



Department of Education

Young High School Upgrade And
New Joint-Use Library and Community Facility

Construction Compliance Report 3

February 2023



Document Control

Project Name	Young High School Upgrade and New Joint-Use Library and Community Facility
Consent Number	State Significant Development Application - SSD-9671
Description of Project	Partial redevelopment of Young High School and Carrington Park to accommodate a joint-use community and school library
Project Address	9 Campbell Street and a portion of Carrington Park, Young (Lot 1 DP799901, Lot 3 Sec 48 DP759144, Lot 1 DP48015, Lot 2547, 2548 and 2549 DP821629, Part 1 Sec 49 DP759144, Lot 701 DP1021359 (Carrington Park) and Lot 1 DP901476 (Carrington Park)).
Proponent	School Infrastructure NSW
Title of Compliance Report	Construction Compliance Report 3
Date	8 February 2023

Plan Prepared By:	Plan Reviewed By:	Plan Endorsed By:
Name: Bailey Thomson	Name: Mark Bush	Name: Mark Bush
Revision No:2	Revision no: 2	Revision no: 2
Date: 17/02/2023	Date: 17/02/2023	Date: 17/02/2023

Revision Register

Revision	Date	Revision description	Approval
1	08/02/2023	Construction Compliance Audit 3	MB
2	17/02/2023	Amendment to Appendix 1 – Compliance Table	MB



Authorised Reporting Officer

Name of Authorised Reporting Officer	Bailey Thomson
Title	Contract Administrator
Signature	
Company	Joss Construction
Company Address	216 East Street, Albury NSW 2640

The completed Compliance Report Declaration is attached to this document in Appendix A.



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Glossary / Abbreviations

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



1. Introduction

1.1 Project Name and Application Number

Project Name: Young High School upgrade and new joint-use library and community facility

Application Number: SSD 9671

1.2 Project Address

9 Campbell Street and a portion of Carrington Park, Young (Lot 1 DP799901, Lot 3 Sec 48 DP759144, Lot 1 DP48015, Lot 2547, 2548 and 2549 DP821629, Part 1 Sec 49 DP759144, Lot 701 DP1021359 (Carrington Park) and Lot 1 DP901476 (Carrington Park)).

1.3 Name of Compliance Report

Construction Compliance Report 3.

1.4 Applicable Dates

This compliance report covers the construction period from 04/05/2022 – 08/02/2023.

1.5 Summary of Activities during Reporting Period

Joss Construction have commenced construction works, including:

- Stage 1 – Block EE has been complete and handed over.
- Stage 2 – Block NN structure has been complete, fit-out works have commenced and are continuing throughout the building. External landscaping works have also commenced.

The following personnel are:

Description	Organisation	Contact	Mobile	Email
Head Contractor	Joss Construction	Mark Bush	0427 082 811	mark.bush@jossgroup.com.au
Principal Certifying Authority	Steve Watson & Partners	David Cartwright	0405 409 739	Dcartwright@swpartners.com.au



2. Compliance Status Descriptors

The Compliance Monitoring and Reporting Schedule, complete with status of compliance items is attached to this document in Appendix B.

Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.



3. Total Number of Non-Compliances

Item	Compliant	Not Compliant	Not Triggered
PART A - Administrative Conditions	17	3	10
PART B - Prior to Commencement of Construction	30	2	1
PART C - During Construction	32	0	6
PART D - Prior To Occupation Or Commencement Of Use	1	0	21
PART E - Post Occupation	0	0	11



4. Non-Compliances

Non –compliances identified to during the reporting period.

Unique (ID)	Compliance Requirement	Details of non-compliances	Date Occurred	Date Identified	Proponents Response
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the document referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p> <p>Non-compliance: Construction Compliance Report No 2 had not been published. The response to the second Independent Audit had not been published.</p>	<p>Construction Compliance Report No. 2 had been published prior to the preparation of this Report. Whilst the second Independent Audit Report is published, the auditee's response to the second Independent Audit Report is not labelled correctly. This should be updated.</p>	09/12/2022	09/12/2022	<p>The Construction Compliance Report No. 2 has now been published on SINSW website. The second Independent Environmental Audit Report was published on SINSW website at the time of the inspection. The response to the Independent Environmental Audit Report No. 2 was not undertaken as the result of an oversight and therefore cannot be uploaded to SINSW website. This is a result of changing project team. Notwithstanding this, non-compliance notifications were submitted to the Planning Secretary on 9.9.2022 together with construction compliance No 2 The Independent Environmental Audit No. 3 addresses matters raised in Audit No. 2 (Table 6) and provides the status of the previous audit findings. All these matters were declared closed by the auditor in audit no 3 and are no longer outstanding.</p>
A26	<p>The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any noncompliance. The Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au</p>	<p>The notification was submitted after the fact.</p>	09/12/2022	09/12/2023	<p>Auditee agrees that the non-compliance notification from September 2022 was not submitted to the Department within seven (7) days of becoming aware of each non-compliance. Please note this was due to a fractured project team and limited resources not being available during the period when the last audit report was issued, being</p>



	<p>Within seven days after they identify any non-compliance</p> <p>Non-compliance: The non-compliance notification from September 2022 was not submitted to the Department within 7 days of becoming aware Of each non-compliance.</p>				<p>report number 2. The original project management consultants (GHD) were stood down on this project, therefore the project had undergone a period (several months) without a project manager managing the day to-day operations of the project. CWPM were engaged in late July 2022 leaving a total period of four months without an effective project management team. SINSW note that we have established the new project team including a new Project Management team and will be conducting all future submission of documents and communications in a timely manner.</p> <p>The notification for this non-compliance was submitted to the Planning Secretary on 09/09/2022</p>
A29	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B27;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C36;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(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 Planning Secretary and Certifying Authority must be notified in writing that a review is being carried out.</p>	<p>Non-compliance: No review (or notification of review) was completed after the submission second Independent Audit or Construction Compliance Report No. 2.</p>	09/12/2022	09/12/2022	<p>Auditee agrees that no review of plans, programs and strategies was completed after the submission of the second independent environmental audit or Construction Compliance Report No.2. This was due to limited resourcing available during the stand down period and the transition to a new clientside Project manager.</p> <p>The notification of non-compliances Was submitted to the Planning Secretary on 09/09/2022 SINSW will Advise in writing the Planning Secretary and the Certifying Authority that review of plans, strategies and programs will be carried out within three (3) months Of items A–E.</p>
B29	<p>Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Program.</p>	<p>Non-compliance: Construction Compliance Report No. 2 was submitted late.</p>	09/12/2022	09/12/2022	<p>Auditee agrees that the Construction Compliance Report No.2 was submitted late. This was due to limited resources available during the reporting period as explained under point 2 (A26 – Non-Compliance Notification). However, we have established the new project team and will be conducting all future submission of documents in a timely manner. The Construction Compliance Report No.2 was submitted to the Planning Secretary on 09/09/2022</p>
B30	<p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.</p>	<p>Non-compliance: The Construction Compliance Report No 2 was not published on the Project website and there does not appear to be any notification regarding its publication.</p>	09/12/2022	09/12/2022	<p>Auditee agrees that the Construction Compliance Report 2 was not published on the SINSW website at the time of the inspection. Construction Compliance Report number 2 was uploaded on to the SINSW web site prior to the auditor finalising their Independent Environment Audit report. This non-compliance was reported to the Planning Secretary on 9.9.2022.</p> <p>SINSW will advise in writing to the Planning Secretary when future Construction Compliance Reports will be published within 7 days' notice.</p>



5. Previous Report Actions

5 previous actions to report on as part of this report.

Unique (ID)	Action	Progress	Outcome
A29	Revision of Strategies, Plans and Programs. Items to be reviewed within 3-month timeframe	Revision of Strategies, Plans and Programs to be submitted within the allocated time slot.	Revised plans submitted within specified timeframe.
C12	CNVMSPP specifies the implementation of localised noise barriers	As per IEA No.2, the item has had mitigation measures in place.	Item closed due to progression of works.
C18	Implement Tree Protection Zone as per project arborists recommendation.	TPZ Implemented.	TPZ Implemented.



6. Incidents

0 incidents identified to during the reporting period.

#	Cause / nature of incident	Location of incident	How was incident identified	Agency / Agencies incident reported to	Action required	Timing for action	Response to incident
-	-	-	-	-	-	-	-



7. Complaints

Nil complaints identified to during the reporting period.

