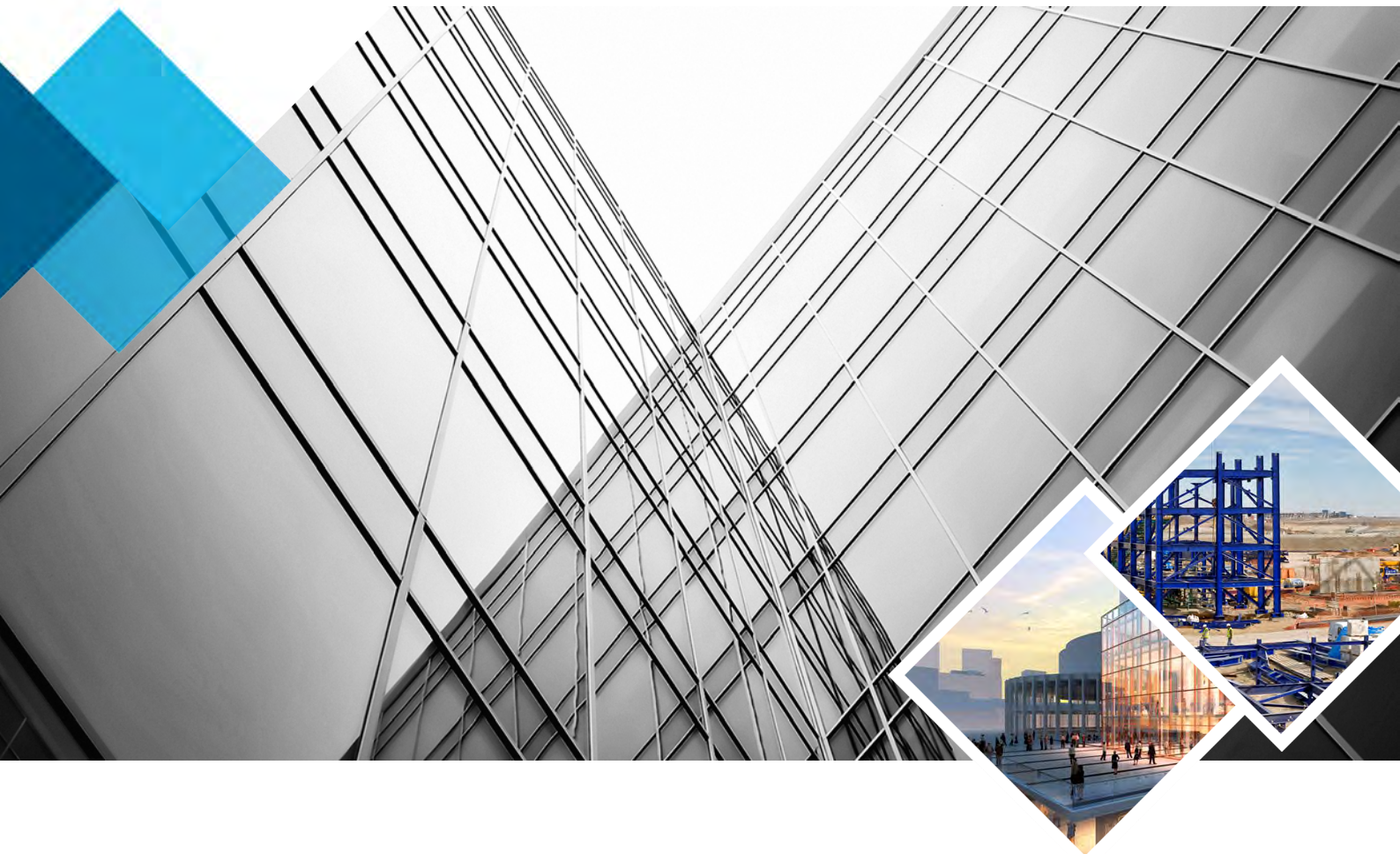


Audit Management Program

Wentworthville Public School Redevelopment Independent Environmental Audits

Department of Education - School Infrastructure NSW



Environment & Geoscience

15 January 2020

Report > Rev. 0
Internal ref. 140502

Wentworthville Public School Redevelopment Independent Environmental Audit

Audit Management Program

Prepared for:

Department of Education – School Infrastructure NSW

Prepared by:

SNC-Lavalin Atkins

Level 17
55 Clarence Street
Sydney NSW 2000

Telephone: (02) 8239 8700

Contact details:

Richard Peterson
Director, Environment and Geoscience

Mobile: 0429 227 775
Email: richard.peterson@snclavalin.com

Document control log

Rev	Date	Comments	Approved by
A	25 Nov 2019	Draft for internal review	RP
B	1 Jan 2019	Draft for DPIE	RP
0	15 Jan 2020	Final for DPIE	RP

© SNC-Lavalin Atkins

The information contained in this document produced by SNC-Lavalin Atkins is solely for the use of the Client identified on the cover sheet for the purpose for which it has been prepared and SNC-Lavalin Atkins undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of SNC-Lavalin Atkins.

TABLE OF CONTENTS

	Page
1 INTRODUCTION	1
1.1 PROJECT OVERVIEW	1
1.2 INDEPENDENT AUDIT TEAM	2
1.3 QUALITY ASSURANCE AND PROJECT MANAGEMENT	2
1.4 HEALTH & SAFETY	3
2 REQUIREMENTS AND AUDIT SCOPE	4
2.1 CONDITIONS OF APPROVAL	4
2.2 REGULATORY FRAMEWORK.....	5
2.3 ISO 19011 – GUIDELINES FOR AUDITING MANAGEMENT SYSTEMS	5
2.4 SCOPE OF AUDIT	5
3 METHODOLOGY	7
3.1 PRE-AUDIT PLANNING AND DOCUMENT REVIEW.....	7
3.2 AUDIT SCHEDULE	7
3.3 OPENING AND CLOSING MEETINGS.....	9
3.4 SITE INSPECTIONS AND AUDIT	9
3.5 RECORDS	10
3.6 EVALUATION OF COMPLIANCE	10
3.6.1 Status Descriptors	10
4 AUDIT REPORT	11
4.1 VERSION CONTROL	11
4.2 CONTENTS	11
4.3 REVIEW AND FINALISATION	11
4.4 SUBMISSION.....	11

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

1 INTRODUCTION

1.1 PROJECT OVERVIEW

The redevelopment of Wentworthville Public School includes the demolition and removal of existing buildings, construction of new buildings for teaching and special program spaces and library, construction of a new hall with out-of-school-hours (OOSH) facility and canteen, alterations to existing buildings, and associated works including tree removal, landscaping and signage.

Specific works that will be implemented during The Wentworthville Public School Redevelopment (the Project) include:

- > A new three storey facility on the corner of Fullagar Road and Station Street which houses:
 - o A new Library
 - o 30 new permanent teaching spaces
 - o New Special Programs and Specialist teaching spaces
- > Alterations to the existing Homebase Building (Block A) to convert existing teaching spaces into 6 new home bases.
- > Alterations and extensions to the existing Library (Block E) to create new Administration and Staff facilities.
- > Alterations and extensions to the existing Administration Building (Block F) to create a new Special Needs unit.
- > A new Hall Building and COLA modifications.
- > Removal of 22 demountable teaching spaces.

