li>• No contamination has been identified and therefore no remediation is required</li> <li>• Site Audit Report produced by NSW EPA accredited auditor 02/05/19 and confirmation provided to verify that the site is suitable for ongoing use.</li> <li>• Issued to Certifying Authority 02/05/19 and approved 06/05/19.</li> </ul>				Not Triggered

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B10	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed.</p> <p>The procedure must form part of the Construction Environmental Management Plan (CEMP) in accordance with condition B19 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.</p>	<ul style="list-style-type: none"> <li>Unexpected Finds Procedure detailed in CEMP submitted 11/04/19</li> </ul>		Compliant		
B11	Before the construction of any utility works associated with the development, the applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> <li>Evidence of approval to be provided from relevant service providers before utility installation commences – Ausgrid, Sydney Water.</li> </ul>		Compliant		
B12	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.	<ul style="list-style-type: none"> <li>Evidence of approval to be provided from relevant service providers before installation commences – Ausgrid, Sydney Water.</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B13	<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> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	<ul style="list-style-type: none"> <li>Community Communication Strategy documentation developed and finalised 11/04/19</li> <li>Documentation issued to DoPE 11/04/19</li> <li>DoPE request revision is made 06/05/19</li> <li>Revised documentation provided 06/05/19</li> <li>Documentation approved by DoPE 08/05/19</li> </ul>		Compliant		
B14	<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>	<ul style="list-style-type: none"> <li>Community Communication Strategy documentation finalised 11/04/19</li> <li>Documentation issued to DoPE 11/04/19</li> <li>DoPE request revision is made 06/05/19</li> <li>Revised documentation provided 06/05/19</li> <li>Documentation approved by DoPE 08/05/19</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B15	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.	<ul style="list-style-type: none"> <li>Community Communication Strategy documentation finalised 11/04/19</li> <li><b>Documentation issued to DoPE 11/04/19</b></li> <li><b>Documentation issued to DoPE 11/04/19</b></li> <li><b>DoPE request revision is made 06/05/19</b></li> <li><b>Revised documentation provided 06/05/19</b></li> <li><b>Documentation approved by DoPE 08/05/19</b></li> <li><b>Crown Certificate for construction issued 08/05/19</b></li> <li><b>Construction commenced 09/05/19</b></li> </ul>		Compliant		
B16	Within three months of the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority.	<ul style="list-style-type: none"> <li>Greenstar application to be prepared for issue before 08/08/19</li> </ul>		Compliant		
B17	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.	<ul style="list-style-type: none"> <li>Design drawings and statement of compliance issued and accepted by Certifying Authority 12/03/2019</li> </ul>		Compliant		
B18	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.	<ul style="list-style-type: none"> <li>BCA and Fire Engineering Reports provided to Certifying Authority and accepted 26/04/2019</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B19	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.	<ul style="list-style-type: none"> <li>CEMP produced in accordance with requirements and finalised 11/04/2019.</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B20	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(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;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B21); (c) Construction Noise and Vibration Management Sub-Plan (see condition B22); (d) Construction Waste Management Sub-Plan (see condition B23); (e) Construction Soil and Water Management Sub-Plan (see condition B24); (f) Biodiversity Management Sub-Plan (see condition B25) (g) an unexpected finds protocol for contamination and associated communications procedure; (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	<ul style="list-style-type: none"> <li>CEMP and Sub-Plans resubmitted in accordance with Certifying Authority comments 11/04/2019</li> <li>Accepted by Certifying Authority 26/04/2019</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B21	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.	<ul style="list-style-type: none"> <li>CEMP and Sub-Plans resubmitted in accordance with Certifying Authority comments 11/04/2019</li> <li><b>Accepted by Certifying Authority 26/04/2019</b></li> <li><b>Documentation issued to DoPE 01/05/2019.</b></li> </ul>		Compliant		