Date	Time	Who Received The Complaint	Complainants Contact details	Work Zone	Incident / Concern / Complaint	Time of Verbal Response	Comments
-	-	-	-	-	-	-	-



Appendices



Appendix A - Compliance Report Declaration

Compliance Report Declaration Form

Project Name	Young High School upgrade and new joint-use library and community facility
Project Application Number	SSD-9671
Description of Project	Partial redevelopment of Young High School and Carrington Park to accommodate a joint-use community and school library
Project Address	9 Campbell Street and a portion of Carrington Park, Young (Lot 1 DP799901, Lot 3 Sec 48 DP759144, Lot 1 DP48015, Lot 2547, 2548 and 2549 DP821629, Part 1 Sec 49 DP759144, Lot 701 DP1021359 (Carrington Park) and Lot 1 DP901476 (Carrington Park)).
Proponent	Joss Construction
Title of Compliance Report	Construction Compliance Report 3
Date	08/02/2023

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

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

Notes:

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

Name of Authorised Reporting Officer	Bailey Thomson
Title	Contract Administrator

Signature



Company	Joss Construction
Company Address	216 East Street Albury, NSW 2640



Appendix B - Compliance Table

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
SCHEDULE 2							
PART A ADMINISTRATIVE CONDITIONS							
Obligation to Minimise Harm to the Environment							
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this table	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment.	C	Ongoing	All	Applies to all stages
Terms of Consent							

A2

The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS and Response to Submissions;
- (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by Hayball			
Dwg No.	Rev	Name of Plan	Date
2277 SSDA01.21	29	Existing and Demolition Site Plan	22/01/2020
2277 SSDA01.22	26	Proposed Site Plan	29/10/2019
2277 SSDA02.01	1	Block NN – Lower Ground Plan	11/10/2019
2277 SSDA02.02	1	Block NN – Upper Ground Plan	11/10/2019
2277 SSDA02.03	1	Block NN – Level 1 Plan	11/10/2019
2277 SSDA02.04	1	Block NN – Roof Plan	11/10/2019
2277 SSDA06.01	1	Block NN – Elevations 01	11/10/2019
2277 SSDA06.02	1	Block NN – Elevations 02	11/10/2019
2277 SSDA06.11	1	Block NN – Section	11/10/2019
2277 SSDA09.01	1	Block NN – Façade Details	11/10/2019
2277 SSDA09.21	2	Block NN – Signage Types 1	22/01/2020
2277 SSDA09.22	1	Block NN – Signage Types 2	11/10/2019
2277 SSDA09.23	1	Block NN – Signage Types 3	11/10/2019
2277 SSDA11.01	1	Block NN – Site Operation	11/10/2019
2277 SSDA11.02	1	Block NN – Building Operation	11/10/2019
2277 SSDA12.01	1	Block NN – External Renders	11/10/2019
2277 SSDA72.01	26	Block EE – Ground Floor Plan – Existing & Demolition	11/10/2019
2277 SSDA72.02	26	Block EE – Ground Floor - Proposed	11/10/2019
2277 SSDA76.01	26	Block EE – Elevations – Existing & Demolition	11/10/2019
2277 SSDA76.01	26	Block EE – Elevations – Proposed	11/10/2019

Landscape Plans prepared by 360 Degrees			
Dwg No.	Rev	Name of Plan	Date
L-03	G	Legend and Schedules	30/10/2019
L-091	E	Legend & Schedules	06/09/2021
L-04	E	Site Plan	28/10/2019
L-05	H	Tree Protection and Removal Plan	23/01/2020
L-093	D	Tree Protection and Removal Plan	15/09/2021
L-06	I	Landscape Plan 1 – Lower Ground Floor	30/10/2019
L-07	G	Landscape Plan 2 – Upper Ground Floor	30/10/2019
L-08	C	Landscape Plan 3 – Carpark	28/10/2019
L-09	E	Landscape Section A	28/10/2019
L-10	E	Landscape Section B	28/10/2019
L-11	E	Landscape Section C	28/10/2019
L-12	E	Landscape Section D	28/10/2019
L-13	E	Landscape Section E	28/10/2019
L-14	E	Materials Palette	28/10/2019
L-15	E	Planting Palette	28/10/2019
L-101	I	Materials Plan – Forecourt	25/08/2021
L-102	I	Materials Plan – Quadrangle	25/08/2021
L-103	J	Materials Plan – Carrington Car Park	25/08/2021
L-104	J	Materials Plan – Currawong Walk 1	25/08/2021
L-105	J	Materials Plan – Currawong Walk 2	25/08/2021
L-301	C	Planting Plan – Forecourt	25/08/2021
L-302	C	Planting Plan – Quadrangle	25/08/2021

Evidence referred to elsewhere in this table

Interview with auditees 09/12/22

Site inspection 09/12/22

Environmental Impact Statement Young High School Library and Joint-Use Community Facility, Ethos Urban, 01/11/19 (the EIS)

Response To Submissions Young High School Library and Joint-Use Community Facility (SSD-9671), Ethos Urban, 28/02/20 (the RtS)

Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1)

Project Environmental Management Plan 7/4/21 (CEMP)

Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP)

Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics

Construction Waste Management Plan Young High School 7/1/2021 (CWMSP)

Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)

Whilst some non-compliances were identified, these were not substantial in nature and were not significant in number. Other than these few events, compliance is being achieved in all other respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.

No directions were issued by the Planning Secretary.

As evidenced through issue of the Construction Certificates, stamped plans, compliance with this consent and implementation of the CEMP and sub-plans (refer C8), it appears that the Project is being constructed in general accordance with the EIS and RtS

C

Ongoing

All

Applies to all stages

A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Interview with auditees 09/12/22</p> <p>Email DPE to SINSW, 18/11/22</p> <p>Email SINSW to CWPM, 08/12/22</p>	<p>The Department made comment on the most recent update to the Staging Report. The auditee has made changes and resubmitted to the Department for further consideration. The updated Staging Report has yet to be approved.</p>	NT	Ongoing	All	Applies to all stages
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	-	<p>Noted. This audit assesses compliance with the consent and any directions from the Department. No material conflicts with the documents in A2 identified.</p>	C	Ongoing	All	Applies to all stages
Limits of Consent							
A5	<p>This consent lapses five years after the date of consent unless work is physically commenced. Prescribed Conditions</p>	<p>This consent, dated 21/05/20</p> <p>DPIE post approval portal lodgement 23/04/21</p> <p>Letter SINSW to DPIE 23/04/21</p>	<p>Consent was granted on 21/05/20.</p> <p>The notified date of commencement of construction was 05/05/21. Construction commenced on that day.</p>	C	Ongoing	All	Applies to all stages
Prescribed Conditions							
A6	<p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.</p>	<p>Part 6, Division 8A of the EPAA</p> <p>Site inspection 09/12/22</p> <p>Interview with auditees 09/12/22</p> <p>Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1)</p> <p>Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC2, Stage 2)</p>	<p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons in venues (not relevant) - shoring and adjoining properties (no properties are adjoined to the Project). 	C	Ongoing	All	Applies to all stages
Planning Secretary as Moderator							
A7	<p>In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.</p>	<p>Interview with auditees 09/12/22</p>	<p>No disputes identified by the Project.</p>	NT	Ongoing	All	Applies to all stages

Evidence of Consultation							
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Evidence sighted in relation to CoC B5, B14, B15, B17, B20, B24, B26, B32, B34, C24, D9, D22, E1, E10.	Evidence indicates that consultation was either not triggered, or completed in accordance with the relevant condition.	C	Ongoing	All	Applies to all stages
Staging							
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction 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).	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21 Letter DPIE to SINSW, 24/09/21 Email DPE to SINSW, 18/11/22	A Staging Report was prepared and submitted more than one month prior to staging. It was updated in September 2021. The Staging Report and its update was approved by the Department. Works observed on site appear to align with the staging set out. It is noted that a further update to the Staging Report has been proposed by SINSW. The Department made comment on the most recent update to the Staging Report. The auditee has made changes and resubmitted to the Department for further consideration. This 2022 updated Staging Report has yet to be approved. This audit assesses compliance with regards to the approved staging.	C	One month prior to commencement	All	Applies to all stages
A10	A Staging Report prepared in accordance with condition A9 must: (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.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21 Letter DPIE to SINSW, 24/09/21	A Staging Report was prepared and submitted more than one month prior to staging. It was updated in September 2021. The Staging Report and its update was approved by the Department. Works observed on site appear to align with the staging set out. This audit assesses compliance with regards to the approved staging.	C	One month prior to commencement	All	Applies to all stages

A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21 Letter DPIE to SINSW, 24/09/21	A Staging Report was prepared and submitted more than one month prior to staging. It was updated in September 2021. The Staging Report and its update was approved by the Department. This audit assesses compliance with regards to the approved staging. The Project appears to have been constructed as per the Staging Report	C	One month prior to commencement	All	Applies to all stages
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent 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 as identified in the Staging Report.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21 Letter DPIE to SINSW, 24/09/21	A Staging Report was prepared and submitted more than one month prior to staging. It was updated in September 2021. The Staging Report and its update was approved by the Department. This audit assesses compliance with regards to the approved staging. The Project appears to have been constructed as per the Staging Report.	C	One month prior to commencement	All	Applies to all stages
Staging, Combining and Updating Strategies, Plans or Programs							

