



Department of Education

Young High School Upgrade And New Joint-Use Library and Community Facility **Pre-Construction Compliance Report**

April 2021



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	Schools Infrastructure NSW
Title of Compliance Report	Pre-Construction Compliance Report
Date	26 April, 2021

Plan Prepared By:	Plan Reviewed By:	Plan Endorsed By:
Name: Bailey Thomson	Name: Roger Lee	Name: Mark Bush
Revision No:2	Revision no: 2	Revision no: 2
Date: 26/04/2021	Date: 26/04/2021	Date: 30/04/2021

Revision Register

Revision	Date	Revision description	Approval
1	24/01/2021	Final Draft	RL & MB
2	30/04/2021	Final – Comments Incorporated	RL, MB & KC



Authorised Reporting Officer

Name of Authorised Reporting Officer	Marty Smith
Title	Project Director
Signature	
Company	Department of Education – School Infrastructure NSW
Company Address	Level 8, 259 George Street, Sydney NSW 2000

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	Armidale Secondary College
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

This compliance report is a “Pre-Construction” Compliance Report.

1.4 Applicable Dates

This compliance report covers the pre-construction period until 9/04/2021.

1.5 Summary of Activities during Reporting Period

Joss Construction have commenced pre-construction works, including:

- Installation of environmental impact measures
- Installation of temporary fencing
- Provide temporary and pedestrian access ways preparing the site for construction.
- Archeological Salvage Works

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	18	0	12
PART B - Prior to Commencement of Construction	24	0	10
PART C - During Construction	12	0	27
PART D - Prior To Occupation Or Commencement Of Use	0	0	22
PART E - Post Occupation	0	0	11



4. Non-Compliances

Nil non-compliances identified to during the reporting period.

Unique (ID)	Compliance Requirement	Details of non-compliances	Date Occurred	Date Identified	Proponents Response
-	-	-	-	-	-



5. Previous Report Actions

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

Unique (ID)	Action	Progress	Outcome
-	-	-	-



6. Incidents

1 incident 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
1	Rolled Ankle	Young High School	Incident was observed at time of occurrence.	SINSW, DPIE	Nil	N/A	Incident closeout sent to DPIE as per Condition A25, Schedule 2 on 03/03/2021



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	Pre-Construction Compliance Report
Date	30/04/2021
I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:	
<ul style="list-style-type: none">- 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:	
<ul style="list-style-type: none">- 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	Marty Smith
Title	Project Director
Signature	
Company	Department of Education – School Infrastructure NSW



Company Address Level 8, 259 George Street, Sydney NSW 2000

Endorsed: Executive
Director, Projects NSW
Department of Education



Appendix B - Compliance Table

SSDA CONDITIONS OF CONSENT - Compliance Table

Unique (ID)	Compliance Requirement	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
PART A ADMINISTRATIVE CONDITIONS					
Obligation to Minimise Harm to the Environment					
<u>A1</u>	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.	Compliant	At all times	- Implement environmental controls in accordance with CEMP and sub-plans. - Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls. - Review of incident and near miss reports for preventative action and opportunities for improvement.	15/11/2020 Joss Site Establishment Checklist Closed-out. Joss environmental checklists, Management Safety Inspections are ongoing throughout construction.
Terms of Consent					
<u>A2</u>	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 as issued: REFER TO DRAWING TABLE IN SSDA APPROVAL	Compliant	At all times	- Internal and independent audit. - Review of any directions issued by the Secretary. Review of project changes and their consideration against the consent. Consultant Site Inspections SWP occupation certificate	Internal audit conducted (this audit). No directions to date have been issued by the Secretary.
<u>A3</u>	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Compliant	At all times	Review and written response of any directions issued by the Secretary.	No directions to date have been issued by the Secretary.
<u>A4</u>	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.	<u>Not Triggered</u>	At all times	Internal and independent audit review of project changes to identify application of the priority hierarchy in respect of any project changes.	Not triggered at this stage
Limits of Consent					
<u>A5</u>	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	<u>Not Triggered</u>	N/A	N/A - works intended to be completed within this time frame.	Not triggered at this stage
Prescribed Conditions					
<u>A6</u>	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Compliant	At all times	Internal and independent audit. Review of site environmental checklists.	Not triggered at this stage
Planning Secretary as Moderator					
<u>A7</u>	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.	<u>Not Triggered</u>	At all times	Review and documentation of any resolutions from the Secretary.	Not triggered at this stage
Evidence of Consultation					