An Environmental Impact Statement (EIS) has been prepared in accordance with the Department of Planning & Environment Secretary's Environmental Assessment Requirements (SEARs). The EIS considers potential impacts derived from construction and operation activities of the Project.

The proposed alterations and additions to the existing school have a Capital Investment Value (CIV) over \$20 million and is therefore classified as State Significant Development (SSD) pursuant to Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

Condition C37 to C42 of the State Significant Development Consent no. 9273 requires an independent audit to be conducted during the construction and operation phases of the Project. SNC-Lavalin Atkins has been engaged by SINSW to complete the Independent Environmental Audit for the Project to satisfy the requirements of the Development Consent Condition C37 to C42.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

1.2 INDEPENDENT AUDIT TEAM

SNC-Lavalin Atkins's audit team is provided in Table 1 below with their respective contact details.

Table 1 SNC-Lavalin Atkins Audit Team and Contacts

Role	Name	Contact Details	Qualifications & Experience
Lead Auditor	Richard Peterson	M: 0429 227 775 E: Ricahrd.Peterson@snclavalin.com	Environmental Auditing, Leighton Contractors Pty Ltd Management Systems Auditing, Exemplar Global Leading Management Systems Audit Team, Exemplar Global Over 20 years of auditing experience
Alternate Lead Auditor	Sam Pathammavong	M: 0437 517 011 E : Sam.Pathammavong@snclavalin.com	Environmental Systems Auditor, SAI Global Master of Environmental Engineering Management BE (Civil & Environmental) Over 15 years of auditing experience

1.3 QUALITY ASSURANCE AND PROJECT MANAGEMENT

The audit will be undertaken by experienced auditors with the audit methodologies aligning with the requirements of AS/NZS ISO 9001:2016 Quality Management Systems and AS/NZS ISO 19011.2014 Guidelines for Auditing Management Systems standards.

At SNC-Lavalin Atkins, we place a high value on our clients, the environment, and the communities in which we work. We apply our Quality Management Systems consistently, and continually work to improve them. Hence, we recognise that the quality of our services is based upon:

- > Safely executing our work
- > Collecting information in a systematic way that avoids introduction of bias
- > Providing deliverables that are technically sound, clear and concise
- > Meeting deadlines
- > Delivering projects on budget
- > Providing invoices that are timely, clear and accurate
- > Providing a highly competent team

All SNC-Lavalin Atkins staff are aware of our Quality Management System requirements and understand the importance of its application in the way we operate. This includes review of key deliverables by a senior technical reviewer.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

1.4 HEALTH & SAFETY

The Independent Environmental Auditors will attend any construction contractor's visitor safety induction, if required and will comply with any reasonable direction or instruction to ensure their own safety and the safety of others.

The Independent Environmental Auditors will provide their own basic safety equipment including but not limited to high visibility shirt/vest, long sleeve shirt, hard hat, safety glasses and hearing protection if required.

The Independent Environmental Auditors will provide to the construction contractor the OH&S General Induction in NSW card "White Card".

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

2 REQUIREMENTS AND AUDIT SCOPE

2.1 CONDITIONS OF APPROVAL

The Development Consent for State Significant Development (SSD) 9273 provides authorisation for the redevelopment of Wentworthville Public School which includes demolition of existing buildings and construction of new teaching spaces. Schedule 2 of the SSD 9273 outlines the conditions for the pre-construction, construction and post construction that SINSW must be complied with. These include environmental standards and guidelines and the implementation of mitigation measures identified in the Environmental Impact Statement (EIS).

The conditions that relate to the Independent Environmental Audit are Conditions C37-C42:

- > **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.*
- > **C38** *Within four weeks of 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.*
- > **C39** *Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:*
 - o *a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and*
 - o *b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.*

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:*
 - o *a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and*
 - o *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:*
 - o *a) review and respond to each Independent Audit Report prepared under condition C39 of this consent;*
 - o *b) submit the response to the Department and the Certifying Authority; and*
 - o *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.*

SNC-Lavalin Atkins has been engaged by DOE via SINSW to complete the Independent Environmental Audit for the Project to satisfy State Significant Development (SSD) 9273 Schedule 2 Condition C37 to C42.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

2.2 REGULATORY FRAMEWORK

Department of Planning, Industry and Environment

The Department of Planning is partly responsible for administering and enforcing the Environmental Planning and Assessment Act. The Minister of Planning and Public Spaces is the Consent Authority that granted the Development Consent for this Project. The Planning Secretary is responsible for reviewing and approving all matters relating to this Project. Documents such as Construction Plan, CEMPs and Community Communication Strategies, including any variation to Approved Plan must be satisfactory to the relevant Certifying Authority.

2.3 ISO 19011 – GUIDELINES FOR AUDITING MANAGEMENT SYSTEMS

The Independent Environmental Audits will follow ISO 19011 – Guidelines for Auditing Management Systems. This standard provides guidance on auditing management systems, including the principles of auditing, managing an audit program and conducting management system audits.

This Independent Environmental Audit will follow the six principles of auditing (integrity, fair presentations, due professional care, confidentiality, independence and evidence-based approach).

2.4 SCOPE OF AUDIT

SNC-Lavalin Atkins will undertake an Independent Environmental Audit for the construction phase of the Wentworthville Public School redevelopment. The audit will be undertaken in accordance with this Audit Program and will address compliance with the relevant Conditions as detailed in the Development Consent and the Department of Planning, Industry and Environment's (the Department) Independent Audit Post Approval Requirements (2018). These documents will also be drawn upon in developing the audit criteria and checklist as preparatory documents for the audit.

In accordance with the Department of Planning, Industry and Environment's (the Department) Independent Audit Post Approval Requirements (2018), SNC-Lavalin Atkins will conduct the audit to include the following:

- > Consultation with the Department of Planning, Industry and Environment will be undertaken prior to the audit to obtain input and comments on the audit scope.
- > Assessment of compliance with Development Consent Conditions applicable to the phase of the development that is being audited.
- > Assessment of the adequacy and implementation of the Environmental Management Plans and associated Sub-Plans.
- > All environmental license and approvals applicable to the development excluding environmental protection licences issued under the *Protection of the Environment Operation Act 1997*.
- > Assessment of environmental performance of the development which includes but not limited to incidents, non-compliances and complaints that occurred or were made during the audit periods.
- > The status of previous Independent Audit findings and their implementation, recommendations and actions (if any).
- > A high-level review of the Project's environmental management systems.
- > Commence each audit with an opening meeting and conclude with a closing meeting.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

- > Conduct on-site interviews with key personnel involved in the project delivery including those with responsibility for environmental management.
- > Conduct a physical site inspection covering all development areas and environmental aspects of the Independent Environmental Audit.
- > Evaluate the Independent Audit findings as compliance or non-compliance based on verifiable evidence collected during the audit.
- > Any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

In addition, our methodology of the Independent Environmental Audit is outlined in Section 3 of this plan, and will include the following:

- > Pre-audit planning and document review
- > Opening and closing meetings
- > Site inspections
- > Record keeping.