B22	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council, RMS and TfNSW;</p> <p>(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;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	<ul style="list-style-type: none"> <li>CEMP and Sub-Plans resubmitted in accordance with Certifying Authority comments 11/04/2019</li> </ul> <p>Accepted by Certifying Authority 26/04/2019</p>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B23	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) 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 B22; and (f) include a complaints management system that would be implemented for the duration of the construction.	<ul style="list-style-type: none"> <li>CEMP and Sub-Plans resubmitted in accordance with Certifying Authority comments 11/04/2019</li> </ul> <p>Accepted by Certifying Authority 26/04/2019</p>		Compliant		
B24	The Construction Waste Management Sub-Plan (CWMSWP) 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.	<ul style="list-style-type: none"> <li>CEMP and Sub-Plans resubmitted in accordance with Certifying Authority comments 11/04/2019</li> </ul> <p>Accepted by Certifying Authority 26/04/2019</p>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B25	<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) 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>(d) detail all off-Site flows from the Site; and</p> <p>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>	<ul style="list-style-type: none"> <li>CEMP and Sub-Plans resubmitted in accordance with Certifying Authority comments 11/04/2019</li> </ul> <p>Accepted by Certifying Authority 26/04/2019</p>		Compliant		
B26	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) provide information and maps that define the biodiversity values across the site, including the Sydney Turpentine-Ironbark forest in the north-east corner of the site;</p> <p>(b) map potential areas for management of threatened and significant species;</p> <p>(c) measures to minimise the loss of key fauna habitat, including tree hollows;</p> <p>(d) measures to minimise the impacts on fauna on site, including conducting fauna pre- clearance surveys prior to vegetation clearing, building / structure demolition;</p> <p>(e) controlling weeds and feral pests;</p>	<ul style="list-style-type: none"> <li>CEMP and Sub-Plans resubmitted in accordance with Certifying Authority comments 11/04/2019</li> </ul> <p>Accepted by Certifying Authority 26/04/2019</p>		Compliant		

	<p>(f) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected / 'no-go' areas;</p> <p>(g) procedures for the removal of nests or fauna located in trees to be removed in accordance with the recommendations of the Flora and Fauna Assessment prepared by Niche Environment and Heritage dated 27 August 2018; and</p> <p>(h) a program to monitor the effectiveness of the measures in the BMSP.</p>					
B27	<p>Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the satisfaction of the Certifying Authority.</p> <p>The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers as set out in the Response to Submissions which minimise demand for parking in nearby public and residential streets or public parking facilities.</p>	<ul style="list-style-type: none"> <li>Construction Worker Transportation Strategy provided 07/03/19 for Certifying Authority review</li> <li><b>Approved by Certifying Authority 29/04/2019.</b></li> </ul>		Compliant		
B28	<p>Within two months of the commencement of construction, the Applicant must finalise details of road safety mitigation works identified in the updated Transport Impact Assessment prepared by GHD dated July 2018 included in the Response to Submissions in consultation with Council and RMS (where appropriate).</p> <p>The details and evidence of consultation must be submitted to the satisfaction of the Planning Secretary.</p>	<ul style="list-style-type: none"> <li>Design Package to be issued to Council/RMS for comment and finalised before 08/07</li> <li>Details of consultation to be issued to DoPE</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B29	Within two months of the commencement of construction, the Applicant must investigate the need for changes to, or extension of, the school drop-off / pick-up zone on Myra Street in consultation with Council having regard to potential impacts on the performance of Edgeworth David Avenue and Myra Street. Evidence of consultation and the outcomes of the investigation, including recommendations, must be submitted to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> <li>Design Package to be issued to Council/RMS for comment and finalised before 08/07</li> <li>Details of consultation and outcome to be issued to DoPE</li> </ul>		Compliant		
B30	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.	<ul style="list-style-type: none"> <li>Ongoing Note</li> </ul>		Compliant		
B31	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the EIS;</li> <li>(c) be in accordance with applicable Australian Standards;</li> <li>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>Civil drawings and Certification provided to Certifying Authority 18/04/19</li> <li><b>Accepted by Certifying Authority 29/04/2019.</b></li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B32	Prior to commencement of building works, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Report prepared by GHD and dated December 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 Acoustic Report.	<ul style="list-style-type: none"> <li>Details of Acoustic properties to be provided to Certifying Authority for comment before building works commence</li> </ul>		Compliant		