<u>A8</u>	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.	Compliant	At all times	Approved Community Consultation Strategy (CCS) Review of consultation record within CCS. SINSW template to be used for consultation	CCS has been submitted. Ongoing notifications to the public are uploaded onto the SINSW website.
Staging					
<u>A9</u>	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise agreed to by the Planning Secretary.	Compliant	One month prior to commencement	Construction Staging report submitted to DPIE for approval on 1/04/2021. Staging of operation report to be submitted 1 month prior to operation	Construction Staging report submitted to DPIE for approval on 1/04/2021 and approved on 23/04/2021
<u>A10</u>	The Staging Report 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.	Compliant	One month prior to commencement	Construction Staging report submitted to DPIE for approval on 1/04/2021. Staging of operation report to be submitted 1 month prior to operation	Construction Staging report submitted to DPIE for approval on 1/04/2021 and approved on 23/04/2021
<u>A11</u>	The project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	Compliant	At all times	Construction Staging report submitted to DPIE for approval on 1/04/2021. Review of operation to be staged in accordance with Staging Report. Staging of operation report to be submitted 1 month prior to operation	Construction Staging report submitted to DPIE for approval on 1/04/2021 and approved on 23/04/2021
<u>A12</u>	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	Compliant	At all times	Construction Staging report submitted to DPIE for approval on 1/04/2021. Review of operation to be staged in accordance with Staging Report. Staging of operation report to be submitted 1 month prior to operation	Construction Staging report submitted to DPIE for approval on 1/04/2021 and approved on 23/04/2021
Staging, Combining and Updating Strategies, Plans or Programs					
<u>A13</u>	The Applicant may: (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); (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 (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).	<u>Not Triggered</u>	As required	Strategies, plans or programs are prepared, submitted, combined or updated on a needs basis or as required as a consent condition of the SSD approval	Not triggered at this stage
<u>A14</u>	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.	<u>Not Triggered</u>	As required	Strategies, plans or programs are prepared, submitted, combined or updated on a needs basis or as required as a consent condition of the SSD approval	Not triggered at this stage
<u>A15</u>	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.	<u>Not Triggered</u>	NA	N/A	Not triggered at this stage
<u>A16</u>	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.	<u>Not Triggered</u>	At all times	Internal and independent audit. Review of site environmental checklists.	Not triggered at this stage
Structural Adequacy					

<u>A17</u>	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.	Compliant	As required	Demonstrated alignment with BCA during design phase. Building inspections by consultants and Certifying Authority	To be closed out with issue of Crown Certificate.
External Walls and Cladding					
<u>A18</u>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Compliant	As required	Demonstrated alignment with BCA during design phase. Building inspections by consultants and Certifying Authority	To be closed out with issue of Crown Certificate.
Applicability of Guidelines					
<u>A19</u>	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.	Compliant	At all Times	All design development, monitoring, reporting, etc to meet guidelines, protocols, Standards and policies in the form they are in as at the date of this consent.	Compliant at this stage
<u>A20</u>	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.	<u>Not Triggered</u>	At all Times	Review any issued directions from the Planning Secretary.	Not triggered at this stage
Monitoring and Environmental Audits					
<u>A21</u>	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Compliant	At all Times	Refer to Monitoring and Environmental Audit schedule i.e. DPIE's: - Post Approval Compliance Reporting Guidelines & - Post Approval Independent Audit Requirements	Compliant at this stage
Access to Information					
<u>A22</u>	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: i) the documents referred to in condition A2 of this consent; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	<u>Compliant</u>	48 hours Prior to Commencement of construction and until completion of works	Review of public website for currency of approvals, documentation, strategies and plans, reports, monitoring results, staging summary, contact details, complaints register, audit reports, response to audit recommendations, other matters required by the Planning Secretary. - Review of directions provided by the Planning Secretary in respect of "other matters". - Consultation with the DPIE in respect of agency satisfaction regarding currency of the information published.	Website has been updated with all available reports to date as of 19/04/2021. https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports
Compliance					
<u>A23</u>	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.	<u>Compliant</u>	At all Times	Items within the SSDA relevant to the work activities are to be included within the contract scope of works for consultants & subcontractors. The site induction highlights relative conditions to be adhered to while undertaking works on site Toolbox talks to address any compliance issues as required.	Joss site induction covers condition A23 - Closed-out 29/10/2020.
Incident Notification, Reporting and Response					