The Independent Audit Report will be managed and written in accordance with Section 4 of this plan. This details the version control requirements, contents of the reports, review, finalisation and submission.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

3 METHODOLOGY

3.1 PRE-AUDIT PLANNING AND DOCUMENT REVIEW

The Independent Environmental Auditor is responsible for preparing the pre-audit documentation, which include this Audit Program and Audit Checklist (Appendix A). These documents will form the scope and focus of the audit and make reference to the applicable Conditions of Approval.

3.2 AUDIT SCHEDULE

The audit schedule is detailed in Table 2 below. The audit schedule and audit checklist will be discussed further in the opening meeting agenda and will document the expected audit activities.

As stated in Condition C39, the Project's Development Consent has amended the frequency of the audits outlined in Department of Planning and Environment's Independent Audit Post Approval Requirements (2018). The Project's Development Consent requires an Independent Audit Program (this Audit Program) to be prepared within four weeks of the commencement of construction with an initial construction Independent Audit to be undertaken within eight weeks of the notified commencement date of construction. This is to be followed by a subsequent construction Independent Audit no later than six months after the initial construction Independent Audit.

Table 2 outlines the audit frequency as described in the Department of Planning, Industry and Environment's (the Department) Independent Audit Post Approval Requirements (2018).

Table 2 Audit Frequency

Project Phase	Frequency	Ongoing Independent Audit Intervals
Construction (less than 52 weeks)	Within eight weeks of the commencement of construction	A subsequent Independent Audit no more than 6 months from the date of the initial Independent Audit
Construction (greater than 52 weeks)	Within 52 weeks from the date of the initial construction audit	Subsequent construction audits at intervals no more than 52 weeks
Operation	Within 52 weeks of the commencement of operation	At intervals no great than 3 years

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

Table 3 provides details of key steps for each project phase as well as dates and personnel.

Table 3 Proposed Audit Schedule and Deliverables

Project Phase	Key Steps	Frequency	Proposed Date
Development and approval of Audit Program (this Audit Program)	<ul style="list-style-type: none"> > Review background documentation > Prepare the draft audit program and checklists > Discussions with SINSW as required to finalise audit program 	Within four weeks of the commencement of construction. (Formal commencement date 20/12/2019)	17 Jan 2020
Prepare for the on-site audit activities	<ul style="list-style-type: none"> > Prepare on-site work documents > Pre-audit desktop document assessment > Send out key document requests 	Prior to the audit.	17 Jan 2020 – 7 February 2020
Initial Construction Audit (on-site audit activities)	<ul style="list-style-type: none"> > Commence with an opening meeting > Undertake site inspection > Conduct the audit by: <ul style="list-style-type: none"> > Compliance checks on site; and > Hold interviews with Contractor's staff, the Department and other relevant parties > Prepare preliminary audit conclusions > Conclude with a closing meeting 	The initial audit will be completed within eight weeks of the notified commencement date of construction. (Formal commencement date 20/12/2019)	7 February 2020 (must be before 14 February 2020)
Prepare and distribute draft audit report	<ul style="list-style-type: none"> > Request any additional documentation > Prepare the draft audit report <p>Submit the audit report for review</p>	Within a reasonable timeframe following the audit.	14 February 2020
Complete audit report	<ul style="list-style-type: none"> > Prepare the final audit report > Address two rounds of consolidated comments > Submit final audit report 	Within a reasonable timeframe following draft audit report to allow the opportunity for amendments. It should be noted that DOE will be responsible	21 February 2020

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

Project Phase	Key Steps	Frequency	Proposed Date
		for making each Independent Audit Report and responses to it publicly available within 60 days after submission to the Department and notify the Department and Certifying Authority in writing at least 7 days prior to this.	
Subsequent Construction Audit (on-site audit activities)	> Same as initial audit	The subsequent audit will be undertaken within six months of the initial audit	10 July 2020 (must be before 24 July 2020)
Subsequent Construction Audit 2 (on-site audit activities)	> Same as initial audit	The subsequent construction audit will be undertaken at intervals no more than 52 weeks from the date of the initial construction audit	7 January 2021 (must be before 7 February 2021)
Operational audit	> Same as initial audit	The operational audit will be undertaken within 52 weeks from the commencement of operation	To be advised once construction has finished

3.3 OPENING AND CLOSING MEETINGS

Audits will commence with an opening meeting and conclude with a closing meeting. These will be attended by the Contractor representative at manager level or above, representatives from the Department, the auditor and audit team and any technical specialists.

The opening meeting will outline the objectives and scope of the audit, resources required and the methodology to be applied.

Verbal feedback will be provided of the preliminary audit findings to the construction contractor during the closing meeting of the audit. Written notices of non-compliances will be provided by the Independent Environmental Auditor following the audit. Any recommendations and post-audit actions will also be communicated during the closing meeting and further documented in the Audit Report.

3.4 SITE INSPECTIONS AND AUDIT

Site inspections will be scheduled in advance with the Department, where possible. The Independent Environmental Auditor will prepare an audit checklist (Appendix A) that will focus on the key environmental risks, and issues identified in the RFQ for special consideration.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

Interviews will be undertaken while the Independent Environmental Auditors are on-site. These will be undertaken with key personnel in the project delivery, including those with responsibility for environmental management.

3.5 RECORDS

SNC-Lavalin Atkins will maintain appropriate records of site inspections, meetings and discussions and other relevant matters, making notes on the audit checklist. SNC-Lavalin Atkins will also take photographic evidence of site observations or non-compliances to support any findings or subsequent recommendations.

3.6 EVALUATION OF COMPLIANCE

SNC-Lavalin Atkins will utilise that audit checklist (Appendix A) to audit all relevant conditions.

Evidence will be collected throughout the audit using the following methods as appropriate:

- > Review of records, documents and reports
- > Interviews and observations
- > Photographs
- > Site inspections

This evidence will be documented in the Audit Checklists, along with any relevant observations and notes.

The aim of the audit will be to provide both positive support for good practices, while providing practical and reasonable recommendations for improvement that can be carried over to the later stages of the project, as construction accelerates. The audit will focus on issues that are relevant to the period being audited and will exclude matters that are not relevant to the stage of works covered by the audit.

3.6.1 Status Descriptors

As outlined in Section 3.8 of the Department of Planning, Industry and Environment's (the Department) Independent Audit Post Approval Requirements (2018), the terms detailed in Table 2 below will be used to describe the compliance status of the project.

