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Pre-Construction & Pre-Operational Compliance Report – Stage I

International Maarif Schools of Australia – Gallipoli Campus

2 Percy St, Auburn




Prepared for: Australian Turkish Maarif Foundation
April 2020

Project Name:	International Maarif Schools of Australia – Gallipoli Campus
Consent No:	SSD-8926
Description of Project:	Staged construction and operation of a new Kindergarten to Year 12 school, including: <ul style="list-style-type: none"> • Stage 1 comprising minor establishment works to facilitate occupation of part of an existing building as a primary school for 115 students and 12 full-time equivalent staff; • Stage 2 comprising the construction and operation of a new primary school building to accommodate a maximum of 392 students and 28 full-time-equivalent staff; • Stage 3A comprising alterations and additions to an existing building to facilitate operation of a high school to accommodate a maximum of 336 secondary students (accommodating a total of 728 primary and secondary students and 58 full-time equivalent staff on site in combination with Stage 2); and • Stage 3B comprising redevelopment and operation of a new administration / office building associated works.
Project Address:	2 Percy Street, Auburn (Lots 14-21 in Section 1 in DP 2647, Lot 1 in DP 721683 and Lot 1 in DP 76735)
Proponent:	Australian Turkish Maarif Foundation
Title of Compliance Report:	Pre-Construction & Pre-Operational Compliance Report – Stage 1
Date:	24 April 2020
PREPARED BY Name: Address: Signature:	Penelope Smith DFP Planning, 11 Dartford Road, Thornleigh NSW 2120 
REVIEWED BY Name: Address: Signature:	Stephen Earp DFP Planning, 11 Dartford Road, Thornleigh NSW 2120 
ENDORSED BY Name: Address: Signature:	Izzet Anmak International Maarif Schools of Australia, 2 Percy Street, Auburn NSW 2144 Australia 

Document Control

Version	Prepared By	Reviewed By	Issued To	Date
Draft	P. Smith	S. Earp	IMSA	23 April 2020
Final	P. Smith	S. Earp	DPIE	24 April 2020

Authorised Reporting Officer

Name of Authorised Reporting Officer	Izzet Anmak
Title	Assistant Project Manager
Signature	
Qualification	B. Applied Science PIA(Assoc)
Company	International Maarif Schools of Australia
Company Address	2 Percy Street, Auburn, NSW 2144 Australia

The completed Compliance Report Declaration is at **Section 5** of this Compliance Report.

Contents

1	Introduction	1
1.1	Project Name and Application Number	1
1.2	Site Address	1
1.3	Project Stages	1
1.4	Name of Compliance Report	1
1.5	Applicable Dates	1
1.6	Summary of Activities during Reporting Period	1
1.7	Key Personnel	1
2	Compliance	2
2.1	Compliance Status Descriptors	2
2.2	Compliance Summary	2
2.3	Previous Report Actions	2
3	Incidents	3
4	Complaints	3
5	Compliance Declaration	4

Tables

Table 1	Compliance Status Descriptors	2
Table 2	Compliance Overview	2
Table 3	Incident Table	3
Table 4	ComplaintsTable	3

Appendices

1. Compliance Table

1 Introduction

1.1 Project Name and Application Number

Project Name: International Maarif Schools of Australia – Gallipoli Campus

Consent Number: SSD-8926.

1.2 Site Address

The project address is 2 Percy Street, Auburn.

1.3 Project Stages

Stage 1 – minor establishment works to facilitate occupation of part of an existing building as a primary school for 115 students and 12- full-time equivalent (FTE) staff.

Stage 2 – construction and operation of a new primary school building to accommodate a maximum of 392 students and 28 FTE staff

Stage 3A – alterations and addition to an existing building to facilitate operation of a high school to accommodate a maximum of 336 secondary students (accommodating a total of 728 primary and secondary students and 58 FTE staff on site in combination with Stage 2).

Stage 3B – redevelopment and operation of a new administration/ office building and associated works.

1.4 Name of Compliance Report

This compliance report is a “pre-construction’ and “pre-operational” compliance report - Stage 1. The reason the reports are combined is that the only construction works required for Stage 1 relate to the installation of bike racks to accommodate 13 bicycles.

1.5 Applicable Dates

This compliance report covers the pre-construction period until 8 May 2020.