<u>A24</u>	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.	Compliant	At all Times	Joss to notify GHD/SINSW in the event that a incident is known. Project team to advise the planning secretary as soon as possible.	Incident notification provided to DPIE on 24/02/2021 for rolled ankle.
<u>A25</u>	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Compliant	At all Times	Joss to notify GHD/SINSW in the event that a incident is known. Project team to advise the planning secretary as soon as possible and prepare requirements in accordance with the SSDA Appendix A.	Further Incident notification provided to DPIE on 03/03/2021 for rolled ankle as per appendix 1.
Non-Compliance Notification					
<u>A26</u>	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 Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<u>Not Triggered</u>	At all Times	Joss to immediately notify GHD and SINSW of any incidents for SINSW to notify the Department. Joss to comply with all independent environmental audit requirements.	Not triggered at this stage
<u>A27</u>	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.	<u>Not Triggered</u>	At all Times	Joss to immediately notify GHD and SINSW of any incidents for SINSW to notify the Department. Joss to comply with all independent environmental audit requirements.	Not triggered at this stage
<u>A28</u>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<u>Not Triggered</u>	At all Times	Joss to immediately notify GHD and SINSW of any incidents for SINSW to notify the Department. Joss to comply with all independent environmental audit requirements.	Not triggered at this stage
Revision of Strategies, Plans and Programs					
<u>A29</u>	Within three months of: (a) the submission of a compliance report under condition B27; (b) the submission of an incident report under condition A25; (c) the submission of an Independent Audit under condition C36; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and Certifying Authority must be notified in writing that a review is being carried out.	<u>Compliant</u>	If Applicable	Strategies, plans and programs to be reviewed when the compliance report, incident report or independent audit are submitted OR a modification is approved OR the Planning Secretary issues a direction	(a) Not triggered (b) Review date due 23/05/2021. (c) Not triggered (d) Notice sent to DPIE as well as Certifying Authority on 31/3/2021. (e) Not triggered
<u>A30</u>	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 Certifying Authority (where previously approved by the Certifying Authority). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifying Authority for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	<u>Not Triggered</u>	Within 6 weeks, if applicable	Joss to comply with the requirements for environmental performance improvements as per this condition.	Not triggered at this stage
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
<u>B1</u>	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.	<u>Compliant</u>	Prior to Construction	Documented written notification of commencement to be provided to DPIE 48 hours prior to the commencement of construction and operation.	Submitted to DPIE on 23/04/2021 for commencement on 5/5/2021
<u>B2</u>	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.	<u>Compliant</u>	48 hours to the commencement of each stage	Documented written notification of commencement of operation provided to DPIE 48 hours prior to the commencement of operation.	Submitted to DPIE on 23/04/2021 for commencement on 5/5/2021
Certified Drawings					
<u>B3</u>	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<u>Compliant</u>	Prior to Commencement of each stage	Document submission of structural drawings. Verification of Certifier approval.	Stage 1 drawings have been provided to the satisfaction of the Certifying authority.
External Walls and Cladding					

B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<u>Not Triggered</u>	Prior to commencement of Stage 2.	Document submission of BCA compliance evidence. Confirmation of compliance from Certifier. Submission of BCA compliance evidence to DPIE following Certifier acceptance within seven days.	Not triggered at this stage
Protection of Public Infrastructure					
B5	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	<u>Compliant</u>	Prior to commencement of construction	Document and record consultation with relevant service providers/owners. Undertake a Dial-B4-Dig search Confirm preparation of any required dilapidation report of relevant public infrastructure. Document submission of dilapidation report to Planning Secretary, Certifier and Council.	(a) Continuous consultation with owners and service providers (b)/(c) Dilapidation Report issued to DPIE, Certifying Authority and Council on 10/12/2020
Pre-Construction Dilapidation Report					
B6	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.	<u>Compliant</u>	Prior to commencement of Construction	Dilapidation report to provide a 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.	Submission dates as per the above. Dilapidation report issued to Heritage Council on 16/4/2021.
Unexpected Contamination Procedure					
B7	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.	<u>Compliant</u>	Prior to commencement of earthworks and Stage 2.	Confirm preparation of Unexpected Contamination Procedure and inclusion in the CEMP (as per B13). Confirmation of disposal of any approved and available waste facility of such contaminated materials. Confirmation of submission of disposal location and test results to the Planning Secretary prior to removal from site.	Submitted to DPIE on 16/4/2021.
Community Communication Strategy					
B8	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. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	<u>Compliant</u>	2 Weeks prior to commencement of Construction	Prepare a Community Communication Strategy in accordance with B8. Confirm commencement date of construction works.	Submitted to DPIE on 23/12/2020.

<u>B9</u>	The Community Communication Strategy must be submitted to the Planning Secretary for information no later than 48 hours before the commencement of any work.	<u>Compliant</u>	Prior to Construction	<p>Confirm the preparation and submission of the CCS to the Secretary.</p> <p>Confirm submission date is at least two weeks prior to the proposed commencement of work.</p> <p>Confirm the commencement date of works.</p>	Submitted to DPIE on 23/12/2020.
Ecologically Sustainable Development					
<u>B9</u>	<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> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<u>Compliant</u>	Prior to Construction	Seek approval from Planning Secretary for alternative certification process.	<p>Young HS approved for alternate certification process as per letter from DPIE:</p> <p>Approval of an Alternative Ecologically Sustainable Development (ESD) dated 20/01/2021.</p>
Outdoor Lighting					

B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority 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.	<u>Not Triggered</u>	Prior to the commencement of lighting installation and prior to Stage 2	Confirm outdoor lighting design for site complies with nominated Australian Standards. Confirm submission of lighting design by electrical engineer to Certifier for approval prior to commencement of lighting installation.	Not triggered at this stage
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 Certifying Authority and Planning Secretary.	<u>Compliant</u>	Prior to commencement of construction and Stage 2	Engage with a suitably qualified person that the work plan complies with the Australian Standard for demolition of structures. Provide demolition completion certificate confirming compliance with AS2601-2001, any future demolition work to comply with AS2601-2001 Project Team to confirm statement is submitted to Certifying Authority and Planning Secretary	Submitted to DPIE on 31/03/2021 with confirmation of no comments.
Environmental Management Plan Requirements					
B12	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	<u>Compliant</u>	Prior to construction	Ensure management plans are prepared in accordance with B12.	Submitted to DPIE on 16/4/2021.
Construction Environmental Management Plan					
B13	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: (a) details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14); (c) Construction Noise and Vibration Management Sub-Plan (see condition B15); (d) Construction Waste Management Sub-Plan (see condition B16); (e) Aboriginal Cultural Heritage Management Sub-Plan (see condition B17); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	<u>Compliant</u>	Prior to construction	Ensure CEMP review process includes a checklist against these requirements prior to submission to the Certifier for approval.	Submitted to DPIE on 16/4/2021.