Table 4 Status Descriptors

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

In addition to these terms, notes and observations may be made, including any opportunities for improvement.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

4 AUDIT REPORT

4.1 VERSION CONTROL

The Independent Audit Report will clearly include the following:

- > The application number of the project
- > Each version or revision number of the report
- > The date on which the report was prepared and issued
- > The title and name of the person who certified the Independent Audit Report.
- >

4.2 CONTENTS

The Independent Audit Report will include the following information:

- > Introduction
- > Nature of construction works on site
- > Audit methodology
- > Audit findings
- > Details of any non-conformances
- > Recommendations and/ or opportunities for improvement
- > Appendices

This will be delivered in the timeframes outlined in the Audit Schedule detailed in Section 3.2 of this Audit Program.

4.3 REVIEW AND FINALISATION

A draft of the Independent Audit Report will be provided to the Contractor and SINSW for review. This is an opportunity to provide any additional information before finalising the report.

It is noted that as per Condition C41, SINSW will:

- > *review and respond to each Independent Audit Report prepared under condition C39 of this consent;*
- > *submit the response to the Department and the Certifying Authority; and*
- > *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.*

4.4 SUBMISSION

SNC-Lavalin Atkins will submit an electronic copy of the finalised Independent Audit Report to the Contractor and SINSW. SINSW will be responsible for submitting the report to the Department and Certifying Authority.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

As per Condition C41(C) of the Development Consent, SINSW will be responsible for making each Independent Audit Report and responses to it publicly available within 60 days after submission to the Department and notify the Department and Certifying Authority in writing at least 7 days prior to this.

Audit Program	Independent Environmental Audit	Jan 2020
140502	Wentworthville Public School Redevelopment	Rev 0

APPENDIX A – AUDIT TABLE

WENTWORTHVILLE PUBLIC SCHOOL REDEVELOPMENT AUDIT TABLE

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status																																																																																
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	<div>The development may only be carried out:<div>a) in compliance with the conditions of this consent;</div><div>b) in accordance with all written directions of the Planning Secretary;</div><div>c) generally in accordance with the EIS and Response to Submissions;</div><div>d) in accordance with the approved plans in the table below.</div><table><tr><th colspan="4">Architectural drawings prepared by Fulton Trotter</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SY074362-SV1</td><td>-</td><td>Detail Survey</td><td>02/12/2017</td></tr><tr><td>AEX-1001</td><td>P10</td><td>Existing Site Plan</td><td>14/11/2018</td></tr><tr><td>AEX-1002</td><td>P6</td><td>Site Demolition Plan</td><td>14/11/2018</td></tr><tr><td>AEX-A-2001</td><td>P7</td><td>Block A – Level 2 – Demo Floor Plan – Hall & Homebases</td><td>14/11/2018</td></tr><tr><td>AEX-A-2002</td><td>P7</td><td>Block A – Level 2 – Demo Floor Plan – Amenities & Canteen</td><td>14/11/2018</td></tr><tr><td>AEX-A-2003</td><td>P7</td><td>Block A – Level 3 – Demo Floor Plan – Homebases</td><td>14/11/2018</td></tr><tr><td>AEX-E-2001</td><td>P7</td><td>Block E – Demo Floor Plan</td><td>14/11/2018</td></tr><tr><td>AEX-F-2001</td><td>P7</td><td>Block F – Demo Floor Plan</td><td>14/11/2018</td></tr><tr><td>SD-1001</td><td>P15</td><td>Level 3 – Proposed Site Plan</td><td>04/03/2019</td></tr><tr><td>SD-1002</td><td>P13</td><td>Level 1 & Level 2 – Proposed Site Plan</td><td>04/03/2019</td></tr><tr><td>SD-1401</td><td>P7</td><td>Staging Site Plan</td><td>14/11/2018</td></tr><tr><td>SD-1601</td><td>P5</td><td>Site – Analysis</td><td>09/11/2018</td></tr><tr><td>SD-1602</td><td>P6</td><td>Shadow Diagrams</td><td>14/11/2018</td></tr><tr><td>SD-1603</td><td>P9</td><td>Block E – Materials</td><td>04/03/2019</td></tr><tr><td>SD-1604</td><td>P6</td><td>Block F Materials</td><td>14/11/2018</td></tr><tr><td>SD-1605</td><td>P6</td><td>Block G Materials</td><td>14/11/2018</td></tr><tr><td>SD-1606</td><td>P6</td><td>Block G External Materials</td><td>14/11/2018</td></tr><tr><td>SD-1607</td><td>P6</td><td>Block H Materials</td><td>14/11/2018</td></tr></table></div>	Architectural drawings prepared by Fulton Trotter				Dwg No.	Rev	Name of Plan	Date	SY074362-SV1	-	Detail Survey	02/12/2017	AEX-1001	P10	Existing Site Plan	14/11/2018	AEX-1002	P6	Site Demolition Plan	14/11/2018	AEX-A-2001	P7	Block A – Level 2 – Demo Floor Plan – Hall & Homebases	14/11/2018	AEX-A-2002	P7	Block A – Level 2 – Demo Floor Plan – Amenities & Canteen	14/11/2018	AEX-A-2003	P7	Block A – Level 3 – Demo Floor Plan – Homebases	14/11/2018	AEX-E-2001	P7	Block E – Demo Floor Plan	14/11/2018	AEX-F-2001	P7	Block F – Demo Floor Plan	14/11/2018	SD-1001	P15	Level 3 – Proposed Site Plan	04/03/2019	SD-1002	P13	Level 1 & Level 2 – Proposed Site Plan	04/03/2019	SD-1401	P7	Staging Site Plan	14/11/2018	SD-1601	P5	Site – Analysis	09/11/2018	SD-1602	P6	Shadow Diagrams	14/11/2018	SD-1603	P9	Block E – Materials	04/03/2019	SD-1604	P6	Block F Materials	14/11/2018	SD-1605	P6	Block G Materials	14/11/2018	SD-1606	P6	Block G External Materials	14/11/2018	SD-1607	P6	Block H Materials	14/11/2018			
Architectural drawings prepared by Fulton Trotter																																																																																				
Dwg No.	Rev	Name of Plan	Date																																																																																	
SY074362-SV1	-	Detail Survey	02/12/2017																																																																																	
AEX-1001	P10	Existing Site Plan	14/11/2018																																																																																	
AEX-1002	P6	Site Demolition Plan	14/11/2018																																																																																	
AEX-A-2001	P7	Block A – Level 2 – Demo Floor Plan – Hall & Homebases	14/11/2018																																																																																	
AEX-A-2002	P7	Block A – Level 2 – Demo Floor Plan – Amenities & Canteen	14/11/2018																																																																																	
AEX-A-2003	P7	Block A – Level 3 – Demo Floor Plan – Homebases	14/11/2018																																																																																	
AEX-E-2001	P7	Block E – Demo Floor Plan	14/11/2018																																																																																	
AEX-F-2001	P7	Block F – Demo Floor Plan	14/11/2018																																																																																	
SD-1001	P15	Level 3 – Proposed Site Plan	04/03/2019																																																																																	
SD-1002	P13	Level 1 & Level 2 – Proposed Site Plan	04/03/2019																																																																																	
SD-1401	P7	Staging Site Plan	14/11/2018																																																																																	
SD-1601	P5	Site – Analysis	09/11/2018																																																																																	
SD-1602	P6	Shadow Diagrams	14/11/2018																																																																																	
SD-1603	P9	Block E – Materials	04/03/2019																																																																																	
SD-1604	P6	Block F Materials	14/11/2018																																																																																	
SD-1605	P6	Block G Materials	14/11/2018																																																																																	
SD-1606	P6	Block G External Materials	14/11/2018																																																																																	
SD-1607	P6	Block H Materials	14/11/2018																																																																																	