1.6 Summary of Activities during Reporting Period

This report covers pre-construction and pre-operational activities for Stage 1 works. The only construction works required for Stage 1 involve the installation of bike racks (pursuant to **Condition E17**). Other activities undertaken during the reporting period include:

- Installation of school zone signage and related speed management signage and pavement markings has been undertaken and inspected by Transport for New South Wales (formerly Roads and Maritime Services) pursuant to **Condition E13**.

Note: Refurbishment works to the existing building on site have been undertaken via a Complying Development Certificate separate and prior to the determination of SSD 8926.

1.7 Key Personnel

The Key Personnel for the application include:

- Izzet Anmak – Assistant Project Manager, International Maarif Schools of Australia; and
- Stephen Earp – Partner, DFP Planning Consultants.

2 Compliance

2.1 Compliance Status Descriptors

Table 1 Compliance Status Descriptors	
Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirements 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.

2.2 Compliance Summary

Table 2 Compliance Overview	
Status	Total Identified
Compliant	24
Non-Compliant	0
Not Triggered	113

A full compliance table is provided at **Appendix 1**.

2.3 Previous Report Actions

There are no previous actions to report on.

3 Incidents

There were no incidents during the reporting period.

Table 3 Incident Table							
#	Cause/ nature of incident	Location of incident	How was incident identified	Agency(ies) notified	Action required	Timing for action	Response to incident
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

4 Complaints

There were no complaints received during the reporting period.

Table 4 ComplaintsTable							
Date	Time	Who Received Complaint	Complainant contact details	Work zone	Incident/ concern/ complaint	Time of verbal response	Comments
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

5 Compliance Declaration

Compliance Report Declaration	
Project Name:	International Maarif Schools of Australia – Gallipoli Campus
Project Application No:	SSD 8926
Description of Project:	<p>Staged construction and operation of a new Kindergarten to Year 12 school, including:</p> <ul style="list-style-type: none"> • Stage 1 comprising minor establishment works to facilitate occupation of part of an existing building as a primary school for 115 students and 12 full-time equivalent staff; • Stage 2 comprising the construction and operation of a new primary school building to accommodate a maximum of 392 students and 28 full-time-equivalent staff; • Stage 3A comprising alterations and additions to an existing building to facilitate operation of a high school to accommodate a maximum of 336 secondary students (accommodating a total of 728 primary and secondary students and 58 full-time equivalent staff on site in combination with Stage 2); and • Stage 3B comprising redevelopment and operation of a new administration / office building associated works.
Project Address:	2 Percy Street, Auburn
Proponent:	Australian Turkish Maarif Foundation
Title of Compliance Report:	Pre-Construction and Pre-Operational Compliance Report
Date:	24 April 2020


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

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

Notes:

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

5 Compliance Declaration

Name of Authorised Reporting Officer	Izzet Anmak
Title:	Assistant Project Manager
Signature:	
Qualification:	B. Applied Science PIA(Assoc)
Company:	International Maarif Schools of Australia