A13	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design 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 (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21</p> <p>Letter DPIE to SINSW, 24/09/21</p> <p>Project Environmental Management Plan 7/4/21 (CEMP)</p> <p>Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP)</p> <p>Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics</p> <p>Construction Waste Management Plan Young High School 7/1/2021 (CWMSP)</p> <p>Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)</p> <p>Letter to SINSW, 24/09/21</p>	<p>Whilst the works and the conditions have been staged (including the timing of delivery of some strategies, plans and programs), the plans, strategies and programs themselves are not staged.</p>	NT	Ongoing	All	Applies to all stages
A14	<p>Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.</p>	As above	As above	NT	Ongoing	All	Applies to all stages
A15	<p>If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p>	As above	As above	NT	Ongoing	All	Applies to all stages
A16	<p>Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.</p>	As above	As above	NT	Ongoing	All	Applies to all stages
Structural Adequacy							

A17	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. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Email Certifier to Joss, 08/04/21 Structural Certification Block EE, Northrop 26/03/21 Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1, Stage 1) Structural Installation Certificate Blocks EE, PP, QQ, Northrop, 21/12/21. Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC2, Stage 2)	Structural drawings were prepared by the structural engineer and submitted to the Certifier. Satisfaction was evidenced through granting of CC1 and CC2.	C	Ongoing	All	Applies to all stages
External Walls and Cladding							
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1) Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC2, Stage 2)	Cladding is verified by the Certifier. Refer response to CoC B34.	C	Ongoing	All	Applies to all stages
Applicability of Guidelines							
A19	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.	Refer to evidence in CoCs B12 – B17	The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.	C	Ongoing	All	Applies to all stages
A20	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.	Interview with auditees 09/12/22	The Project states that there have been no directions from the Secretary.	NT	Ongoing	All	Applies to all stages
Monitoring and Environmental Audits							

A21	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>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.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table.</p> <p>Independent Audit No. 2, WolfPeak, 11/02/22</p> <p>221107 YoungHS Noise Log Register</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.</p> <p>Attended noise was conducted and the evidence indicates that this was done in accordance with AS1055 and the ICNG.</p> <p>The second Independent Audit was completed in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements. The Department did not raise any issues with the report.</p> <p>This third Independent Audit has been conducted completed in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.</p>	C	Ongoing	All	Applies to all stages
Access to Information							
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <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 <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>https://www.schoolinfrastructure.nsw.gov.au/projects/young-library.html#category-reports</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/young-library.html#category-project-updates</p>	<p>The project website is active, and contains (a) (i), (ii), (iii), (vi), (vii), (viii), (ix)</p> <p>There are no public reporting arrangements within the consent or the CEMP and sub-plans. Therefore items (a)(iv), (v), and (x) are not presented.</p> <p>Non-compliance: Construction Compliance Report No 2 has not been published. The response to the second Independent Audit has not been published.</p>	NC	48 hrs prior to construction and ongoing	All	Applies to all stages
Compliance							

A23	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.	Site specific induction (online - no date) Hammertech Toolbox register Hammertech induction register current to 19/01/22 Summary subcontract (standard document)	The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, parking, hours of work (normal and for high noise activities), heritage, unexpected finds. The induction includes questionnaires on certain high risk matters that needs to be completed. Toolboxes include information on project risks including those related to the community, environment and adherence to project rules. 417 have been inducted to date. Appendix 15 of the subcontract is a copy of the SSD. The need to comply with some key reqs is also captured in the scope of works. Observation: Several toolbox talks identify hours for Saturday as 8am to 3pm (not 1pm as permitted under the consent). The auditees indicate that they have worked past 1pm, although this has consisted of plasterers only.	C	Ongoing	All	Applies to all stages
Incident Notification, Reporting and Response							
A24	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Joss Incident Register current to 08/12/22 Interview with auditees 09/12/22	The auditees have not identified any incidents as defined by the consent during the audit period.	NT	Ongoing	All	Applies to all stages
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	As above	As above	NT	Ongoing	All	Applies to all stages
Non-Compliance Notification							
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Letter SINSW to DPE, 09/09/22 (notification of non-compliances A26, A29, B29, C12, C18)	Non-compliance: The non-compliance notification from September 2022 was not submitted to the Department within 7 days of becoming aware of each non-compliance.	NC	Ongoing	All	Applies to all stages
A27	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.	Letter SINSW to DPE, 09/09/22 (notification of non-compliances A26, A29, B29, C12, C18)	The notification includes the required information.	C	Ongoing	All	Applies to all stages

A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	As above and as per A24.	As above and as per A24.	C	Ongoing	All	Applies to all stages
Revision of Strategies, Plans and Programs							
A29	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B32;</p> <p>(b) the submission of an incident report under condition A29;</p> <p>(c) the submission of an Independent Audit under condition C39;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Letter SINSW to DPE, 09/09/22 (submission of Construction Compliance Report No. 2)</p> <p>Interview with auditees 09/12/22</p> <p>Email GHD to Certifier, 18/02/22 (submission of Audit Report No. 2 to Certifier)</p> <p>DPE post approval portal lodgement 18/02/22 (submission of Audit Report No 2 to the Department).</p> <p>Letter SINSW to DPE, 09/09/22 (notification of non-compliances A26, A29, B29, C12, C18)</p>	Non-compliance: No review (or notification of review) was completed after the submission second Independent Audit or Construction Compliance Report No. 2. This non-compliance was notified on 09/09/22 under A26.	NC	Ongoing	All	Applies to all stages
A30	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><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></p>	Refer A29	Refer A29. No updates have been made.	NT	Ongoing	All	Applies to all stages
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION							
Notification of Commencement							
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	<p>DPIE post approval portal lodgement 23/04/21</p> <p>Letter SINSW to DPIE 23/04/21</p>	The notified date of commencement of construction was 05/05/21. Construction commenced on that day.	C	All	1, 2, 3	Applies to all stages

B2	If the construction or operation of the development is to be staged, the Planning Secretary 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.	Email SINSW to GHD, 16/12/21 Letter SINSW to DPIE 16/12/21 Letter SINSW to DPE, 23/08/22 (notice of Stage 3) Interview with auditees 09/12/22	Stages 2 and 3 construction was notified more than 48 hours prior to their commencement.	C	48 hrs prior to commencement of each stage	All	Applies to all stages
Certified Drawings							
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1) Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC2, Stage 2)	Structural drawings were prepared by the structural engineer and submitted to the Certifier. Satisfaction was evidenced through granting of CC1 and CC2 which contains the drawing set.	C	Prior to commencement of each stage	1, 2, 3	Structural drawings will be submitted separately for each stage, prior to commencement of that stage, if applicable
External Walls and Cladding							
B4	Prior to the commencement of construction, the Applicant must provide the Certifier 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 Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21 Letter DPIE to SINSW, 24/09/21 Refer to evidence under B34. Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC04, Stage 2) DPIE post approval portal lodgement record, 22/10/21 (first submission following Certifier acceptance). DPIE post approval portal lodgement record, 20/12/21 (second submission following DPIE request for further information on B34).	Evidence was provided to the Certifier demonstrating external walls and cladding complied with the BCA. The Certifier verified this through issue of CC04. The information was submitted to the Department within 7 days of acceptance and then resubmitted to capture information required under B34.	C	Prior to commencement of stage 2	2	External walls and cladding are only proposed within Stage 2 works. Therefore, Stage 1 can commence prior to satisfaction of this condition. No external walls and cladding proposed in either Stage 1 or Stage 3.