Approval Condition (ID)	Requirement				Evidence Collected		Independent Audit Findings / Recommendations	Compliance Status
	SD-1608	P6	Site Perspectives	14/11/2018				
	SD-1610	P4	Proposed Signage	14/11/2018				
	SD-1701	P4	Site Sections	14/11/2018				
	SD-A-2001	P14	Block A – Ground Floor Plan	14/11/2018				
	SD-1801	P4	Street Elevations	14/11/2018				
	SD-1802	P3	Street Elevations	14/11/2018				
	SD-A-2101	P7	Block A – Roof Plan	14/11/2018				
	SD-E-2001	P18	Block E – Ground Floor Plan	04/03/2019				
	SD-E-2101	P9	Block E – Roof Plan	14/11/2018				
	SD-E-3001	P13	Block E – Elevations	04/03/2019				
	SD-E-3101	P10	Block E – Sections 1	04/03/2019				
	SD-F-2001	P15	Block F – Ground Floor Plan	14/11/2018				
	SD-F-2101	P9	Block F – Roof Plan	14/11/2018				
	SD-F-3001	P9	Block F – Elevations 1	14/11/2018				
	SD-F-3101	P7	Block F – Sections 1	14/11/2018				
	SD-G-2001	P14	Block G – Level 1 – Key Plan	14/11/2018				
	SD-G-2002	P13	Block G – Level 2 – Key Plan	14/11/2018				
	SD-G-2003	P13	Block G – Level 3 – Key Plan	14/11/2018				
	SD-G-2004	P11	Block G – Level 1 – Floor Plan – West	14/11/2018				
	SD-G-2005	P14	Block G – Level 1 – Floor Plan – North East	14/11/2018				
	SD-G-2006	P11	Block G – Level 1 – Floor Plan – South	14/11/2018				
	SD-G-2007	P14	Block G – Level 2 – Floor Plan – West	14/11/2018				
	SD-G-2008	P14	Block G – Level 2 – Floor Plan – North East	14/11/2018				
	SD-G-2009	P14	Block G – Level 2 – Floor Plan – South	14/11/2018				
	SD-G-2010	P14	Block G – Level 3 – Floor Plan – West	14/11/2018				
	SD-G-2011	P14	Block G – Level 3 – Floor Plan – North East	14/11/2018				
	SD-G-2012	P14	Block G – Level 3 – Floor Plan – South	14/11/2018				
	SD-G-2100	P8	Block G – Roof Key Plan	14/11/2018				
	SD-G-2101	P9	Block G – Roof Plan - West	14/11/2018				
	SD-G-2102	P9	Block G – Roof Plan – North East	14/11/2018				
	SD-G-2103	P9	Block G – Roof Plan – South	14/11/2018				
	SD-G-3001	P8	Block G – Elevations 1	14/11/2018				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status																																																																																																																
	<table><tr><td>SD-G-3002</td><td>P8</td><td>Block G – Elevations 2</td><td>14/11/2018</td></tr><tr><td>SD-G-3003</td><td>P8</td><td>Block G – Elevations 3</td><td>14/11/2018</td></tr><tr><td>SD-G-3004</td><td>P8</td><td>Block G – Elevations 4</td><td>14/11/2018</td></tr><tr><td>SD-G-3101</td><td>P7</td><td>Block G – Sections 1</td><td>14/11/2018</td></tr><tr><td>SD-G-2103</td><td>P5</td><td>Block G – Sections 2</td><td>14/11/2018</td></tr><tr><td>SD-G-3103</td><td>P5</td><td>Block G – Sections 3</td><td>14/11/2018</td></tr><tr><td>SD-H-2001</td><td>P16</td><td>Block H – Ground Floor Plan</td><td>14/11/2018</td></tr><tr><td>SD-H-2101</td><td>P9</td><td>Block H – Roof Plan</td><td>14/11/2018</td></tr><tr><td>SD-H-3001</td><td>P10</td><td>Block H – Elevations</td><td>14/11/2018</td></tr><tr><td>SD-H-3101</td><td>P7</td><td>Block H – Sections 1</td><td>14/11/2018</td></tr><tr><td>SD-1614</td><td>P1</td><td>End of Trip Facilities Site Plan</td><td>04/03/2019</td></tr><tr><td colspan="4">Landscape Plans prepared by Ground Ink</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td><td>Date</td></tr><tr><td>LDA-00</td><td>-</td><td>Landscape Cover Sheet</td><td>15/04/2019</td></tr><tr><td>LDA-01</td><td>-</td><td>Site Context</td><td>15/04/2019</td></tr><tr><td>LDA-02</td><td>-</td><td>Design Principles</td><td>15/04/2019</td></tr><tr><td>LDA-03</td><td>-</td><td>Site Analysis</td><td>15/04/2019</td></tr><tr><td>LDA-04</td><td>-</td><td>Design Realisation</td><td>15/04/2019</td></tr><tr><td>LDA-05</td><td>-</td><td>Proposal External Works Plan</td><td>15/04/2019</td></tr><tr><td>LDA-06</td><td>-</td><td>Existing Tree Plan</td><td>15/04/2019</td></tr><tr><td>LDA-07</td><td>-</td><td>Landscape Masterplan</td><td>15/04/2019</td></tr><tr><td>LDA-08</td><td>-</td><td>External Finishes Palette</td><td>15/04/2019</td></tr><tr><td>LDA-09</td><td>-</td><td>Indicative Plant Palette</td><td>15/04/2019</td></tr><tr><td>LDA-10</td><td>-</td><td>Detailed Landscape Plan</td><td>15/04/2019</td></tr><tr><td>LDA-11</td><td>-</td><td>Sectional / Elevations</td><td>15/04/2019</td></tr><tr><td>LDA-12</td><td>-</td><td>Sectional / Elevations</td><td>15/04/2019</td></tr><tr><td>LDA-13</td><td>-</td><td>Play Zone Typology</td><td>15/04/2019</td></tr><tr><td>LDA-14</td><td>-</td><td>Landscape Area</td><td>15/04/2019</td></tr></table>	SD-G-3002	P8	Block G – Elevations 2	14/11/2018	SD-G-3003	P8	Block G – Elevations 3	14/11/2018	SD-G-3004	P8	Block G – Elevations 4	14/11/2018	SD-G-3101	P7	Block G – Sections 1	14/11/2018	SD-G-2103	P5	Block G – Sections 2	14/11/2018	SD-G-3103	P5	Block G – Sections 3	14/11/2018	SD-H-2001	P16	Block H – Ground Floor Plan	14/11/2018	SD-H-2101	P9	Block H – Roof Plan	14/11/2018	SD-H-3001	P10	Block H – Elevations	14/11/2018	SD-H-3101	P7	Block H – Sections 1	14/11/2018	SD-1614	P1	End of Trip Facilities Site Plan	04/03/2019	Landscape Plans prepared by Ground Ink				Dwg No.	Rev	Name of Plan	Date	LDA-00	-	Landscape Cover Sheet	15/04/2019	LDA-01	-	Site Context	15/04/2019	LDA-02	-	Design Principles	15/04/2019	LDA-03	-	Site Analysis	15/04/2019	LDA-04	-	Design Realisation	15/04/2019	LDA-05	-	Proposal External Works Plan	15/04/2019	LDA-06	-	Existing Tree Plan	15/04/2019	LDA-07	-	Landscape Masterplan	15/04/2019	LDA-08	-	External Finishes Palette	15/04/2019	LDA-09	-	Indicative Plant Palette	15/04/2019	LDA-10	-	Detailed Landscape Plan	15/04/2019	LDA-11	-	Sectional / Elevations	15/04/2019	LDA-12	-	Sectional / Elevations	15/04/2019	LDA-13	-	Play Zone Typology	15/04/2019	LDA-14	-	Landscape Area	15/04/2019			
SD-G-3002	P8	Block G – Elevations 2	14/11/2018																																																																																																																	
SD-G-3003	P8	Block G – Elevations 3	14/11/2018																																																																																																																	
SD-G-3004	P8	Block G – Elevations 4	14/11/2018																																																																																																																	
SD-G-3101	P7	Block G – Sections 1	14/11/2018																																																																																																																	
SD-G-2103	P5	Block G – Sections 2	14/11/2018																																																																																																																	
SD-G-3103	P5	Block G – Sections 3	14/11/2018																																																																																																																	
SD-H-2001	P16	Block H – Ground Floor Plan	14/11/2018																																																																																																																	
SD-H-2101	P9	Block H – Roof Plan	14/11/2018																																																																																																																	
SD-H-3001	P10	Block H – Elevations	14/11/2018																																																																																																																	
SD-H-3101	P7	Block H – Sections 1	14/11/2018																																																																																																																	
SD-1614	P1	End of Trip Facilities Site Plan	04/03/2019																																																																																																																	
Landscape Plans prepared by Ground Ink																																																																																																																				
Dwg No.	Rev	Name of Plan	Date																																																																																																																	
LDA-00	-	Landscape Cover Sheet	15/04/2019																																																																																																																	
LDA-01	-	Site Context	15/04/2019																																																																																																																	
LDA-02	-	Design Principles	15/04/2019																																																																																																																	
LDA-03	-	Site Analysis	15/04/2019																																																																																																																	
LDA-04	-	Design Realisation	15/04/2019																																																																																																																	
LDA-05	-	Proposal External Works Plan	15/04/2019																																																																																																																	
LDA-06	-	Existing Tree Plan	15/04/2019																																																																																																																	
LDA-07	-	Landscape Masterplan	15/04/2019																																																																																																																	
LDA-08	-	External Finishes Palette	15/04/2019																																																																																																																	
LDA-09	-	Indicative Plant Palette	15/04/2019																																																																																																																	
LDA-10	-	Detailed Landscape Plan	15/04/2019																																																																																																																	
LDA-11	-	Sectional / Elevations	15/04/2019																																																																																																																	
LDA-12	-	Sectional / Elevations	15/04/2019																																																																																																																	
LDA-13	-	Play Zone Typology	15/04/2019																																																																																																																	
LDA-14	-	Landscape Area	15/04/2019																																																																																																																	