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APPENDIX I

Conditions of Consent																																																																																																	
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PART A – ADMINISTRATIVE CONDITIONS																																																																																																	
A1.	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.																																																																																													
A2.	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and Response to Submissions; and</p> <p>(d) in accordance with the approved plans in the table below:</p> <table border="1"> <thead> <tr> <th colspan="4">PDML Architecture</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>DA012</td> <td>G</td> <td>Site Plan</td> <td>12/03/20</td> </tr> <tr> <td>A120</td> <td>C</td> <td>Plan – LO & L1 proposed</td> <td>18/12/19</td> </tr> <tr> <td>DA100</td> <td>S</td> <td>Level O Plan</td> <td>06/07/18</td> </tr> <tr> <td>DA101</td> <td>V</td> <td>Level 1 Plan</td> <td>07/05/19</td> </tr> <tr> <td>DA102</td> <td>V</td> <td>Level 2 Plan</td> <td>07/05/19</td> </tr> <tr> <td>DA103</td> <td>V</td> <td>Level 3 Plan</td> <td>19/06/19</td> </tr> <tr> <td>DA104</td> <td>S</td> <td>Roof Plan</td> <td>19/06/19</td> </tr> <tr> <td>DA201</td> <td>L</td> <td>Elevations</td> <td>19/06/19</td> </tr> <tr> <td>DA300</td> <td>K</td> <td>Cross Sections</td> <td>19/06/19</td> </tr> <tr> <td>DA301</td> <td>L</td> <td>Long Sections</td> <td>19/06/19</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Taylor Brammer</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>D</td> <td>Staging Diagram</td> <td>25.10.2019</td> </tr> <tr> <td>02</td> <td>D</td> <td>Level 1 Landscape Plan</td> <td>25.10.2019</td> </tr> <tr> <td>03</td> <td>D</td> <td>Level 1 Forum and High School – Active Play</td> <td>25.10.2019</td> </tr> <tr> <td>04</td> <td>D</td> <td>Level 1 Junior Play and Kindergarten</td> <td>25.10.2019</td> </tr> <tr> <td>05</td> <td>D</td> <td>Level 2 High School Terraces</td> <td>25.10.2019</td> </tr> <tr> <td>06</td> <td>D</td> <td>Level 3 Outdoor Terrace</td> <td>25.10.2019</td> </tr> <tr> <td>07</td> <td>D</td> <td>Level 3 Senior Terrace</td> <td>25.10.2019</td> </tr> <tr> <td>08</td> <td>D</td> <td>Planting Strategy</td> <td>25.10.2019</td> </tr> <tr> <td>09</td> <td>D</td> <td>Landscape Details</td> <td>25.10.2019</td> </tr> </tbody> </table>	PDML Architecture				Dwg No.	Rev	Name of Plan	Date	DA012	G	Site Plan	12/03/20	A120	C	Plan – LO & L1 proposed	18/12/19	DA100	S	Level O Plan	06/07/18	DA101	V	Level 1 Plan	07/05/19	DA102	V	Level 2 Plan	07/05/19	DA103	V	Level 3 Plan	19/06/19	DA104	S	Roof Plan	19/06/19	DA201	L	Elevations	19/06/19	DA300	K	Cross Sections	19/06/19	DA301	L	Long Sections	19/06/19	Taylor Brammer				Dwg No.	Rev	Name of Plan	Date	01	D	Staging Diagram	25.10.2019	02	D	Level 1 Landscape Plan	25.10.2019	03	D	Level 1 Forum and High School – Active Play	25.10.2019	04	D	Level 1 Junior Play and Kindergarten	25.10.2019	05	D	Level 2 High School Terraces	25.10.2019	06	D	Level 3 Outdoor Terrace	25.10.2019	07	D	Level 3 Senior Terrace	25.10.2019	08	D	Planting Strategy	25.10.2019	09	D	Landscape Details	25.10.2019	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.																																																																																													
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) and 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.	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.																																																																																													
A5.	This consent lapses five years after the date of consent unless work is physically commenced.	Compliant	Stage 1																																																																																														
A6.	<p>The student population and associated full time equivalent staff numbers must not exceed:</p> <p>(a) 115 and 12 respectively during Stage 1;</p> <p>(b) 392 and 28 respectively for Stage 2; and</p> <p>(c) 728 and 48 respectively for Stage 3 and thereafter.</p>	Compliant	At all stages	Review of enrolments annually to ensure compliance with numbers																																																																																													

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
A7	Unless otherwise with the written consent of the Planning Secretary, the occupation of Stage 1, being the occupation of part of an existing building for the purposes of a primary school, must not exceed a period of more than three years from the issuing of an occupation certificate for Stage 1.	Compliant	Stage 1	Review progress annually to ensure Stage 1 does not exceed the three year limit from issue of OC.	
A8.	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 stages	<ul style="list-style-type: none"> Review to ensure appropriate signage is installed. BCA compliance audit to be carried out prior to completion of construction of Stages as appropriate. 	Photographic evidence of signage provided to Certifier.
A9.	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.	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
A10.	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.	Consultation not required for commencement of Stage 1.
A11	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the Staging Report prepared by DFP consultants dated 14 February 2020 unless otherwise approved in writing by the Planning Secretary.	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Staging, Combining and Updating Strategies, Plans or Programs A12	The Applicant may: <ul style="list-style-type: none"> (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). 	Compliant	At each stage	Consistency with approved Staging Plan.	
A13	Any strategy, plan or program prepared in accordance with condition A12, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Not triggered	At all stages	Consistency with approved Staging Plan.	
A14	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.	Not triggered	At all stages	Consistency with approved Staging Plan.	
A15	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.	Not triggered	At all stages	Consistency with approved Staging Plan.	
A.16	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Not triggered	Stage 2, 3A and 3B	Monitoring methodology subject to appointment of Head Contractor.	No new building provided for Stage 1.
A17	The external walls of all buildings including additions to existing buildings that are part of the development must comply with the relevant requirements of the BCA.	Not triggered	Stage 2, 3A and 3B	Monitoring methodology subject to appointment of Head Contractor.	There are no new buildings or additions to existing buildings as part of Stage 1
Applicability of Guidelines A18	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
A19	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Monitoring and Environmental Audits A20	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. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Access to Information A21	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: <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; 	Not triggered	At all stages	Publicly available information via school website.	There are no construction works as part of Stage 1, only installation of bike racks.