Protection of Public Infrastructure							
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(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;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	<p>Dilapidation, November 20, Joss, and revised 20/05/21</p> <p>DPIE post approval lodgement 10/12/20</p> <p>Email Joss to Hilltops 09/12/20</p> <p>Email GHD to Certifier, 08/12/20</p> <p>Letter SINSW and Council, (co-signed), 18/03/21</p> <p>Email Joss to Council and Certifier, 21/05/21</p> <p>DPIE post approval lodgement 25/05/21</p> <p>Dilapidation Report, Joss, 14/12/21</p> <p>Letter SINSW to DPIE, 18/01/22 (submission of updated Dilapidation Report to DPIE).</p> <p>Email GHD to Certifier, 18/01/22 submission of updated Dilapidation Report to Certifier).</p> <p>Email GHD to Council, 18/22 submission of updated Dilapidation Report to Council).</p> <p>Email SINSW to Heritage NSW, 18/01/22 submission of updated Dilapidation Report to Heritage NSW).</p>	<p>A dilapidation report was prepared in consultation with Council (no other service providers are affected). Council requested the report be updated to capture some Council work on Caple Street. This was completed.</p> <p>The Dilapidation Report was revised in response to Heritage NSW comments and resubmitted to each relevant party in January 2022.</p>	C	Prior to commencement of construction	1	Must be completed prior to any construction commencing and will cover all stages of construction
Pre-Construction Dilapidation Report							
B6	<p>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, the Heritage Council and the Certifying Authority. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.</p>	As above	As above.	C	Condition satisfied - letter approved by Certifying Authority 22 February 2021		
Unexpected Contamination Procedure							

B7	<p>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 B13 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.</p>	<p>Project Environmental Management Plan 7/4/21</p> <p>Unexpected Contamination Procedure 14/12/21</p>	<p>Unexpected Contamination Procedure updated on 14/12/21 meets this requirement.</p>	C	<p>Prior to commencement of stage 2</p>	2	<p>Must be completed prior to any earthworks commencing. No earthworks proposed in Stage 1. Will cover Stage 3 works also.</p>
Community Communication Strategy							
B8	<p>No later than two weeks 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.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage. 	<p>Community Communication Strategy, 9/12/20 prepared by SINSW (CCS)</p> <p>DPIE post approval portal lodgement 23/12/20</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/y/young-library-upgrade/apri-2021/Young_HS_B8_-_Community_communication_strategy.pdf</p> <p>Community Communication Strategy, November 2022 prepared by SINSW (CCS)</p>	<p>The CCS was prepared, and it addresses requirements a-e of this condition. Evidence available on the website and accompanying each of the management plans demonstrates that it is being implemented.</p> <p>The CCS has undergone an administrative update in November 2022. The document has yet to be submitted to the Department.</p>	C	<p>Condition satisfied. Strategy issued to DPIE on 23/12/20</p>		
Ecologically Sustainable Development							
B9	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. 	<p>Letter DPIE to SINSW, 23/12/20 (extension)</p> <p>Letter DPIE to SINSW, 20/01/21 (approval)</p>	<p>An extension for approval of the alternative scheme was provided to 01/02/21. Approval for the alternative scheme was granted on 20/01/21.</p>	C	<p>Condition satisfied 20 February 2021</p>		
Outdoor Lighting							

B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC04, Stage 2)	Lighting forms part of the electrical design package which was approved by the Certifier under CC04.	C	Prior to stage 2	2	Will be completed prior to Stage 2 and will apply to Stage 3 also. No outdoor lighting is proposed in Stage 1. All outdoor lighting falls under Stage 2 and Stage 3 works.
Demolition							
B11	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (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 Certifier and Planning Secretary	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21 Letter DPIE to SINSW, 24/09/21 Statement of Compliance, Byrne Demolitions (ADD2066836), 11/02/21 Site Specific Safety Plan, Byrne Demolitions, 11/02/21 Email DPIE to SINSW, 31/03/21 Email Certifier to Joss, 14/04/21	A site specific Safety Plan identifies the process to be followed. It is supported by a Compliance Statement from the licensed demolition contractor that the plan complies with AS2601. DPIE and the Certifier acknowledged receipt.	C	Prior to construction of Stage 2	2	Condition B11 relates to demolition of entire buildings/structures Since no complete demolition is proposed in Stage 1, condition B11 is not required to be satisfied prior to Stage 1. No demolition of structures is proposed in Stage 3 either.
Environmental Management Plan Requirements							

B12	<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 (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	<p>Project Environmental Management Plan 11/01/22 (CEMP)</p> <p>Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP)</p> <p>Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics</p> <p>Construction Waste Management Plan Young High School 7/1/2021 (CWMSP)</p> <p>Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)</p>	<p>The CEMP suite of documents (incorporating each of the sub-plans listed in CoC B14 – B17), address items a – h of this condition.</p>	C	Prior to construction	All	<p>Must be completed prior to any construction commencing and will cover all stages of construction.</p>
Construction Environmental Management Plan							

B13	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) details of:</p> <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) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B16);</p> <p>(e) Aboriginal Cultural Heritage Management Sub-Plan (see condition B17);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	<p>Project Environmental Management Plan 11/01/22 (CEMP)</p> <p>Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP)</p> <p>Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics</p> <p>Construction Waste Management Plan Young High School 7/1/2021 (CWMSP)</p> <p>Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)</p> <p>Letter SINSW to DPIE, 12/01/22</p> <p>Email GHD to Certifier, 13/01/22</p>	<p>The CEMP was prepared, and it addresses requirements a-g of this condition, noting the observation from the first Independent Audit. The unexpected finds procedure and CEMP was updated and resubmitted to the Department and Certifier.</p>	C	Prior to construction	All	<p>Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)</p>
B14	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <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; and (d) detail heavy vehicle routes, access and parking arrangements. 	<p>Traffic Management Plan Version 1 prepared by GAME Traffic and Contracting, undated (CTPMSP)</p> <p>Letter, SINSW to Council, 18/03/21</p> <p>Consultation form showing chain of consultation with TfNSW, 04/03/21 – 23/03/21</p>	<p>The CTPMSP was prepared, and it addresses items a-d of this condition.</p>	C	Prior to construction	All	<p>Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)</p>

B15	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B15(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B12(d). 	Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics	The CNVMSP was prepared, and it addresses items a-g of this condition. Consultation was undertaken after preparation (refer to the first Independent Audit Report for details) and the consultation did not result in any update to the CNVMSP.	C	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B16	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; 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 construction. 	Construction Waste Management Plan Young High School 7/1/2021 (CWMSP)	The CWMSP was prepared, and it addresses most of items a-b of this condition.	C	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B17	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity; (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development; (c) provide a methodology for the salvage excavation program for the Hilltops Aboriginal Artefact site; (d) describe how additional areas will be assessed if works are to occur in areas identified as requiring further investigation; (e) outline the long-term management for Aboriginal objects retrieved as part of archaeological investigations; and (f) describe the measures to protect the Reconciliation Tree in perpetuity; 	<p>Young High School Library and Joint-use Community Facility (Main Works) Aboriginal Cultural Heritage Management Sub-Plan March 2021, prepared by Lantern Heritage (ACHMSP)</p> <p>Email DPIE to SINSW, 05/05/21</p>	The ACHMSP was prepared in accordance with requirements a-f of this condition. The ACHMSP was approved by the Department on 05/05/21.	C	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)

B18	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Site specific induction (no date) Email Joss to subcontractors 26/05/21	The induction includes a driver code of conduct. This was distributed to the drivers on 26/05/21	C	Condition Satisfied and to be enforced during construction.		
Soil and Water							
B19	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site inspection 09/12/22 Concept erosion and sediment control plan drawings, C32.01, C32.11.	Erosion and sediment controls were sighted during the site inspection. Controls were considered consistent with the Blue Book. The arrangement was consistent with the concept erosion and sediment control plan.	C	Prior to construction	All	Must be completed prior to any construction commencing
B20	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be designed in consultation with and to the satisfaction of Council; (c) be generally in accordance with the conceptual design in the EIS; (d) be in accordance with applicable Australian Standards; (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (f) divert existing clean surface water around operational areas of the site; and (g) include details of all on-site retention/detention and water quality treatment systems are to be individually signposted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21 Letter DPIE to SINSW, 24/09/21 Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC04, Stage 2) Northrop certificate of design compliance 29/10/21 Email Council to GHD, 18/08/21	The stormwater management plan was prepared in accordance with requirements a-g of this condition.	C	Prior to commencement of Stage 2 works. All Stage 1 comprises only internal refurbishment works to Block EE and does not contain any works regarding the stormwater system. All stormwater works are contained within Stage 2.	Prior to commencement of Stage 2 works. All Stage 1 comprises only internal refurbishment works to Block EE and does not contain any works regarding the stormwater system. All stormwater works are contained within Stage 2.	Prior to commencement of Stage 2 works. All Stage 1 comprises only internal refurbishment works to Block EE and does not contain any works regarding the stormwater system. All stormwater works are contained within Stage 2.
Construction Parking							
B21	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Site inspection 09/12/22 Construction Worker Transport Strategy, 09/03/21, Joss	The Construction Worker Transportation Strategy identifies parking on site. Space available is sufficient for the current works. The Auditor notes that he went to park on the street and was directed by the Project to inside the site.	C	Condition satisfied 9 March 2021 - will cover all stages of works		
Archaeological Salvage – Historic Archaeology							