<p><u>B14</u></p>	<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> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW(RMS)</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(d) detail heavy vehicle routes, access and parking arrangements</p>	<p><u>Compliant</u></p>	<p>Prior to construction</p>	<p>Ensure CTPMSP review process includes a checklist against these requirements prior to submission to the Certifier for approval.</p>	<p>Submitted to DPIE on 16/4/2021.</p>
<p><u>B15</u></p>	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(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).</p>	<p><u>Compliant</u></p>	<p>Prior to construction</p>	<p>Ensure CNVM management plan review process includes a checklist against these requirements prior to submission.</p>	<p>Submitted to DPIE on 16/4/2021.</p>

<u>B16</u>	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; 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.	<u>Compliant</u>	Prior to construction	Ensure CWMSP management plan review process includes a checklist against these requirements prior to submission.	Submitted to DPIE on 16/4/2021.
<u>B17</u>	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (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;	<u>Compliant</u>	Prior to construction	Ensure ACHMSP management plan review process includes a checklist against these requirements prior to submission to Planning Secretary for approval. Salvage excavation program for the Hilltops Aboriginal Artefact site. Measures to protect the Reconciliation Tree in perpetuity	Submitted to DPIE on 31/03/2021.
<u>B18</u>	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.	<u>Compliant</u>	All Times	Joss to prepare Driver Code of Conduct and communicate to all heavy vehicle drivers. This item will be included in the induction to site.	Joss Site Induction included Code of Conduct completed on 21/12/2021.
Soil and Water					
<u>B19</u>	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'.	<u>Compliant</u>	Prior to construction	Ensure CWMSP management plan review process includes a checklist against these requirements. Joss to ensure that environmental controls are checked weekly and recorded.	Copy of completed checklists undertaken 11/01/2021, ongoing Management Safety Inspections to be completed.
<u>B20</u>	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.	<u>Not Triggered</u>	Prior to commencement of Stage 2	Design scope of hydraulic consultant to include conceptual design as outlined in the EIS and requirements of B20. Hydraulic consultant to certify design to be in accordance with relevant Australian Standards and B20. Project team to confirmation submission to PCA	Not triggered at this stage
Construction Parking					
<u>B21</u>	Construction Worker Transportation Strategy Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities.	<u>Compliant</u>	At all times	Confirm provision of adequate parking space for heavy vehicles on site. Confirm parking restrictions associated with on-street parking and public parking facilities are included within the CTPMSP. Periodic monitoring of local roads daily for development-related vehicles. Review complaints register for any parking related complaints. Confirm parking restrictions are included within induction and awareness training for staff and contractors.	Joss Site Induction Provided along with Joss Construction Worker Transport Strategy. Provided to certifier on 08/03/2021.
Archaeological Salvage – Historic Archaeology					

<u>B22</u>	Prior to the commencement of construction, historical archaeological excavation investigations must be undertaken by a suitably qualified and experienced historical archaeologist in accordance with: (a) Heritage Council's Excavation Director Criteria for the excavation of State significant historical archaeological sites; (b) the Excavation Methodology in section 8 of the Historical Archaeological Assessment & Research Design Report, prepared by GML at Appendix J of the EIS.	<u>Compliant</u>	Prior to commencement of Stage 2 works.	Undertake archaeological investigations using: Heritage Council's Excavation Director Criteria for State Significant historical archaeological sites Excavation Methodology in section 8 of the Historical Archaeological Assessment & Research Design Report within the EIS.	Section 146 submission in progress
<u>B23</u>	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.	<u>Compliant</u>	Prior to commencement of Stage 2 works.	Project team on site to advise if any archaeological deposits / substantially intact evidence has been found.	Section 146 submission occurred on 23/4/2021.
Landscaping					
<u>B24</u>	Prior to the commencement of construction of landscape works, the Applicant must prepare a revised Landscape Plan to detail and manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must: (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.	<u>Not Triggered</u>	Prior to commencement of Stage 3 works.	Project team to consult with heritage Council prior to submission to planning secretary. Revise Landscape Plan in accordance with B24.	Not triggered at this stage
Operational Car Parking and Service Vehicle Layout					
<u>B25</u>	Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifying Authority: (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.	<u>Not Triggered</u>	Prior to commencement of Stage 3 works.	Joss to submit required information to the certifying authority.	Not triggered at this stage
Public Domain Works					
<u>B26</u>	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.	<u>Not Triggered</u>	Prior to commencement of footpath or public domain works.	Joss to confirm submission of required information to the certifying authority.	Not triggered at this stage
Compliance Reporting					
<u>B27</u>	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.	<u>Compliant</u>	At least 2 weeks prior to the commencement of construction.	Confirm submission of a CMRP prepared in accordance with the CRPAR 2018 to the Department and the Certifier. Confirm CMRP makes provision for the preparation of compliance reports in accordance with the CRPAR.	Compliance Monitoring and Reporting Program submitted on 21/3/2021, 2 weeks prior to commencement on 5/5/21.