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 b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and c) 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 SA 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																																																																																																																				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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				
A11	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).			
A12	A Staging Report prepared in accordance with condition A11 must: <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging 			
A13	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary			
A14	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.			
Staging, Combining and Updating Strategies, Plans, Programs or Drawings				
A15	With the approval of the Planning Secretary, the Applicant may: <ul style="list-style-type: none"> 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, program or drawing 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, program or drawing 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, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this consent 			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)			
A16	If the Planning Secretary agrees, a strategy, plan, program or drawing may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.			
A17	If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.			
Structural Adequacy				
A18	<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 and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.</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. 			
Salinity				
A19	All new buildings, structures and infrastructure services must be designed and constructed in accordance with the relevant recommendations of the Preliminary Salinity Assessment prepared by JK Environments dated 6 May 2019 and the letter prepared by Fulton Trotter Architects dated 8 May 2019.			
External Walls and Cladding				
A20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA			
Applicability of Guidelines				
A21	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.			
A22	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 Audit				
A23	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the 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</p>			
Access to Information				
A24	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:			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> 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				
A25	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	Prior to the commencement of construction (excluding earthworks), the Applicant must refine the facade treatment and roof design of Building G where it presents to the intersection of Fullagar Road and Station Street to: <ul style="list-style-type: none"> a) better reflect the use of the site as a primary school and be less evocative of a commercial building; b) incorporate facade screening that is pedestrian in scale and is appropriate to the scale of the use of the site as a primary school; and c) adopt a roof treatment that is more in keeping with the roof treatment of the remainder of the building and sits more comfortably with the elevations of the building 			
B2	Amended plans and elevations, a detailed materials and colour palette and an accompanying design statement which explains the design revisions must be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction (excluding earthworks)			
Landscaping				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B3	<p>Prior to the commencement of construction (excluding earthworks), a revised landscape plan must be submitted to the satisfaction of the Certifying Authority and a copy provided to the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> a) detail the proposed number, location and species of planting across the site; b) detail soil / garden bed treatments that are consistent with the recommendations included in the Vegetation Management Plan approved under condition B4; c) incorporate the planting of advanced and established local native trees with a minimum plant container pot size of 75-100 litres or greater; d) be consistent with the recommendations and mitigation measures set out in the Biodiversity Development Assessment Report dated October 2018 and prepared by Travers Bushfire and Ecology and the letter prepared by Travers Bushfire and Ecology dated 26 April 2019, including: <ul style="list-style-type: none"> i. planting to be provided at a ratio of 2:1 of Cumberland Plain Woodland vegetation removed; and ii. species of planting to be from locally occurring native species commensurate with Cumberland Plain Woodland including trees, shrubs and ground cover species. e) be consistent with the relevant recommendations of the Preliminary Salinity Assessment prepared by JK Environments dated 6 May 2019 and the letter prepared by Fulton Trotter Architects dated 8 May 2019. f) provide for the planting of street trees on the northern side of Monash Street in proximity to the proposed drop-off and pick-up zone. The number, species and spacing of plantings are to be determined in consultation with Council. 			
Vegetation Management Plan				
B4	<p>Prior to the commencement of construction (excluding earthworks), a Vegetation Management Plan prepared by an appropriately qualified ecologist and/or bush regenerator must be submitted to the satisfaction of the Certifying Authority and a copy provided to the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> a) include details on: <ul style="list-style-type: none"> i. the native vegetation community that occurs, or once occurred on the site; ii. the area of Cumberland Plain Woodland that is to be removed and the replacement area for Cumberland Plain Woodland; iii. plant species that are to be removed; b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; c) include a weed management plan and ongoing management and maintenance of the vegetation (including weed control, watering , replacement of dead plants) etc.; d) include provisions for: <ul style="list-style-type: none"> i. collection and use of seed from endemic vegetation in the site landscaping; ii. maintenance of planted vegetation until maturity; iii. watering of planted vegetation for at least 12 months following planting; iv. replacement of any plants lost with the same plant species; v. salvage and use of native trees removed from the site including dead trees, such as tree trunks (greater than approximately 25-30cm in diameter and 3m in length) to enhance habitat at the site; vi. monitoring procedures; e) be consistent with the recommendations and mitigation measures set out in the Biodiversity Development Assessment Report dated October 2018 and prepared by Travers Bushfire and Ecology; f) be consistent with the recommendations of the Arboricultural Impact Assessment dated April 2019 and prepared by TreeTalk Arboricultural Consulting including but not limited to: 			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	i. the investigation and treatment of soil to improve conditions for existing and proposed planting.			
Asbestos Management Plan				
B5	Prior to the commencement of construction, an Asbestos Management Plan prepared by a suitably qualified and experienced consultant must be submitted to the satisfaction of the Certifying Authority. The plan must: <ul style="list-style-type: none"> a) comply with the recommendations of the Preliminary Site Investigation and Detailed Site Investigation prepared by WSP and dated August 2018; and b) include arrangements and procedures to be implemented prior to and during construction as well as on an ongoing operational basis 			
Drop-off / Pick-up Facility				
B6	Within six months of the commencement of construction, the Applicant must finalise details of the proposed school drop-off / pick-up zone on Monash Street as set out in the Response to Submissions to the satisfaction of Council. The finalised details and evidence of Council's approval must be submitted to the satisfaction of the Certifying Authority and a copy provided to the Planning Secretary within six months of the commencement of construction.			
Notification of Commencement				
B7	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.			
B8	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				
B9	Prior to the commencement of piling and foundation works, 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: <ul style="list-style-type: none"> a) the relevant clauses of the BCA; and b) this development consent. 			
External Walls and Cladding				
B10	Prior to the commencement of construction (excluding earthworks) , 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 . 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				
B11	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> 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 and Certifying Authority and Council. 			
Site Contamination				
B12	Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan dated September 2018 and prepared by WSP.			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B13	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 ongoing use as a school and be provided to the satisfaction of the Certifying Authority.			
Unexpected Contamination Procedure				
B14	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition 821 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.			
Utilities and Services				
B15	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers .			
B16	Prior to the commencement of construction of any utility works associated with the development, 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				
B17	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must 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.			
Ecologically Sustainable Development				
B18	Prior to the commencement of construction (excluding earthworks), 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, unless otherwise agreed by the Planning Secretary .			
Demolition				
B19	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 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.			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Environmental Management Plan Requirements				