B22	<p>Prior to the commencement of construction, historical archaeological investigations must be undertaken by a suitably qualified and experienced historical archaeologist in accordance with:</p> <p>(a) Heritage Council's Excavation Director Criteria for the excavation of State significant historical archaeological sites; and</p> <p>(b) the Excavation Methodology in section 8 of the Historical Archaeological Assessment & Research Design Report, prepared by GML at Appendix J of the EIS.</p>	<p>Site inspection 09/12/22</p> <p>CV, Beck Parkes, Lantern Heritage</p> <p>Young High School Community Facility Preliminary Archaeological Salvage Report, Lantern Heritage12/04/21</p>	<p>Beck Parkes was nominated as the Excavation Director. Beck satisfies the criteria.</p> <p>Archaeological investigations commenced prior to construction in accordance with the excavation methodology. The Staging report enabled commencement of construction of Block EE prior to its completion.</p>	C	Prior to commencement of Stage 2 works	2	<p>Stage 1 comprises only internal refurbishment works to Block EE. All ground disturbing works are contained within Stage 2. Will cover the relevant areas for Stage 3 also.</p>
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B23	<p>During the excavation works required by condition B22 should archaeological deposits and substantially intact evidence be found, notification under section 146 of the Heritage Act 1977 is required and a design review process must be undertaken with the Heritage Council to achieve the best outcomes for managing State significant archaeology at the site.</p>	<p>Section 146 application, 23/04/21</p> <p>Letter SINSW to Heritage NSW, 23/04/21</p> <p>Young High School Community Facility Preliminary Archaeological Salvage Report, Lantern Heritage 12/04/21</p> <p>Young High School Library and Joint-use Community Facility – Addendum to the GML Historical Archaeological Assessment and Research Design, 24/08/21</p> <p>Letter SINSW to DPIE 31/08/21 and associated attachments (application to recommence works)</p> <p>Letter DPIE to SINSW, 21/09/21 (</p> <p>Email SINSW to Heritage NSW, 18/10/21 (request to finalise consultation program)</p> <p>Email from Heritage NSW to SINSW, 03/11/21 (agreement to consultation program).</p> <p>Letter SINSW to DPIE, 02/12/21 (submission of consultation program to DPIE).</p> <p>Weekly Snap, Lantern 22/09/21 – 17/12/21</p> <p>Heritage salvage clearance letter, Lantern Heritage, 17/12/21 (Building NN)</p>	<p>On 23/04/21 SINSW notified Heritage NSW of a discovery of an archaeological relic.</p> <p>A Section 146 application was submitted to Heritage NSW and an addendum to the Archaeological Assessment and Research Design was prepared and implemented. Refer C25 for details.</p> <p>The weekly snaps from the archaeologists demonstrate implementation of the salvage program.</p> <p>The area subject salvage has been cleared and the archaeologist supervised trenching works at Block AA as per their recommendations.</p>	C	Prior to commencement of Stage 2 works	2	<p>Stage 1 comprises only internal refurbishment works to Block EE. All ground disturbing works are contained within Stage 2. Will cover the relevant areas for Stage 3 also.</p>
Landscaping							

B24	<p>Prior to the commencement of landscape works, the Applicant must prepare a revised Landscape Plan to detail and manage the revegetation and landscaping works on-site, and provide a copy to the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with the Heritage Council; (b) ensure that there is an appropriate relationship between the courthouse forecourt and landscape design considering both the Aboriginal and European heritage of the site; (c) ensure appropriate consideration of the moderate to high archaeological potential of the area to the north and east of the Courthouse is achieved; (d) detail the number, location, species, maturity and height at maturity of plants to be planted on-site; and (e) include species (trees, shrubs and groundcovers) indigenous to the local area. 	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21</p> <p>Letter DPIE to SINSW, 24/09/21</p> <p>Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC04, Stage 2)</p> <p>Letter SINSW to DPIE, 01/10/21 and supporting attachments (submission of revised Landscape Plan)</p>	<p>The Revised Landscape Plan was prepared in consultation with Heritage NSW and addresses the requirements of this condition. The Plan, with supporting information was submitted to the Department on October 2021. Landscape works have yet to commence.</p>	C	<p>Prior to commencement of Stage 3</p>	3	<p>All landscaping works relating to the courthouse forecourt and landscape design as per Condition B24 b) and Condition B24 c) are contained within Stage 3.</p> <p>The minor concreting works within the school quadrangle within Stage 1 are not related to the courthouse forecourt and landscape design</p>
Operational Car Parking and Service Vehicle Layout							
B25	<p>Prior to the commencement of construction, plans demonstrating compliance with the following requirements must be submitted to the Certifying Authority:</p> <ul style="list-style-type: none"> (a) a minimum of 32 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6 to be provided in the Carrington Park carpark; (b) the swept path of the longest construction or service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed. 	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21</p> <p>Letter DPIE to SINSW, 24/09/21</p> <p>Operational Car Park general arrangement drawings C34.02</p> <p>Traffic Impact Assessment pdc consultants, 13/09/19</p> <p>Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC04, Stage 2)</p>	<p>This condition was staged to stage 3. Operational car parking and service layout formed part of CC04 application and was verified by the Certifier through issue of CC04.</p>	C	<p>Prior to commencement of Stage 3</p>	3	<p>All works relating to the car park are contained within Stage 3.</p>
Public Domain Works							

B26	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.	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21</p> <p>Letter DPIE to SINSW, 24/09/21</p> <p>Letter Council to SINSW, 10/09/21</p> <p>Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC04, Stage 2)</p> <p>Modification 3, 24/12/2021</p>	<p>This condition was staged to stage 3.</p> <p>Council requested a change to the public domain design, which attracted a need to modify the consent. The modification (MOD-3) was approved by the Department on 24/12/21. The Certifier provided acceptance through CC04.</p>	C	Prior to commencement of footpath or public domain works.	3	Stage 1 comprises only internal refurbishment works to Block EE. All footpath and Public Domain Works are contained within Stage 3
Compliance Reporting							
B27	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	<p>Compliance Reporting and Monitoring Program, 13/04/21, Joss</p> <p>Email DPIE to SINSW, 27/04/21</p>	A Compliance Monitoring and Reporting Program was prepared and submitted prior to construction. The Department confirmed its adequacy.	C	At least 2 weeks prior to commencement of construction	1	Must be satisfied prior to any works commencing on site and will cover all stages
B28	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<p>Construction Compliance Report No. 2, Joss, 04/05/22</p> <p>Letter DPE to SINSW, 04/11/22 (acceptance of Construction Compliance Report No. 2 Nov 2021 – May 2022)</p>	Construction Compliance Report No. 2 was prepared in accordance with the PAR (noting the delay as per B29). The Department was satisfied with the report.	C	Ongoing	All	Applies to all stages
B29	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Program.	<p>Construction Compliance Report No. 2, Joss, 04/05/22</p> <p>Letter SINSW to DPE, 09/09/22 (submission of Construction Compliance Report No. 2).</p> <p>Letter DPE to SINSW, 04/11/22 (acceptance of Construction Compliance Report No. 2 Nov 2021 – May 2022)</p>	Non-compliance: Construction Compliance Report No. 2 was submitted late. The Department reviewed the report and the non-compliance notification and elected to not take any further action. This was notified to the Department under A26.	NC	Ongoing	All	Applies to all stages

B30	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	https://www.schoolinfrastructure.nsw.gov.au/projects/young-library.html#category-reports Letter SINSW to DPE, 09/09/22 (submission of Construction Compliance Report No. 2).	Non-compliance: The Construction Compliance Report No 2 was not published on the Project website and there does not appear to be any notification regarding its publication..	NC	Ongoing	All	Applies to all stages
B31	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.	Site inspection 09/12/22	The Project is in construction	NT	Operational	1, 4	Applies to operation
Heritage Interpretation Strategy							
B32	Prior to the commencement of construction (excluding demolition and earthworks), the Applicant must submit a Heritage Interpretation Strategy to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The Strategy must: (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council; (b) incorporate relevant history and significance of the site including the Lambing Flat AntiChinese Riots, recognition of key buildings and landscape features; and (c) establish the key elements relevant to guiding the detailed Heritage Interpretation Plan, consistent with the NSW history syllabus.	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21 Letter DPIE to SINSW, 24/09/21 Hilltops Library and Community Facility, Young High School, Heritage Interpretation Strategy, GML, July 2021 DPIE post approval portal lodgement, 27/07/21 Letter of approval DPIE to SINSW, 18/08/21	Heritage Interpretation Strategy compliant with requirements .	C	Prior to commencement of construction for stage 2	2	Stage 1 works comprise internal refurbishment and occupation of Block EE and do not relate to any interpretative elements. All interpretative elements relate to the detailed design of Block NN and the landscape design. Therefore the HIS is not required to be finalised until commencement of Stage 2 since all interpretative elements relate to Stage 2/3/4 elements.
Heritage Interpretation Plan							

B33	<p>Prior to the commencement of construction (excluding demolition and earthworks), the Applicant must submit a Heritage Interpretation Plan 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 expert in consultation with the Heritage Council and Council; (b) be prepared in accordance with the relevant Heritage Council of NSW Guidelines; (c) outline key results from the historical and Aboriginal archaeological investigations; (d) include provision for naming elements within the development that acknowledges the site's heritage; and (e) incorporates interpretive information into the site.(MOD-1) 						
Design Refinement							