<u>B28</u>	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<u>Compliant</u>	At all times	Confirm PCCR makes provision for the preparation of compliance reports in accordance with the CRPAR.	Pre-construction compliance Compliance Report (this report) submitted to DPIE prior to commencement of construction.
<u>B29</u>	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Program.	<u>Compliant</u>	In line with timing from Compliance Monitoring and Reporting Program	Confirm Compliance Reports are submitted in accordance with timing outlined in CMRP.	Pre-construction compliance Compliance Report (this report) submitted to DPIE prior to commencement of construction.
<u>B30</u>	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 Certifying Authority in writing at least seven days before this is done.	<u>Not Triggered</u>	Submission as per timeframes as per condition B30	Confirm Compliance Reports are made publicly available 60 days after submission to the Planning Secretary. Notify Planning Secretary and Certifying Secretary seven days prior to making publicly available.	Not triggered at this stage
<u>B31</u>	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.	<u>Not Triggered</u>	Submission as per timeframes as per condition B31	Review of directions provided by the Secretary in respect of "compliance reporting matters".	Not triggered at this stage
Heritage Interpretation Strategy					
<u>B32</u>	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 Anti-Chinese 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.	<u>Not Triggered</u>	Prior to the commencement of Stage 2	Confirm submission of Strategy with Heritage Council and to the satisfaction of planning secretary. Prepare a Heritage Interpretation Strategy in accordance with this condition.	Not triggered at this stage
Design Refinement					
<u>B34</u>	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.	<u>Not Triggered</u>	Prior to the commencement of construction of façade elements of the new library (Block NN)	Finishes Schedule to be provided, approval of colours by Heritage prior to commencement of façade elements.	Not triggered at this stage
PART C - DURING CONSTRUCTION					
Site Notice					

<u>C1</u>	C1. A site notice(s): (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, Certifying Authority and Structural Engineer is to satisfy the following requirements; (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; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (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 (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.	<u>Compliant</u>	At all times	Confirm all Site Notice's include a checklist against these requirements.	Site notice complete on 30/11/2020.
Operation of Plant and Equipment					
<u>C2</u>	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.	<u>Not Triggered</u>	At all times	All plant and equipment is registered in accordance with Joss safety requirements, logs books checked daily	Not triggered at this stage
Demolition					
<u>C3</u>	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.	<u>Not Triggered</u>	At all times	Confirm Works Plan for demolition complies with nominated Australian Standards AS2601 2001	Not triggered at this stage
Construction Hours					
<u>C4</u>	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	<u>Compliant</u>	At all times	SSDA Hours communicated to site personal in site induction Joss site supervisor to sweep site at end of day to ensure works have stopped by hours nominated in this condition	Covered in site induction 29/10/2020.
<u>C5</u>	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	<u>Not Triggered</u>	At all times	If required, conditions in C5 will be met.	Not triggered at this stage
<u>C6</u>	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.	<u>Not Triggered</u>	At all times	If required, ensure adequate notice is given to affected residents as per notification in CCS and Condition C5	Not triggered at this stage
<u>C7</u>	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	<u>Not triggered</u>	At all times	SSDA Hours communicated to site personal in site induction Joss site supervisor to sweep site at end of day to ensure works have stopped by hours nominated in this condition Ensure adequate notice is given to affected residents as per notification in CCS.	Covered in site induction 29/10/2020.
Implementation of Management Plans					

<u>C8</u>	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<u>Not Triggered</u>	At all times	Items within the SSDA relevant to the work activities are to be included within the contract scopes of works for consultants & subcontractors. Toolbox talks to address any compliance issues as required. The site induction highlights relative conditions to be adhered to while undertaking works on site The approved CEMP and subplans will be kept on site in the site office.	Not triggered at this stage
Construction Traffic					
<u>C9</u>	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.	<u>Compliant</u>	At all times	Fulltime traffic control to ensure all construction traffic enters and leaves site in forward direction when required. Construction methodology highlights all construction traffic enters and leaves site in forward direction	Covered in site induction 29/10/2020.
Hoarding Requirements					
<u>C10</u>	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.	<u>Not Triggered</u>	At all times	The site will not be hoarded off, however will have site fencing. Site fencing to be maintained at all times. All graffiti to be removed within 48 hours	Not triggered at this stage
No Obstruction of Public Way					
<u>C11</u>	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.	<u>Compliant</u>	At all times	Joss to continuous monitor Site gates to ensure public access is maintained at all times	Covered in site induction 29/10/2020.
Construction Noise Limits					
<u>C12</u>	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.	<u>Compliant</u>	At all times	Ensure CNVM management plan review process includes a checklist against these requirements	Toolbox Talks to note this. Management Safety Inspections. Covered in site induction 29/10/2020.
<u>C13</u>	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition C4.	<u>Compliant</u>	At all times	SSDA Approved hours communicated to site personal and delivery drivers in site induction Joss to police deliveries at construction gate during SSDA hours only	Toolbox Talks to note this. Covered in site induction 29/10/2020.
<u>C14</u>	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.	<u>Compliant</u>	At all times	All plant with audible movement alarms to operate during SSDA Approved hours	Toolbox Talks to note this.
Vibration Criteria					
<u>C15</u>	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).	<u>Compliant</u>	At all times	Joss to ensure vibration monitoring to be undertaken in accordance with SSDA Condition.	Any vibration monitoring reports to be provided where applicable.
<u>C16</u>	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.	<u>Not Triggered</u>	At all times	Worksite is over 30m from any residential buildings.	Not triggered at this stage
<u>C17</u>	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.	<u>Not Triggered</u>	At all times	Vibration monitoring to be undertaken in accordance with CNVMP as per B15	Not triggered at this stage