B33	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.	<ul style="list-style-type: none"> <li>Traffic Management Plan including truck routes was issued to RMS 08/03/2019</li> <li>Accepted by Certifying Authority 11/03/2019</li> </ul>		Compliant		
B34	Prior to the commencement of construction of the operational waste storage system, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	<ul style="list-style-type: none"> <li>Operational Waste Storage plans to be issued to Council for approval prior to work commencing to waste storage area</li> </ul>		Compliant		
B35	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.	<ul style="list-style-type: none"> <li>Drawings and Design Statement for Mechanical Ventilation systems provided to Certifying Authority 04/04/19</li> <li><b>Accepted by Certifying Authority 29/04/2019.</b></li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B36	<p>Prior to the commencement of building works, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site.</p> <p>A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.</p>	<ul style="list-style-type: none"> <li>Hydraulic Design Certificate 25.03.2019</li> </ul>		Compliant		
B37	<p>Evidence of compliance of the design drawings with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of building works:</p> <p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(b) 12 additional on-site car parking spaces to be provided 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>	<ul style="list-style-type: none"> <li>Design drawings for carpark area to be issued to Certifying Authority prior to carpark works commencing</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
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 end-of-trip facilities for staff including two separated unisex showers and associated changing and locker facilities; b) appropriate pedestrian and cyclist advisory signs are to be provided; and c) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	<ul style="list-style-type: none"> <li>Details of End of Trip Facilities provided to Certifying Authority who requested additional details provided for shower lockers.</li> <li>Additional information provided 08/04/2019 and accepted by Certifying Authority 11/04/2019.</li> </ul>		Compliant		
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.	<ul style="list-style-type: none"> <li>Documentation for any streetscape work to be issued to Council for approval prior to work commencing to ensure this meets requirements.</li> <li>Evidence to be issued to Certifying Authority for approval.</li> </ul>		Compliant		
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.	<ul style="list-style-type: none"> <li>Compliance Monitoring Program produced and submitted to DoPE 05/04/2019</li> <li>Compliance Monitoring Program submitted to Certifying Authority 08/04/2019</li> </ul>		Compliant		
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> <li>Pre-Construction Compliance Report produced 24/04/19 and issued to DoPE</li> <li>DoPE comments issued 08/05/19 requesting further revision</li> <li>This report has been produced in response</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	<ul style="list-style-type: none"> <li>This report will be uploaded to project webpage by 12/07/19 unless further revision is requested by DoPE.</li> </ul>		Compliant		
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.	Ongoing Note		Compliant		
B44	<p>Prior to the commencement of demolition works on-site, a photographic archival record of the external and internal areas of Building A to be demolished must be prepared in accordance with the recommendations in the report titled Statement of Heritage Impact, Waitara Public Public School, prepared by Heritage 21 and dated December 2017 and the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture.</p> <p>A hardcopy and digital copy must be submitted to Council, the Heritage Division and the Planning Secretary prior to demolition works commencing.</p>	<ul style="list-style-type: none"> <li>Photographic archival record to be produced for Building A prior to demolition commencing.</li> </ul>		Compliant		

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
C37	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.	<ul style="list-style-type: none"> <li>Independent Auditor Proposal was submitted to DoPE 27/03/2019 with further information requested 01/04/2019</li> <li>Revised proposal was resubmitted 01/04/2019 and accepted by DoPE 03/04/2019.</li> </ul>		Compliant		
C38	No later than four weeks after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> <li>Independent Audit Program submitted to DoPE 05/04/2019, with further information requested 12/04/2019</li> <li>Revised Program was resubmitted 12/04/2019 and accepted by DoPE 17/04/2019.</li> </ul>		Compliant		