B20	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> a) detailed baseline data ; b) details of: <ul style="list-style-type: none"> i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c) a description of the measures to be implemented to comply with the relevant statutory requirements , limits, or performance measures and criteria; d) a program to monitor and report on the : <ul style="list-style-type: none"> i. impacts and environmental performance of the development ; ii. effectiveness of the management measures set out pursuant to paragraph (c) above ; e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible ; 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: <ul style="list-style-type: none"> 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 iv. a protocol for periodic review of the plan. <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>			
Construction Environmental Management Plan				
B21	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following :</p> <ul style="list-style-type: none"> a) Details of: <ul style="list-style-type: none"> 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. (iv) stormwater control and discharge; v. (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 B22); c) Construction Noise and Vibration Management Sub-Plan (see condition B23); d) Construction Waste Management Sub-Plan (see condition B24); e) Construction Soil and Water Management Sub-Plan (see condition B25); f) an unexpected finds protocol for contamination and associated communications procedure; 			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; 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; and			
B22	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; 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: <ul style="list-style-type: none"> 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. 			
B23	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: <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 <i>Interim Construction Noise Guideline</i> (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 823(d); and f) include a complaints management system that would be implemented for the duration of the construction 			
B24	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following : <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 ; and 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. 			
B25	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: <ul style="list-style-type: none"> 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) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment , stabilisat ion of the Site); d) detail all off-Site flows from the Site; and 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). 			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Construction Worker Transportation Strategy				
B26	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the satisfaction of the Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities.			
Stormwater Management System				
B27	Prior to the commencement of construction (excluding earthworks), 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"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the EIS; c) be in accordance with applicable Australian Standards ; d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia , 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines ; and e) incorporate water sensitive urban design principles where appropriate. 			
Construction and Demolition Waste Management				
B28	Prior to the commencement of the removal of any waste material from the site, 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.			
Operational Waste Storage and Processing				
B29	Prior to the commencement of construction (excluding earthworks), the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.			
Rainwater Harvesting				
B30	Prior to the commencement of construction (excluding earthworks), 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				
B31	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 the largest construction vehicle required to access the site.			
Car Parking and Service Vehicle Layout				
B32	Prior to the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: <ul style="list-style-type: none"> a) all construction vehicles must enter and leave the Site in a forward direction; b) the swept path of the longest construction 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 c) 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				
B33	Prior to the commencement of construction (excluding earthworks), evidence of compliance of the design with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: <ul style="list-style-type: none"> a) the provision of 30 bicycle parking spaces; 			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<ul style="list-style-type: none"> b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, 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 Response to Submissions; 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				
B34	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				
B35	No later than 48 hours before 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.			
B36	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).			
B37	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.			
B38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
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	<p>A site notice(s) :</p> <ul style="list-style-type: none"> 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 : <ul style="list-style-type: none"> 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				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C3	All construction plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			
Demolition				
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001).			
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 3am 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 his 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				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.			
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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 <i>Protection of the Environment Operations Act 1997</i> 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: <ul style="list-style-type: none"> a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (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 B23 of this consent.			
Tree Protection				
C22	For the duration of the construction works : <ul style="list-style-type: none"> 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 Impact Assessment dated April 2019 and prepared by TreeTalk Arboricultural Consulting; 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.			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C24	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> 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 . 			
Air Quality Discharges				
C25	The Applicant must install and operate equipment in line with best practice.			
Erosion and Sediment Control				
C26	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.			
Imported Soil				
C27	The Applicant must: <ul style="list-style-type: none"> 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 and Certifying Authority upon request. 			
Disposal of Seepage and Stormwater				
C28	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.			
Unexpected Finds Protocol - Aboriginal Heritage				
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.			
Unexpected Finds Protocol - Historic Heritage				
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW 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 NSW Heritage Division.			
Waste Storage and Processing				
C31	All waste generated during construction 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.			
C32	All waste generated during construction must be assess, classified and managed in accordance with the <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014).			
C33	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.			
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.			
Handling of Asbestos				
C35	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.			
Community Engagement				
C36	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on Figure 1 in the Construction Noise and Vibration Management Plan dated 9 October 2018 prepared by Day Design Pty Ltd, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.			
Independent Environmental Audit				
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.			
C38	Within four weeks of 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.			
C39	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: <ul style="list-style-type: none"> 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. 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 : <ul style="list-style-type: none"> a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 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: <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under condition C39 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			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	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: <ul style="list-style-type: none"> a) the submission of a compliance report under condition 836; b) the submission of an incident report under condition C43; c) the submission of an Independent Audit under condition C39; d) the approval of any modification of the conditions of this consent; or e) 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 information within six weeks of the review. <i>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.</i>			
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the occupation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary 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 commencement of occupation of each 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 commencement of occupation of the final building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	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.			
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <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. 			
Utilities and Services				