B34	<p>Prior to the commencement of construction of the façade elements of the new Library, the design of the façade of the new Library building must be refined to reduce the visual impact of the historic Court House through a review of materials selections and colours in consultation with the Heritage Council. The final design plans for the development must incorporate any comments received from the Heritage Council and be submitted to the Planning Secretary for information. (MOD-1)</p>	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671, Ethos Urban, 08/09/21</p> <p>Letter DPIE to SINSW, 24/09/21</p> <p>SINSW consultation record with associated evidence (capturing 11/11/20 Heritage NSW B34 meeting, 24/12/20 submission of design package to Heritage NSW, 28/01/21 comments received from Heritage NSW, 06/08/21 submission of revised design pack to Heritage NSW).</p> <p>Letter SINSW to DPIE 25/08/21 notifying of Design Refinement</p> <p>Email SINSW to Heritage NSW, 10/12/21 (notification of design update due to COVID constraints on procurement)</p> <p>Email Heritage NSW to SINSW, 10/12/21 (acceptance of design update due to COVID constraints on procurement)</p> <p>DPIE post approval portal lodgement record, 20/12/21 (submission of update)</p> <p>Email DPIE to SINSW, 11/01/22 (no comment on revised design submission)</p>	<p>The design of the façade elements have been developed in consultation with Heritage NSW and submitted to the Department prior to construction of the façade.</p> <p>Changes were made due to COVID constraints on material supply. This change was notified to Heritage NSW and Heritage NSW provided acceptance on the same day. The revised design was also submitted to DPIE and they provided no comment on the update.</p>	C	<p>Prior to the commencement of construction of façade elements of the new library (Block NN)</p>	2	<p>Construction of Block NN is contained in Stage 2.</p>
PART C DURING CONSTRUCTION							
Site Notice							

C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	<p>Site inspection 09/12/22</p>	<p>The site notice was observed at the main entrance. The site notice identifies the content required by this condition and is in the form and position as required by this condition.</p>	C	Ongoing	1, 2, 3	<p>Applies to all construction stages (1, 2, 3). Sign installed already. No construction works are proposed in Stage 4.</p>
Operation of Plant and Equipment							
C2	<p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	<p>Hammertech equipment induction register, current to 19/01/22.</p> <p>Hammertech induction register current to 19/01/22 (417 people to date)</p>	<p>The equipment induction register identifies the plant, the make / model and registration, the last service date and the next service. No plant on site was overdue for a service.</p> <p>Operator verification of competencies are captured during the induction and are monitored on site.</p>	C	Ongoing	All	<p>Applies to all stages</p>
Demolition							
C3	<p>Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.</p>	<p>Statement of Compliance, Byrne Demolitions (ADD2066836), 11/02/21</p> <p>Site Specific Safety Plan, Byrne Demolitions, 11/02/21</p>	<p>A site specific Safety Plan identifies the process to be followed. It is supported by a Compliance Statement from the licensed demolition contractor that the plan complies with AS2601. No demolition occurred during the audit period.</p>	C	Ongoing	All	<p>Applies to all stages</p>
Construction Hours							

C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site specific induction (online, no date)</p> <p>Hammertech induction register current to 19/01/22</p> <p>Site signage observed on site 09/12/22</p> <p>Complaints register current to 02/11/22</p> <p>Hammertech toolbox talk register</p>	<p>The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, parking, hours of work (normal and for high noise activities), heritage, unexpected finds. The induction includes questionnaires on certain high risk matters that needs to be completed.</p> <p>Site hours are posted on site notices.</p> <p>No complaints received during the audit period.</p> <p>Observation: Several toolbox talks identify hours for Saturday as 8am to 3pm (not 1pm as permitted under the consent). The auditees indicate that they have worked past 1pm, although this has consisted of plasterers only. The auditees are of the view that this would likely be inaudible. The Auditor agrees. There have been no complaints received during the audit period.</p>	C	Ongoing	All	Applies to all stages
C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	<p>Interviews with auditees 19/01/22</p> <p>Complaints register current to 02/11/22</p>	Refer C4.	C	Ongoing	All	Applies to all stages
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interviews with auditees 09/12/22	No works have occurred out of standard hours.	NT	Ongoing	All	Applies to all stages

C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	<p>Site specific induction (online, no date)</p> <p>Hammertech induction register current to 19/01/22</p> <p>Site signage observed on site 09/12/22</p> <p>Complaints register current to 02/11/22</p>	<p>The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, parking, hours of work (normal and for high noise activities), heritage, unexpected finds. The induction includes questionnaires on certain high risk matters that needs to be completed.</p> <p>No rock breaking or hammering required during the audit period.</p> <p>No complaints received during the audit period.</p>	C	Ongoing	All	Applies to all stages
Implementation of Management Plans							

C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).	<p>Hammertech inspection register</p> <p>Hammertech inspection form FR194</p> <p>Hammer inspection form FR83</p> <p>HSE internal audit, 23/02/22, 16/06/22, 16/09/2</p> <p>Site specific Induction (online, no date)</p> <p>Complaints register current to 02/11/22</p> <p>221107 YoungHS Noise Log Register</p> <p>Site signage observed on site 09/12/22</p> <p>Concept erosion and sediment control plan drawings, C32.01, C32.11.</p> <p>VENM statements x 2, Tegra, 01/06/21, 22/09/22 (x2)</p> <p>Young High School Waste Register current to 30/11/22, Joss</p> <p>ENM Classification Report, EnviroScience, 24/12/21</p>	<p>Evidence observed during the audit indicated that the CEMP and sub-plans were being implemented on site.</p> <p>The site induction and pre-start training material includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds, access and being a good neighbour etc.</p> <p>The Hammertech system is used to schedule, track and record inspections, incident identification and response, induction and training records, plant maintenance records and so forth. These are consistent with the requirements in the CEMP and sub-plans.</p> <p>Inspections and internal audits are occurring with deficiencies identified, responsible person assigned, and actions addressed.</p> <p>Monitoring of noise was conducted consistent with the CEMP and CNVMSP.</p> <p>Erosion and sediment control plans were being implemented.</p> <p>Tree protection zones were being implemented.</p> <p>Dust controls were being implemented.</p> <p>No complaints relating to construction had been received during the audit period.</p> <p>Observation: Whilst fuels and oils are stored within a bund, there is one drum of chemical held on site outside of a bund. The drum is due to be removed from site.</p>	C	Ongoing	All	Applies to all stages
Construction Traffic							
C9	All construction 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 or an approved on-street work zone before stopping.	<p>Site specific Induction (online, no date)</p> <p>Site inspection 09/12/22</p> <p>Construction Worker Transport Strategy, 09/03/21, Joss</p>	<p>The Construction Worker Transportation Strategy identifies parking on site. Space available is sufficient for the current works.</p> <p>Overflow parking has been installed as per the CWTS / CTPMSP. No issues.</p>	C	Ongoing	All	Applies to all stages

Hoarding Requirements							
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (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.	Site inspection 09/12/22	There was no graffiti or advertising observed.	C	Ongoing	All	Applies to all stages
No Obstruction of Public Way							
C11	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.	Site inspection 09/12/22 Complaints register current to 02/11/22	There were no obstructions observed. No complaints received in relation to this requirement.	C	Ongoing	All	Applies to all stages
Construction Noise Limits							
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Site specific induction (online, no date) Hammertech induction register current to 19/01/22 Site inspection 09/12/22 Complaints register current to 02/11/22 221107 YoungHS Noise Log Register	The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, hours of work (normal and for high noise activities). The induction includes questionnaires on certain high risk matters that needs to be completed. Attended noise was conducted and the evidence indicates that this was done in accordance with AS1055 and the ICNG. Noise results indicate that noise impacts are within levels acceptable under the ICNG. Refer to Section 3.2 of the report regarding the status of noise walls on the Project.	C	Ongoing	All	Applies to all stages

C13	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 C4.	Site specific induction (online, no date) Hammertech induction register current to 19/01/22 Site signage observed on site 09/12/22 Complaints register current to 02/11/22	The site induction includes details from the consent relevant to the works being carried out. This includes the nature of the project, nearby receivers, parking, hours of work (normal and for high noise activities), heritage, unexpected finds. The induction includes questionnaires on certain high risk matters that needs to be completed. Site hours are posted on site notices. Limited deliveries have occurred to date and these have been on request. There has not been a need for all day deliveries. No complaints received during the audit period.	C	Ongoing	All	Applies to all stages
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Interview with auditees 09/12/22 Site inspection 09/12/22 Complaints register current to 02/11/22	Observation: There are approximately 7 pieces of mobile plant on site, 75% of which has tonal beepers fitted. The auditees advise that due to the regional location of the project, sourcing subcontractors that have quackers fitted as standard has not been possible. Given there have been no complaints received to date the Auditor does not consider this to be an issue at this time.	C	Ongoing	All	Applies to all stages
Vibration Criteria							
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection 09/12/22	There are no vibration intensive works present on site.	C	Ongoing	All	Applies to all stages
C16	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 C15.	Site inspection 09/12/22	The nearest receiver is approximately 40m from the external boundary. There are no vibration intensive works present on site as yet.	NT	Ongoing	All	Applies to all stages
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	Young Library CNVMSP 26/2/2021 prepared by Marshall Day Acoustics	The CNVMSP does not establish other criteria or processes.	NT	Ongoing	All	Applies to all stages