Tree Protection					
<u>C18</u>	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees 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; (c) all trees on the site that are not approved for removal must be suitably protected during construction; (d) the Reconciliation Tree must be protected in accordance with the ACHMSP. (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.	<u>Not Triggered</u>	At all times	Joss to set up tree protection zones in accordance with requirements of this condition Tree protection zones to be inspected and approved by arborist prior to commencement of construction TPZ to be checked as part of Joss's weekly environmental inspection	Not triggered at this stage
Air Quality Discharges					
<u>C19</u>	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<u>Compliant</u>	At all times	Joss to ensure on site works are in compliance with this condition and implement CEMP.	CEMP covers controls which are implemented. 23/03/2021.
<u>C20</u>	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	<u>Compliant</u>	At all times	Joss to ensure on site works are in compliance with this condition and implement CEMP.	CEMP covers controls which are implemented. 23/03/2021.
Erosion and Sediment Control					
<u>C21</u>	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'.	<u>Compliant</u>	At all times	Joss to ensure on site works are in compliance with this condition and implement CEMP.	Site Safety and Environmental Checklist to record this. Internal audit closed out controls on 11/01/2021.
Imported Soil					
<u>C22</u>	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifying Authority upon request.	<u>Not Triggered</u>	At all times	Current cut/fill does not have the project importing any fill to site.	Not triggered at this stage
Disposal of Seepage and Stormwater					
<u>C23</u>	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<u>Not Triggered</u>	At all times	Joss to ensure on site works are in compliance with this condition and implement CEMP.	Not triggered at this stage
Unexpected Finds Protocol – Aboriginal Heritage					
<u>C24</u>	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.	<u>Not Triggered</u>	At all times	Any discovery of aboriginal heritage will trigger the Unexpected Finds Protocol (UFP) prepared by Lantern as part of Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) UFP to be included in site induction	Not triggered at this stage
Unexpected Finds Protocol – Historic Heritage					

<u>C25</u>	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.	<u>Not Triggered</u>	At all times	Any discovery of unexpected archaeological relics will trigger the Unexpected Finds Protocol (UFP) prepared by Lantern as part of Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) UFP to be included in site induction	Not triggered at this stage
Waste Storage and Processing					
<u>C26</u>	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.	<u>Not Triggered</u>	At all times	Ensure CWMSP management plan review process includes a checklist against these requirements. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	Not triggered at this stage
<u>C27</u>	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<u>Not Triggered</u>	At all times	Ensure CWMSP management plan review process includes a checklist against this requirement. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	Not triggered at this stage
<u>C28</u>	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.	<u>Not Triggered</u>	At all times	Ensure CSWMSP management plan prepared by Civil Engineer being adhered to. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	Not triggered at this stage
<u>C29</u>	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.	<u>Not Triggered</u>	At all times	Ensure CWMSP management plan review process includes a checklist against these requirements. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	Not triggered at this stage
<u>C30</u>	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.	<u>Not Triggered</u>	At all times	Ensure CWMSP management plan review process includes a checklist against this requirement. Weekly environmental inspections against an environmental checklist reviewing integrity of environmental controls.	Not triggered at this stage
Outdoor Lighting					
<u>C31</u>	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<u>Not Triggered</u>	Prior to Occupation	Confirm outdoor lighting design for site complies with nominated Australian Standards. Confirm submission of lighting design to Certifier for approval prior to commencement of construction.	Not triggered at this stage
Independent Environmental Audit					
<u>C32</u>	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.	<u>Compliant</u>	Prior to preparation of independent audit program or commencement of independent audit. within 8weeks of notification for commencement 6months from the initial	SINSW to confirm independent environmental auditor and seek agreement with the Planning Secretary.	Confirmation for independent environmental auditor sent to DPIE on 16/4/2021.
<u>C33</u>	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 Certifying Authority.	<u>Not Triggered</u>	Within 4 week of Commencement	- Joss to comply with all independent environmental audit requirements as per this condition.	Not triggered at this stage