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.				
Compliance A22	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.	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Incident Notification, Reporting and Response A23	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
A24	Subsequent notification must be given and reports submitted in accordance with the requirements set out in 0.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Non-Compliance Notification A25	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
A26	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
A27	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Revision of Strategies, Plans and Programs A28	Within three months of: (a) the submission of a compliance report under condition C24; (b) the submission of an incident report under condition A24; (c) the submission of an Independent Audit under condition D36; (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 the Certifier must be notified in writing that a review is being carried out.	Not triggered	Within 3 months of submission of this Compliance Report.		
A29	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development</i>	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
PART B PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE					
Certified Drawings B1	Prior to the issue of a construction certificate for Stage 1 and for each subsequent stage, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent for the works in the relevant stage.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	No structural works required in Stage 1.
Acoustic mitigation B2	Prior to the issue of a construction certificate for Stage 2, the Applicant must provide the Certifier with documented evidence that consultation with the property owner of 2A Percy Street has been undertaken regarding the acoustic treatment of the south facing first floor window of 2A Percy Street as recommended in Acoustic Report prepared by SLR dated 12 July 2018. If an agreement is reached, documented evidence of the agreement between the two parties must be provided to the Certifier. The evidence must include details regarding the Applicant being responsible for all financial payments in association with the construction and installation of the window. If an agreement cannot be reached, all documented evidence of the consultation (including all correspondence, quotes and offers) must be provided to the Certifier and a copy provided to the Planning Secretary.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	
Flooding B3	Prior to the issue of a construction certificate for Stage 2, a detailed flood assessment and impact study must be submitted to the satisfaction of Council demonstrating that the Stage 2 and Stage 3 works will not impact on overland flow during a flood event.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Planning Agreement B4	Prior to the issue of any construction certificate for Stage 2, a Planning Agreement must be executed between the Applicant and Cumberland Council that is in the terms of the offer made by the Applicant to Cumberland Council on 15 August 2019. A copy of the executed Planning Agreement is to be forwarded to the Planning Secretary.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
External Walls and Cladding B5	Prior to the issue of a construction certificate for Stage 2 and each subsequent stage, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
B6	<p>Ecologically Sustainable Development</p> <p>Prior to the issue of a construction certificate for Stage 2, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved for Stages 2 and 3 by either:</p> <p>(a) registering for a minimum 4 star Green Star rating for the development with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
B7	<p>Outdoor Lighting</p> <p>Prior to the issue of a construction certificate for Stage 2 and each subsequent stage, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting proposed on site in the relevant stage 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.</p>	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
B8	<p>Operational Access and Parking Arrangements</p> <p>Prior to the issue of the relevant construction certificate for Stage 2, evidence must be submitted to the Certifier that the operational access and parking arrangements of Stage 2 comply with the following requirements:</p> <p>(a) all vehicles are able to enter and leave the site in a forward direction;</p> <p>(b) a minimum of 56 on-site car parking spaces are included for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;</p> <p>(c) 31 staff and visitor/student bicycle parking spaces are included;</p> <p>(d) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; and</p> <p>(e) end-of-trip facilities are included for staff and students in accordance with the EIS and approved plans.</p>	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
B9	<p>Prior to the issue of the relevant construction certificate for Stage 3A, evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements:</p> <p>(a) 51 staff and visitor/student bicycle parking spaces are included; and</p> <p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance</p>	Not triggered	Stage 3A	Monitoring methodology subject to appointment of Head Contractor.	
PART C – PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE					
C1	<p>Notification of Commencement</p> <p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p>	Compliant	At all stages	Letter to be provided to Planning Secretary a minimum of 48 hours prior to construction or operation.	Letter submitted to DPIE on 24 April 2020.
C2	<p>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.</p>	Compliant	Stage 1	Letter to be provided to Planning Secretary a minimum of 48 hours prior to construction and operation of Stage 1	Letter submitted to DPIE on 24 April 2020.
C3	<p>Protection of Public Infrastructure</p> <p>Prior to the issue of a construction certificate for Stage 2 and each subsequent stage, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	Not Triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
C4	<p>Pre-Construction Dilapidation Report</p> <p>Prior to the issue of a construction certificate for Stage 2 and each subsequent stage, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.</p>	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
C5	<p>Unexpected Contamination Procedures</p> <p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C9 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.</p>	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	No earthworks are required for Stage 1.
C6	<p>Community Communication Strategy</p> <p>No later than two weeks before the commencement of construction for Stage 2, a Community Communication Strategy for Stage 2 and subsequent stages must be submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
C7	<p>Demolition</p> <p>Prior to the commencement of any demolition, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	No demolition required for Stage 1.