D6	Prior to commencement of operation, 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 commencement of occupation of each 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 submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: <ul style="list-style-type: none"> a) be prepared by a suitably qualified traffic consultant in consultation with Council and 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. 			
Drop-off / Pick-up Facility				
D9	Prior to the commencement of operation, the proposed drop-off / pick-up zone must be implemented in accordance with the details approved under condition B6.			
Operational Transport and Access Management Plan (OTAMP)				
D10	Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, and submitted to the satisfaction of the Secretary. The OTAMP must address the following: <ul style="list-style-type: none"> a) detailed pedestrian analysis including the identification of safe route options - to identify the need for management measures such as staggered school start and 			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	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, including staff management/traffic controller arrangements; d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements; e) delivery and services vehicle and bus access and management arrangements; f) management of approved access arrangements; g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking; h) car parking arrangements and management associated with the proposed use of school facilities by community members; and i) a monitoring and review program.			
Mechanical Ventilation				
D11	Prior to the commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifying Authority that the installation and performance of the mechanical systems complies with: a) the BCA; b) <i>AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings</i> and other relevant codes and <i>AS/NZS 3666.1 :2011 Air handling and water systems of buildings-Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection; c) the development consent and any relevant modifications; and d) any dispensation granted by the Fire and Rescue NSW.			
Operational Noise - Design of Mechanical Plant and Equipment				
D12	Prior to commencement of occupation, the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations in the Environmental Noise Assessment dated 13 November 2018 and prepared by Day Design Pty Ltd and 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 Environmental Noise Assessment.			
Road Damage				
D13	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development is to be met in full by the Applicant.			
Fire Safety Certification				
D14	Prior to the commencement of 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				
D15	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: <ul style="list-style-type: none"> 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				
D16	Prior to the commencement of operation, 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 <i>AS 4674 Design, construction and fit-out of food premises</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority.			
Stormwater Quality Management Plan				
D17	Prior to commencement of occupation of each building, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and must contain the following: <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. 			
Rainwater Harvesting				
D18	Prior to commencement of occupation of the final building, signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority.			
Warm Water Systems and Cooling Systems				
D19	Prior to the issue of an occupation certificate, evidence from a suitably qualified person must be submitted to the Certifying Authority that demonstrates that the installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) has been undertaken in accordance with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 of <i>AS/NZS 3666. 2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			
Outdoor Lighting				
D20	Prior to the commencement of operation, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> a) complies with the latest version of <i>AS 4282-1997 - Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 			
Signage				
D21	Prior to the commencement of occupation of each relevant building, way-finding signage and signage identifying the location of staff car parking must be installed for the relevant building/s.			
D22	Prior to the commencement of occupation of each relevant building, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas for the relevant building/s.			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
D23	Prior to the commencement of occupation of each relevant building, '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 for the relevant building/s.			
Operational Waste Management Plan				
D24	<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 <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (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 Section 7 of the EIS. 			
Validation Report				
D25	<p>Within one month of the completion of remediation works and prior to the commencement of operation, the Applicant must submit a Validation Report for the development to EPA, the Planning Secretary and the Certifying Authority for information. The Validation Report must:</p> <ul style="list-style-type: none"> a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; b) be prepared in accordance with the RAP and the <i>Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites</i> (OEH, 2011); c) include, but not be limited to: <ul style="list-style-type: none"> 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. discussion of the suitability the remediated areas for the intended land use; and iv. any other requirement relevant to the project. 			
Site Audit Report and Site Audit Statement				
D26	Prior commencement of occupation of each building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the relevant part of the site is suitable for its intended use(s).			
D27	Within three months of submission of the Validation Report required by condition D25, 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 <i>Guidelines for the NSW Site Auditor Scheme</i> (3rd Edition) 2017.			
Long Term Environmental Management Plan				
D28	<p>Within one month of the completion of remediation works or other timeframe agreed by the Planning Secretary, the Applicant must prepare a Long Term Environmental Management Plan (LTEMP) to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA; b) be submitted to EPA for review prior to submission to the Planning Secretary; and c) include, but not be limited to: 			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<ul style="list-style-type: none"> i. a description of the nature and location of any contamination remaining on site; ii. provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; iii. triggers that would indicate if further remediation is required; and iv. details of any contingency measures that the Applicant is to carry out to address any ongoing contamination. <p>d) include any ongoing measures set out in the Asbestos Management Plan approved under condition 85.</p>			
Landscaping				
D29	Prior to the commencement of occupation of the final building, landscaping must be completed in accordance with the plan approved under condition 83.			
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	<p>Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and the Planning Secretary in consultation with Council. The plan must include the following :</p> <ul style="list-style-type: none"> 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) details of the use of the school hall, where applicable, restricting use before 8 am and after 10 pm; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 			
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.			
E3	<p>Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following:</p> <ul style="list-style-type: none"> 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) details of the use of the school hall, where applicable, restricting use before 8 am and after 10 pm; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 			
E4	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				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			
Warm Water Systems and Cooling Systems				
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> ,			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			
Operational Transport and Access Management Plan (OTAMP)				
E7	The OTAMP(s) approved under condition D10 (as revised from time to time) must be implemented by the Applicant for the life of the development.			
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.			
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Environmental Noise Assessment dated 13 November 2018 and prepared by Day Design Pty Ltd.			
E10	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Environmental Noise Assessment dated 13 November 2018 and prepared by Day Design Pty Ltd. 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.			
Unobstructed Driveways and Parking Areas				
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			
Green Travel Plan				
E12	The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.			
Ecologically Sustainable Development				
E13	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.			
Outdoor Lighting				
E14	Notwithstanding Condition D20, 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				
E15	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				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Vegetation Management Plan required by condition 84 for the duration of occupation of the development.			
Long Term Environmental Management Plan				
E17	Upon completion of the remediation works, the Applicant must manage the site in accordance with the Long Term Environmental Management Plan approved under condition D28 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .			
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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 			



Level 17, 55 Clarence St
Sydney NSW 2000, Australia
Ph: 61 2 9262 6011