Tree Protection							
C18	<p>For the duration of the construction works:</p> <p>(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;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction;</p> <p>(d) the Reconciliation Tree must be protected in accordance with the ACHMSP.</p> <p>(e) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>Site inspection 09/12/22</p> <p>Interview with auditees 09/12/22</p> <p>Letter Wade Ryan to Joss, 05/12/22 (arborist inspection report)</p>	<p>No street trees have been trimmed or removed.</p> <p>The site is fenced.</p> <p>No works are extending beyond the fence line.</p> <p>The Reconciliation Tree is external to the site.</p> <p>Observation: The site arborist made several recommendations regarding tree protection on site. These relate to extension of Tree Protection Zones and post construction amelioration. The Tree Protection Zones were in place during the site inspection.</p>	C	Ongoing	All	Applies to all stages
Air Quality							
C19	<p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>Site inspection 09/12/22</p> <p>Complaints register current to 02/11/22</p>	<p>Ground disturbance works are limited.</p> <p>Water connection points are installed.</p> <p>Rock has been placed on the internal haul road.</p> <p>The potential for dust on site is negligible.</p> <p>Site fencing on the external boundary (i.e.: not adjoining the existing school) is fitted with shade cloth.</p> <p>To note the wet weather has meant that dust risk is minimal.</p>	C	Ongoing	All	Applies to all stages

C20	<p>During construction, the Applicant must ensure that:</p> <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. 	<p>Site inspection 09/12/22</p> <p>Complaints register current to 02/11/22</p>	<p>Ground disturbance works are limited.</p> <p>Trucks are covered consistent with the NHVL.</p> <p>A water tank with hose and pump is available for use as required.</p> <p>The internal haul road is stabilized with rock and the access way is sealed.</p> <p>No material tracking is observed.</p> <p>The small pockets of land subject to stabilization has been completed (landscaping and hardstand). Further stabilization is pending.</p>	C	Ongoing	All	Applies to all stages
Erosion and Sediment Control							
C21	<p>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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<p>Site inspection 09/12/22</p> <p>Concept erosion and sediment control plan drawings, C32.01, C32.11.</p>	<p>Erosion and sediment controls were sighted during the site inspection. Controls were considered consistent with the Blue Book. The arrangement was consistent with the concept erosion and sediment control plan. Some small sections of sediment fence was not keyed in but these areas had no catchment to manage.</p>	C	Ongoing	All	Applies to all stages
Imported Soil							
C23	<p>The Applicant must:</p> <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 Certifier upon request. 	<p>Interview with auditees 09/12/22</p> <p>VENM statements x 2, Tegra, 01/06/21, 22/09/22 (x2)</p> <p>Tegra invoices (various)</p>	<p>There was a small amount of rock and gravel has been brought on site. This has been supported with VENM statements for the quarried material. The supplier invoices identify the volumes provided. The Certifier has not requested this information.</p>	C	Ongoing	All	Applies to all stages
Disposal of Seepage and Stormwater							
C23	<p>Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.</p>	<p>Site inspection 09/12/22</p> <p>Interview with auditees 09/12/22</p>	<p>The site is such that stormwater is not being collected. No pumping required to date.</p>	NT	Ongoing	All	Applies to all stages
Unexpected Finds Protocol – Aboriginal Heritage							

C24	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 EES Group 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 EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Interview with auditees 09/12/22	No unexpected finds to date. Refer response to C25 re historic archaeology.	NT	Ongoing	All	Applies to all stages
Unexpected Finds Protocol – Historic Heritage							
C25	If any unexpected archaeological relics (including but not limited to prisoner transfer tunnels or similar / associated features) are uncovered during the work, then all works must cease immediately in that area and the Heritage Council 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 the Heritage Council (or delegate) and with the written approval of the Planning Secretary.	<p>Young High School Library and Joint-use Community Facility – Addendum to the GML Historical Archaeological Assessment and Research Design, 24/08/21</p> <p>Letter SINSW to DPIE 31/08/21 and associated attachments (application to recommence works)</p> <p>Letter DPIE to SINSW, 21/09/21 (</p> <p>Email SINSW to Heritage NSW, 18/10/21 (request to finalise consultation program)</p> <p>Email from Heritage NSW to SINSW, 03/11/21 (agreement to consultation program).</p> <p>Letter SINSW to DPIE, 02/12/21 (submission of consultation program to DPIE).</p> <p>Heritage salvage clearance letter, Lantern Heritage, 17/12/21 (Building NN)</p> <p>Email DPE to SINSW, 16/12/21 and 10/02/22 (DPE no further comments on the matter)</p>	<p>Lantern Heritage Addendum to the GML Historical Archaeological Assessment concluded that archaeological salvage of artefacts will be followed by zoning and SINSW taking custody of the entire artefact assemblage.</p> <p>SINSW applied to recommence works on site. On 21/09/21 the Department approved the recommencement of works on site in subject to compliance with the Addendum to the GML Historical Archaeological Assessment and Research Design and that within one month of recommencement consultation on the archaeological program be reported upon and approved by the Department.</p> <p>Also an interim report submission is required within 1 month of excavation and a final report within 12 months of completion. Refer to D17.</p> <p>The area subject salvage has been cleared and the archaeologist supervised trenching works at Block AA as per their recommendations</p> <p>The Department had no further comments on the matter and consider the matter closed.</p>	C	Ongoing	All	Applies to all stages

Waste Storage and Processing							
C26	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.	Site inspection 09/12/22	All waste on site is held securely in skips. No waste was observed out of designated areas or beyond the site.	C	Ongoing	All	Applies to all stages
C27	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Young High School Waste Register current to 30/11/22, Joss ENM Classification Report, EnviroScience, 24/12/21	General building and demolition waste had been removed from site to date. These materials are pre-classified as General Solid Waste under the Waste Classification Guidelines. A small amount of excavated material has been classified as ENM. The waste register identifies materials sent off site.	C	Ongoing	All	Applies to all stages
C28	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.	Site inspection 09/12/22	A small amount of concrete was being poured during the inspection. Excess concrete is sent back to the depot. No issues observed.	C	Ongoing	All	Applies to all stages
C29	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Hilltop Council Tip Dockets (numerous) Young High School Waste Register current to 30/11/22, Joss ENM Classification Report, EnviroScience, 24/12/21	The Waste Register identifies the quantities and types of materials disposed of. Refer CoC C27. Solid waste is being directed to Hilltops Council Landfill. No change for current audit period.	C	Ongoing	All	Applies to all stages
C30	The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes standards and guidelines.	Interview with auditees 09/12/22	Asbestos clearance was provided in the first audit period. No asbestos works were required for the current audit period.	C	Ongoing	All	Applies to all stages
Outdoor Lighting							
C31	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection 09/12/22 Interview with auditees 09/12/22 Complaints register current to 02/11/22	There is no external lighting. Office lights are switched off at night.	C	Ongoing	All	Applies to all stages
Independent Environmental Audit							

C32	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.	Letter DPIE to SINSW, 24/09/21	WolfPeak were approved by the Department prior to preparing the audit program or the audit.	C	Prior to preparation of independent audit program or commencement of independent audit.	All	Applies to all stages
C33	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018), as amended by condition C34, must be submitted to the Planning Secretary and the Certifier.	Young High School Library – SSD 9671, Independent Audit Program, WolfPeak, 26/04/21 Email GHD to Certifier, 28/04/21 DPIE post approval portal lodgement 28/04/21	The audit program was prepared and submitted to the relevant parties prior to construction.	C	Prior to commencement of construction	1	Must be completed prior to works commencing.
C34	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: (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.	Young High School Library – SSD 9671, Independent Audit Program, WolfPeak, 26/04/21	The frequencies stated are included in the program and are being implemented.	C	Ongoing	All	Applies to all stages
C35	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 four weeks notice to the applicant of the date upon which the audit must be commenced.	Letter DPIE to SINSW, 04/11/21	The Department approved the delay of the second Independent Audit due to delays caused by heritage salvage. This second Independent Audit is due to the Department by 18/02/22.	C	Ongoing	All	Applies to all stages
C36	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition C33 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).	Independent Audit No. 2, WolfPeak, 11/02/22 Email GHD to Certifier, 18/02/22 (submission of Audit Report No. 2 to Certifier) DPE post approval portal lodgement 18/02/22 (submission of Audit Report No 2 to the Department).	The Audit has been conducted in accordance with the IAPAR and the audit program.	C	Ongoing	All	Applies to all stages