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
Environmental Management Plan Requirements C8	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Construction Environmental Management Plan C9	<p>Prior to the commencement of construction of Stage 2 and subsequent stages, the Applicant must submit a Construction Environmental Management Plan (CEMP) for the relevant stage to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (e) Details of: <ul style="list-style-type: none"> (iv) hours of work; (v) 24-hour contact details of site manager; (vi) management of dust and odour to protect the amenity of the neighbourhood; (vii) stormwater control and discharge; (viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (ix) groundwater management plan including measures to prevent groundwater contamination; (x) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (xi) community consultation and complaints handling; (f) Construction Traffic and Pedestrian Management Sub-Plan (see condition C10); (g) Construction Noise and Vibration Management Sub-Plan (see condition C11); (h) Construction Waste Management Sub-Plan (see condition C12); (i) Construction Soil and Water Management Sub-Plan (see condition C13); (j) an unexpected finds protocol for contamination and associated communications procedure; (k) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (l) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and 	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
C10	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements. 	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	There are no construction works as part of Stage 1.
C11	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition C11(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C8(d). 	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
C12	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction. 	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
C13	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, including as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
C14	Prior to the commencement of construction of Stage 2 and subsequent stages, 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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Construction Parking C15	Prior to the commencement of construction of Stage 2 and subsequent stages, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Operational Noise – Design of Mechanical Plant and Equipment C16	Prior to installation of mechanical plant and equipment at Stage 2 and subsequent stages, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Report prepared by SLR dated 12 July 2018, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Report.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Landscaping C17	Prior to the commencement of construction of Stage 2, the Applicant must submit details of street tree planting in Percy Street along the frontage site to the satisfaction of the Planning Secretary. The plan must: (a) detail the location, species, maturity and height at maturity of plants to be planted on-site; (b) include location, species and spacing of trees determined in consultation with Council; and (c) include the planting of trees with a pot container of 100 litres or greater.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Operational Waste Storage and Processing C18	Prior to the commencement of construction of Stage 2, evidence must be provided to the Certifier that the design of the temporary operational waste storage area incorporates: (a) construction using solid non-combustible material; (b) access that is vermin proof and can be openable from both inside and outside the storage area at all times; (c) a hot and cold water supply with a hose through a centralised mixing valve; (d) naturally ventilation or installation of an air handling exhaust system; and (e) signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
C19	Prior to the commencement of construction of Stage 3A, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area incorporates: (a) construction using solid non-combustible material; (b) access that is vermin proof and can be openable from both inside and outside the storage area at all times; (c) a hot and cold water supply with a hose through a centralised mixing valve; (d) naturally ventilation or installation of an air handling exhaust system; and (e) signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Not triggered	Stage 3A	Monitoring methodology subject to appointment of Head Contractor.	
Construction Access and Parking Arrangements C20	Prior to the commencement of construction of Stage 2 and subsequent stages, evidence must be submitted to the Certifier that the construction access and parking arrangements comply with the following requirements: (a) all construction vehicles must be able enter and leave the site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with 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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Public Domain Works C21	Prior to the commencement of footpath or public domain works in any stage of the development, the Applicant must consult with Council and demonstrate to the Certifier 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 Certifier.	Not triggered	Stage 2 and onwards	Monitoring methodology subject to appointment of Head Contractor.	No footpath or public domain works are required for Stage 1.
Stormwater Management System C22	Prior to the commencement of construction of Stage 2 and subsequent stages, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
Site Contamination C23	Following demolition of the existing warehouse building and demolition works for stage 3B, further investigation of the land situated beneath the building footprints must be undertaken in accordance with Contamination Guidelines. A report outlining the findings of the investigations and a review of the report by a NSW EPA accredited Site Auditor are to be submitted to the Certifier. Should the investigations identify that remediation works are required, a Remediation Action Plan (RAP) is to be prepared and reviewed by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate.	Not triggered	Stage 3B	Monitoring methodology subject to appointment of Head Contractor.	
Compliance Reporting C24	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 Certifier.	Compliant	At all stages	Pursuant to Condition A28.	Stage 1 Pre-Construction Compliance Report complete.
C25	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Compliant	At all stages	Pursuant to Condition A28.	
C26	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Program.	Compliant	At all stages	Pursuant to Condition A28.	Stage 1 Pre-Construction & Pre-Operational Compliance Report submitted to Planning Secretary on 24 April 2020
C27	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	Compliant	At all stages	Pursuant to Condition A28.	Compliance Report will be publicly available via school website.
C28	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.	Not triggered	At all stages	Pursuant to Condition A28.	
C30	Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended) is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: (a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; (b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and (c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.	Compliant	At all stages	Pursuant to Condition A28.	Stage 1 Pre-Construction and Pre-Operational Compliance Report submitted to Planning Secretary on 24 April 2020.
C31	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended)	Compliant	At all stages	Pursuant to Condition A28.	
C32	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	Compliant	At all stages	Pursuant to Condition A28.	Stage 1 Pre-Construction and Pre-Operational Compliance Report submitted to Planning Secretary on 24 April 2020. Installation of Bike Racks (only works for Stage 1) scheduled for 8 May 2020 Operations schedule to commence on 11 May 2020.
C33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliant	At all stages	Pursuant to Condition A28.	Compliance Report will be publicly available via school website.