<u>C34</u>	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.	<u>Not Triggered</u>	Within 8 weeks of notification for commencement and 6 months from the initial audit	- Joss to comply with all independent environmental audit requirements as per this condition.	Not triggered at this stage
<u>C35</u>	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.	<u>Not Triggered</u>	At all times	- Joss to comply with all independent environmental audit requirements as per this condition.	Not triggered at this stage
<u>C36</u>	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority 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).	<u>Not Triggered</u>	At all times	- Joss to comply with all independent environmental audit requirements as per this condition.	Not triggered at this stage
<u>C37</u>	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 Certifying Authority; 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 Certifying Authority in writing at least seven days before this is done.	<u>Not Triggered</u>	Make Independent Audit Report publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and Certifying Authority at least 7 days before this is done	- Joss to comply with all independent environmental audit requirements as per this condition.	Not triggered at this stage
<u>C38</u>	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.	<u>Not Triggered</u>	Submit reports and findings within 21 days of the scheduled program to the Planning Secretary	- Joss to comply with all independent environmental audit requirements as per this condition.	Not triggered at this stage
<u>C39</u>	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.	<u>Not Triggered</u>	After Occupation	- Joss to comply with all independent environmental audit requirements as per this condition.	Not triggered at this stage
PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
Notification of Occupation					
<u>D1</u>	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.	<u>Not Triggered</u>	At least 1 month before the commencement date of each operation date within each stage	Date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation for MS 2	Not triggered at this stage
External Walls and Cladding					
<u>D2</u>	Prior to commencement of operation, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<u>Not Triggered</u>	Prior to Stage 4	- Joss to provide information to meet this requirement	Not triggered at this stage
<u>D3</u>	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<u>Not Triggered</u>	Within 7 days of providing evidence to the Certifying Authority	- Joss to provide information to meet this requirement	Not triggered at this stage
Post-construction Dilapidation Report					
<u>D4</u>	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: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.	<u>Not Triggered</u>	Prior to Stage 4	- Joss to provide information to meet this requirement	Not triggered at this stage
Protection of Public Infrastructure					

<u>D5</u>	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	<u>Not Triggered</u>	As soon as practical	Joss to provide information to meet this requirement	Not triggered at this stage
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Error! Reference source not found. of this consent.				
Utilities and Services					
<u>D6</u>	Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	<u>Not Triggered</u>	Prior to Stage 4	Joss to provide information to meet this requirement	Not triggered at this stage
Roadworks and Access					
<u>D7</u>	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).	<u>Not Triggered</u>	Prior to Stage 4	Develop final list of mitigation measures following the Road Safety Audit Review by Local Traffic Advisory Committee	Not triggered at this stage
Works as Executed Plans					
<u>D8</u>	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	<u>Not Triggered</u>	Prior to Stage 4	Engage registered surveyor Confirm finished ground levels and stormwater drainage WAE drawings	Not triggered at this stage
Green Travel Plan					
<u>D9</u>	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: (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.	<u>Not Triggered</u>	Prior to Stage 4	To be undertaken by SINSW, prepared by a qualified traffic consultant and in Consultation with Council and TfNSW	Not triggered at this stage
Car Parking Arrangements					
<u>D10</u>	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that: (a) 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.	<u>Not Triggered</u>	Prior to Stage 4	Joss to provide information to meet this requirement	Not triggered at this stage
Road Damage					
<u>D11</u>	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.	<u>Not Triggered</u>	Prior to Stage 4	Joss to provide information to meet this requirement	Not triggered at this stage
Fire Safety Certification					

<u>D12</u>	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	<u>Not Triggered</u>	Prior to occupation of Stage 1 and Stage 4	Obtain a Fire Safety Certificate	Not triggered at this stage
Structural Inspection Certificate					
<u>D13</u>	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	<u>Not Triggered</u>	Prior to occupation of Stage 1 and Stage 4	Joss to provide information to meet this requirement	Not triggered at this stage
Stormwater Quality Management Plan					
<u>D14</u>	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and 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.	<u>Not Triggered</u>	Prior to Stage 4	Joss to provide information to meet this requirement	Not triggered at this stage
Warm Water Systems and Cooling Systems					
<u>D15</u>	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<u>Not triggered</u>	Prior to Stage 4	Joss to provide information to meet this requirement	Note
Outdoor Lighting					
<u>D16</u>	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority 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.	<u>Not Triggered</u>	Prior to Stage 4	Joss to provide information to meet this requirement	Not triggered at this stage
Archaeological Salvage – Historic Archaeology					
<u>D17</u>	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.	<u>Not Triggered</u>	Interim Report within 1month after salvage works Final Report within 12months of completion of salvage works (or as agreed to by the Planning Secretary)	Salvage Reports to be provided by a suitably qualified and experienced historical archaeologist	Not triggered at this stage
Signage					
<u>D18</u>	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed	<u>Not Triggered</u>	Prior to Stage 4	Joss to provide information to meet this requirement	Not triggered at this stage
<u>D19</u>	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.	<u>Not Triggered</u>	Prior to Stage 4	Joss to provide information to meet this requirement	Not triggered at this stage
Landscaping					