C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C36 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	Independent Audit No. 2, WolfPeak, 11/02/22 Email GHD to Certifier, 18/02/22 (submission of Audit Report No. 2 to Certifier) DPE post approval portal lodgement 18/02/22 (submission of Audit Report No 2 to the Department). https://www.schoolinfrastructure.nsw.gov.au/projects/young-library.html#category-reports	SINSW reviewed the second Independent Audit and submitted the Report along with its response to the Department. Notification of publication was made at the same time. The response to the second Independent Audit is incorrectly labelled on the website. Refer A22.	C	Ongoing	All	Applies to all stages
C38	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Program, unless otherwise agreed by the Planning Secretary.	Young High School Library – SSD 9671, Independent Audit Program, WolfPeak, 26/04/21 Email GHD to Certifier, 18/02/22 (submission of Audit Report No. 2 to Certifier) DPE post approval portal lodgement 18/02/22 (submission of Audit Report No 2 to the Department).	Submission was made 21 days from the timing specified in the Audit Program.	C	Ongoing	All	Applies to all stages
C39	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	Site inspection 09/12/22	The project is in construction.	NT	Ongoing	All	Applies to all stages
PART D PRIOR TO COMMENCEMENT OF OPERATION -							
Notification of Occupation							
D1	At least one month before commencement of operation, the date of commencement of the operation 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.				Prior to occupation of Stage 1 and Stage 4	1, 4	Occupation is only proposed in Stage 1 and Stage 4. Stages 2 and 3 only contain construction
External Walls and Cladding							

D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.				Prior to stage 4	4	No external walls or cladding proposed in Stage 1. No operation proposed in Stages 2 and 3. Stage 4 relates to operation of the elements with external walls and cladding.
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.				Prior to stage 4	4	No external walls or cladding proposed in Stage 1. No operation proposed in Stages 2 and 3. Stage 4 relates to operation of the elements with external walls and cladding.
Post-construction Dilapidation Report							
D4	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier 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. 				Prior to stage 4	4	Required prior to Stage 4. The postconstruction dilapidation report needs to be carried out after ALL works are complete, otherwise there would be opportunity for further damage to occur during further construction activities. Therefore the dilapidation report will be completed after occupation of Stage 4 and will cover works in all stages (1, 2, 3).
Protection of Public Infrastructure							

D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i></p>				Ongoing	All	Applies to all stages
Utilities and Services							
D6	<p>Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority</p>				Prior to stage 4	4	No new water connections proposed in Stage 1. Stage 2 and 3 do not include occupation/operation. Required for Stage 4 which relates to occupation of the new library and other components.
Roadworks and Access							
D7	<p>Prior to the commencement of operation, the Applicant must prepare a final list of mitigation measures to address the existing road safety issues identified in the Road Safety Audit in the EIS to be reviewed by the Local Traffic Advisory Committee. In preparing the final list of mitigation measures, the Applicant is to give specific consideration to construction of pedestrian crossing in Ripon Street to the satisfaction of Council and TfNSW(RMS).</p>				Prior to stage 4	4	The road safety measures relate primarily the Block NN. Block NN will be occupied in Stage 4. Therefore not relevant for Stages 1-3
Works as Executed Plans							
D8	<p>Prior to the commencement of operation, 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.</p>				Prior to stage 4	4	Required prior to Stage 4. Stage 1 works are internal and do not include any stormwater works. No occupation is proposed in Stage 2 and 3. Therefore only relevant to Stage 4.
Green Travel Plan							

D9	<p>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:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW(RMS) based on the draft Green Travel Plan in the EIS; (b) include the formation of a working party to facilitate transport outcomes and advocate for a public transport service to connect the town centre and other services to the library; (c) 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; (d) include specific tools and actions to help achieve the objectives and mode share targets; (e) 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 (f) 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 users of the development. 				Prior to stage 4	4	<p>Stage 1 does not relate to the new library building. The GTP relates primarily to the new library building which includes EOT, as well as access for school students/teachers and the public. Stage 2 and 3 do not include operation. Therefore, the GTP is relevant to Stage 4 (when the library will be occupied).</p>
Car Parking Arrangements							
D10	<p>Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Planning Secretary that demonstrates that construction works associated with the proposed expansion of Carrington Park carpark as proposed under condition B25 have been completed and that the expanded car parking facility is operational.</p>				Prior to stage 4	4	<p>Required prior to occupation in Stage 4. Car Park is to be used for construction access so cannot be completed any earlier.</p>
Road Damage							
D11	<p>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 Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>				Prior to stage 4	4	<p>Required prior to Stage 4, which is the final occupation stage. Cannot be satisfied any earlier since there would still be potential for damages to be incurred during construction.</p>
Fire Safety Certification							

D12	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.				Prior to occupation of Stage 1 and Stage 4	1, 4	Required prior to occupation of each stage. No occupation is proposed in Stages 2 and 3
Structural Inspection Certificate							
D13	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 Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier 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.				Prior to occupation of Stage 1 and Stage 4	1, 4	Required prior to occupation of each stage. No occupation is proposed in Stages 2 and 3
Stormwater Quality Management Plan							
D14	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.				Prior to stage 4	4	The works to which the OMP would relate will be occupied in Stage 4 and therefore the OMP is required prior to Stage 4 and not earlier. OMP does not relate to Stage 1 internal refurbishment works.
Warm Water Systems and Cooling Systems							
D15	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				Ongoing	All	Applies to all stages
Outdoor Lighting							
D16	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (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.				Prior to stage 4	4	Lighting will be constructed in Stage 2 and Stage 3 - which will both be occupied in Stage 4. No outdoor lighting proposed in Stage 1.

Archaeological Salvage – Historic Archaeology							
D17	The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with condition B22. An interim report of the salvage excavation must be provided for the information of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the Heritage Council and Council.	Interim Archaeological Salvage Report, Lantern, February 2022. Letter SINSW to DPE, 01/03/22 (submission of interim report) Letter DPE to SINSW, 31/10/22 (extension approval for final Archaeological Salvage Report)	An interim report of the salvage excavation was provided for the information of the Planning Secretary within one month of completion of the salvage work. The Department approved an extension to the final report. It is now due 01/07/23.	C	Within 12 months of completion of salvage	NA	NA
Signage							
D18	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.				Prior to stage 4	4	Required prior to occupation of Stage 2 and 3 works (i.e. Stage 4) in which wayfinding signage is required. No wayfinding signage to be installed during Stage 1.
D19	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.				Prior to stage 4	4	No wayfinding signage to be installed during Stage 1. Stage 2 and 3 do not include occupation.
Landscaping							
D20	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Planning Secretary. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 in the EIS.				Prior to stage 4	4	All landscape works will be occupied in Stage 4
D21	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Planning Secretary.				Prior to stage 4	4	All landscape works will be occupied in Stage 4
Heritage Interpretation Plan							

D22	<p>Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council;</p> <p>(b) be prepared in accordance with the relevant Heritage Council of NSW Guidelines;</p> <p>(c) outline key results from the historical and Aboriginal archaeological investigations;</p> <p>(d) include provision for naming elements within the development that acknowledges the site's heritage; and</p> <p>(e) incorporates interpretive information into the site. (MOD-1)</p>				Prior to stage 4	4	Required prior to final occupation, which is Stage 4. Stage 1 includes occupation of Block EE which does not include any interpretative elements. No occupation proposed in Stage 2 or 3.
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 Planning Secretary in consultation with Council. The plan must include the following:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(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);</p> <p>(e) details of the use of the facilities, where applicable, restricting use before 8am and after 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>				All	All	Prior to first out of hours event of 100+ people
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.				Operation	All	Applies to operation of all stages
Operation of Plant and Equipment							
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.				Operation	All	Applies to operation of all stages
Warm Water Systems and Cooling Systems							
E4	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				Operation	All	Applies to operation of all stages

Community Communication Strategy							
E5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.				12 months from Stage 4	-	12 months from completion of Stage 4
Heritage Interpretation Plan							
E6	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B33.				Operation	All	Applies to operation of all stages
Unobstructed Driveways and Parking Areas							
E7	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.				Operation	All	Applies to operation of all stages
Green Travel Plan							
E8	The Green Travel Plan required by condition D11 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.				Operation	All	Applies to operation of all stages
Ecologically Sustainable Development							
E9	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 Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.				Operation	All	Applies to operation of all stages
Outdoor Lighting							
E10	Notwithstanding condition D16, 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.				Operation	All	Applies to operation of all stages
Landscaping							
E11	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D20 for the duration of occupation of the development.				Operation	All	Applies to operation of all stages