C34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that consistent operational compliance has been achieved.	Not triggered	At all stages	Pursuant to Condition A28.	
PART D – DURING CONSTRUCTION					
Site Notice D1	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, Certifier 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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	Photographic evidence provided to Certifier.
Operation of Plant and Equipment D2	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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Demolition D3	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 C7.	Not triggered	Stage 2 onwards	Monitoring methodology subject to appointment of Head Contractor.	
Construction Hours D4	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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
D5	Construction activities may be undertaken outside of the hours in condition D4 if required:	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
	(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.				
D6	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
D7	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.	Not triggered	Stage 2 onwards	Monitoring methodology subject to appointment of Head Contractor.	
Implementation of Management Plans D8	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Construction Traffic D9	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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Hoarding Requirements D10	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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
No Obstruction of Public Way D11	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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Construction Noise Limits D12	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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
D13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition D4.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
D14	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.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Vibration Criteria D15	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).	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
D16	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 D15.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
D17	The limits in conditions D15 and D16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C11 of this consent.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Tree Protection D18	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 as per the recommendations of the Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees dated 29 April 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Air Quality D19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
D20	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
	(b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.				
Erosion and Sediment Control D21	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'.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Imported Soil D22	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 Certifier upon request.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Disposal of Seepage and Stormwater D23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Unexpected Finds Protocol – Aboriginal Heritage D24	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Unexpected Finds Protocol – Historic Heritage D25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW 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 NSW.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Waste Storage and Processing D26	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
D27	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
D28	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
D29	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
D30	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Outdoor Lighting D31	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Independent Environmental Audit D32	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.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	
D33	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 D34, must be submitted to the Planning Secretary and the Certifier.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	
D34	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.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	
D35	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.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	
D36	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition D33 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).	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
D37	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 D36 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	
D38	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.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	
D39	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.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	
PART E – PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE					
Notification of Occupation E1	At least two weeks before commencement of operation of Stage 1, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing.	Compliant	Stage 1	Submission of letter to DPIE.	Stage 1 Pre-Construction and Pre-Operational Compliance Report submitted to Planning Secretary on 24 April 2020. Installation of Bike Racks (only works for Stage 1) scheduled for 8 May 2020 Operations schedule to commence on 11 May 2020.
E2	At least one month before commencement of operation of Stage 2 and subsequent stages, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. 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.	Not triggered	Stage 2	Submission of letter to DPIE.	
Acoustic Barrier E3	Prior to the issue of an occupation certificate for Stage 2, a 2.1 metre acoustic barrier must be erected along the northern boundary shared with 2A Percy Street and the laneway.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
External Walls and Cladding E4	Prior to issue of an occupation certificate for Stage 2 and subsequent stages, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
E5	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Post-construction Dilapidation Report E6	Prior to issue of an occupation certificate for the final stage, 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 Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier 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.	Not triggered	Stage 3B	Monitoring methodology subject to appointment of Head Contractor.	
Protection of Public Infrastructure E7	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. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i>	Not triggered	At all times	Monitoring methodology subject to appointment of Head Contractor.	
Protection of Property E8	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Not triggered	At all times	Monitoring methodology subject to appointment of Head Contractor.	
Utilities and Services E9	Prior to issue of an occupation certificate for Stage 2 and subsequent stages (where required), the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Works as Executed Plans E10	Prior to the issue of an occupation certificate for Stage 2 and subsequent stages, 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 Certifier.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Green Travel Plan E11	Within four weeks of the issue of an occupation certificate of Stage 1 and prior to the issue of an occupation certificate of Stage 2 and subsequent stages, a Green Travel Plan (GTP), must be submitted to 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 Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets;	Not triggered	Within 4 weeks of issue of OC for Stage 1.	Submission of Green Travel Plan to DPIE.	Green Travel Plan to be prepared and submitted to the Planning Secretary by 8 June 2020.