<u>D20</u>	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 Certifier. 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.	<u>Not Triggered</u>	Prior to Stage 4	Outline monitoring and maintenance Consistent with EIS	Not triggered at this stage
<u>D21</u>	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Planning Secretary.	<u>Not Triggered</u>	Prior to Stage 4	Loss to provide information to meet this requirement	Not triggered at this stage
Heritage Interpretation Plan					
<u>D22</u>	Prior to the issue of the occupation certificate the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must: (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.	<u>Not Triggered</u>	Prior to Stage 4	Loss to provide information to meet this requirement. Item is required to be submitted and approved in consultation with the Heritage Council	Not triggered at this stage
PART E - POST OCCUPATION					
Out of Hours Event Management Plan					

<u>E1</u>	Prior to the commencement of the first out of hours events that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the library where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	<u>Not Triggered</u>	Prior to Commencement of first out of hours events of >100 people	To be provided by SINSW if required	Not triggered at this stage
<u>E2</u>	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	<u>Not Triggered</u>	Prior to Commencement of first out of hours events of >100 people	To be provided by Principal	Not triggered at this stage
Operation of Plant and Equipment					
<u>E3</u>	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	<u>Not Triggered</u>	During Operation	To be provided by Principal	Not triggered at this stage
Warm Water Systems and Cooling Systems					
<u>E4</u>	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.	<u>Not Triggered</u>	During Operation	To be provided by Principal, with information to be provided by Joss	Not triggered at this stage
Community Communication Strategy					
<u>E5</u>	The Community Communication Strategy, must be implemented for a minimum of 12 months following the completion of construction.	<u>Not Triggered</u>	At all times, 12 months following Stage 4	To be provided by Principal	Not triggered at this stage
Heritage Interpretation Plan					
<u>E6</u>	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B33	<u>Not Triggered</u>	During Operation	To be implemented by Principal	Not triggered at this stage
Unobstructed Driveways and Parking Areas					
<u>E7</u>	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.	<u>Not Triggered</u>	During Operation	To be provided by YHS	Not triggered at this stage
Green Travel Plan					
<u>E8</u>	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	<u>Not Triggered</u>	During Operation	To be provided by YHS	Not triggered at this stage
Ecologically Sustainable Development					
<u>E9</u>	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.	<u>Not Triggered</u>	Within 6 months of operation	Currently alternative process is being sought after.	Not triggered at this stage
Outdoor Lighting					
<u>E10</u>	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.	<u>Not Triggered</u>	During Operation	Joss to provide information to meet this requirement	Not triggered at this stage
Landscaping					
<u>E11</u>	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.	<u>Not Triggered</u>	During Operation	To be provided by Principal, with information to be provided by Joss	Not triggered at this stage
ADVISORY NOTES					
<u>AN1</u>	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	<u>Not Triggered</u>	During Operation	To be provided by Principal, with information to be provided by Joss	Not triggered at this stage

Long Service Levy					
<u>AN2</u>	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Compliant	During Operation	Joss have confirmed payment to meet this requirement	Provided to Certifying Authority on 23/11/2020.
Legal Notices					
<u>AN3</u>	Any advice or notice to the consent authority must be served on the Planning Secretary	<u>Not Triggered</u>	During Operation		Not triggered at this stage
Access for People with Disabilities					
<u>AN4</u>	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<u>Not Triggered</u>	During Operation	Joss to provide information to meet this requirement	Not triggered at this stage
<u>AN5</u>	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	<u>Not Triggered</u>	During Operation	Joss to provide information to meet this requirement	Not triggered at this stage
Utilities and Services					
<u>AN6</u>	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<u>Not Triggered</u>	Prior to construction of the relevant stage	Joss to provide information to meet this requirement	Not triggered at this stage
<u>AN7</u>	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<u>Not Triggered</u>	Prior to construction of the relevant stage	Joss to provide information to meet this requirement	Not triggered at this stage
Road Design and Traffic Facilities					
<u>AN8</u>	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	<u>Not Triggered</u>	During Operation	Joss to provide information to meet this requirement	Not triggered at this stage
Road Occupancy Licence					
<u>AN9</u>	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	<u>Not Triggered</u>	During Operation	Joss to provide information to meet this requirement	Not triggered at this stage
SafeWork Requirements					
<u>AN10</u>	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<u>Not Triggered</u>	During Operation	Joss to provide information to meet this requirement	Not triggered at this stage
Hoarding Requirements					
<u>AN11</u>	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	<u>Not Triggered</u>	During Operation	Hoarding is not required for this project.	Not triggered at this stage
Handling of Asbestos					
<u>AN12</u>	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Compliant	During Operation	Joss to provide information to meet this requirement	Consultation record with SafeWorkNSW completed and on file

Written Incident Notification Requirements				
<u>1</u>	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.			
<u>2</u>	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.			
<u>3</u>	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.			
<u>4</u>	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.			

Note: Where the contractor has been delegated responsibility for submissions to the Department or Planning Secretary, these should be provided to the Principal (SINSW) as the Applicant to submit to the Department of Planning and Environment or the Planning Secretary.