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
	(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.				
Operational Transport and Access Management Plan (OTAMP) E12	Within four weeks of the issue of an occupation certificate for Stage 1 and prior to the issue of an occupation certificate for Stage 2 and subsequent stages, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW(RMS), and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following: (a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (b) the location of all car parking spaces on the site and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (d) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up parking; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program.	Not triggered	Within 4 weeks of issue of OC for Stage 1.	Submission of OTAMP to DPIE.	OTAMP to be prepared and submitted to the Planning Secretary by 8 June 2020.
School Zones E13	Prior to occupation by students of Stage 1, all required School Zone signage, speed management signage and associated pavement markings must be installed along surrounding roads, inspected by TfNSW(RMS) and handed over to TfNSW(RMS). <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>	Compliant	Stage 1	Provide proof of installed signs or submission of Inspection Certificate.	TfNSW (RMS) has installed all required School Zone signage, speed management signage and pavement markings. Photographic evidence will be provided to Certifier.
E14	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Compliant	Stage 1	Monitoring methodology subject to appointment of Head Contractor.	Applicant has a record of all dates in relation to installation, alteration and removing traffic control devices related to speed.
Mechanical Ventilation E15	Prior to issue of an occupation certificate for Stage 2 and subsequent stages, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Operational Noise – Design of Mechanical Plant and Equipment E16	Prior to issue of an occupation certificate for Stage 2 and subsequent stages, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Acoustic Report prepared by SLR dated 12 July 2018 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Parking Arrangements and End-of-Trip Facilities E17	Prior to the issue of an occupation certificate for Stage 1, evidence must be submitted to the Certifier that demonstrates that 14 car parking spaces and 13 bicycle parking spaces have been provided on site for the use of staff, students or visitors.	Compliant	Stage 1	Documented evidence provided.	Evidence of 14-space car park and 13 space bicycle rack to be provided to Certifier prior to issuing of OC.
E18	Prior to the issue of occupation certificate for Stage 2 and Stage 3A, evidence must be submitted to the Certifier that demonstrates that the operational access and parking arrangements have been constructed in accordance with the details approved under condition B8 or B9 (as appropriate).	Not triggered	Stage 2 & 3A	Monitoring methodology subject to appointment of Head Contractor.	
Road Damage E19	Prior to issue of an occupation certificate for Stage 2 and subsequent stages, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Fire Safety Certification E20	Prior to issue of an occupation certificate for any stage, 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.	Compliant	At all stages	Documented evidence provided.	Stage 1 Fire Safety Certificate provided to Certifier and Cumberland Council.
Structural Inspection Certificate E21	Prior to issue of an occupation certificate of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Not triggered	Stage 2 and beyond	Monitoring methodology subject to appointment of Head Contractor.	No structural works as part of Stage 1.
Compliance with Food Code E22	Prior to issue of an occupation certificate for any relevant stages, the Applicant is to obtain a certificate from a suitably qualified person, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit- out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Stormwater Quality	Prior to issue of an occupation certificate for Stage 2 and subsequent stages, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
Management Plan E23	(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.				
Warm Water Systems and Cooling Systems E24	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Outdoor Lighting E25	Prior to issue of an occupation certificate for Stage 2 and subsequent stages, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Signage E26	Prior to issue of an occupation certificate for Stage 2, way-finding signage and signage identifying the location of staff car parking must be installed.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
E27	Prior to issue of an occupation certificate for Stage 2 and subsequent stages, bicycle way- finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Operational Waste Management Plan E28	Within one month of the issue of an occupation certificate for Stage 1 and prior to the issue of an occupation certificate for subsequent stages, a Waste Management Plan for the relevant stage of development must be submitted to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in EIS and Response to Submissions.	Not triggered	Within 4 weeks of issue of OC for Stage 1.	Monitoring methodology subject to appointment of Head Contractor.	OWMP to be prepared and submitted to the Certifier within 4 weeks of issuing OC.
Site Contamination E29	Prior to the issue of an occupation certificate for Stage 2 and each subsequent stage, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for use as a school and be provided to the Certifier and a copy be provided to the Planning Secretary.	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
Landscaping E30	Prior to the issue of an occupation certificate for Stage 2 and subsequent stages, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures set out in the EIS and Response to Submissions;	Not triggered	Stage 2	Monitoring methodology subject to appointment of Head Contractor.	
PART F – POST OCCUPATION					
Out of Hours Event Management Plan F1	Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following: (a) the number of attendees, time and duration of events with events not to occur before 8am and after 10pm; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Not triggered	At all stages/ prior to first out of school hours event for 100 or more people.	Monitoring methodology subject to appointment of Head Contractor.	
F2	The Out of Hours Event Management Plan (school use) must be implemented by the Applicant for the duration of the identified events or use.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
F3	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following: (a) the number of attendees, time and duration with events not to occur before 8am and after 10pm; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
F4	The Out of Hours Event Management Plan (community use) must be implemented by the Applicant for the duration of the identified community event or use.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	

Conditions of Consent					
Unique ID	Condition Description	Compliance Status	Development Phase	Monitoring Methodology	Evidence and Comments
Operation of Plant and Equipment F5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Sign Illumination F6	Any sign that is to be illuminated in accordance with the approved plans must not be illuminated between the hours of 10pm and 6am seven days a week.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Warm Water Systems and Cooling Systems F7	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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Community Communication Strategy F8	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Not triggered	Upon completion of Stage 3B	Monitoring methodology subject to appointment of Head Contractor.	
Operational Transport and Access Management Plan (OTAMP) F9	The OTAMP(s) approved under condition E12 (as revised from time to time) must be implemented by the Applicant for the life of the development.	Not triggered	4 weeks after issuing of Stage 1 OC	Monitoring methodology subject to appointment of Head Contractor.	
Operational Noise Limits F10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Report prepared by SLR dated 12 July 2018.	Not triggered	At all stages once operations commence.	Monitoring methodology subject to appointment of Head Contractor.	
F11	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Acoustic Report prepared by SLR dated 12 July 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Not triggered	Once school is operational.	Monitoring methodology subject to appointment of Head Contractor.	
Unobstructed Driveways and Parking Areas F12	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.	Compliant	At all stages	Monitoring methodology subject to appointment of Head Contractor.	There are no obstructions in these areas.
Green Travel Plan F13	The Green Travel Plan required by condition E11 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Not triggered	4 weeks after Stage 1 OC is issued.	Monitoring methodology subject to appointment of Head Contractor.	
Ecologically Sustainable Development F14	Unless otherwise agreed by the Planning Secretary, within six months of the issue of an occupation certificate for the final stage, 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 Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B6, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Not triggered	Stage 3B	Monitoring methodology subject to appointment of Head Contractor.	
Outdoor Lighting F15	Notwithstanding condition E25, 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.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Landscaping F16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E30 for the duration of occupation of the development.	Not triggered	At all stages	Monitoring methodology subject to appointment of Head Contractor.	
Operational Waste Management Plan F17	The latest Operational Waste Management Plan approved under condition E28 (as revised from time to time) must be implemented by the Applicant for the life of the development.	Not triggered	Once school is operational.	Monitoring methodology subject to appointment of Head Contractor.	