

# Construction Compliance Report

Jordan Springs Public School  
SSD 9354

March 2020



## Document Control

Version no.	Description	Prepared by	Reviewed by	Date
1	DRAFT	Jaron Hoffenberg	Lincoln Lawler	05/03/20
2	FINAL	Jaron Hoffenberg	Lincoln Lawler	20/03/20
3	Amended to address DPIE comments	Jaron Hoffenberg	Gavin Ng	07/05/20

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# 1 Introduction

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This Construction Compliance Report has been prepared by Jaron Hoffenberg, TSA Management on behalf of the NSW Department of Education (DoE) for Jordan Springs Public School (SSD 9354). The report has been prepared in accordance with the Compliance Reporting Post Approval Requirements (DPE, 2018).

This compliance report has been prepared to meet the requirements of condition B35 of the development consent and will be submitted to the Department of Planning Industry and Environment (DPIE) for information.

## 1.1 Project Overview

The project site is located at 14-28 Cullen Avenue, Jordan Springs on Lot 22 in DP 1194338.

The NSW Government is investing \$6.7 billion over the next four years to deliver more than 190 new and upgraded schools to support communities across NSW. In addition, a record \$1.3 billion is being spent on school maintenance over five years. This is the largest investment in public education infrastructure in the history of NSW.

A project is underway to provide a new public school for Jordan Springs. The project will include:

- innovative learning spaces
- a library and a hall
- modern core facilities such as staff and administration areas
- a covered outdoor learning area (COLA).

Delivery of the school will be via two stages. Stage 1 is the delivery of the library, hall, covered outdoor learning areas, basketball courts and hardstand, core facilities for administration and staff, and 27 home bases. At the completion of Stage 1, the area dedicated for Stage 2 will be grassed and will serve as play area. As all core facilities including carparking and pick-up/drop-off facilities are in Stage 1, the school will have the capacity to be fully operational until such time Stage 2 can be delivered. The school capacity at the end of Stage 1 is up to 600 students.

Stage 2 includes the remaining 14 home bases and rectification landscaping works. It will increase the school capacity up to 1000 students. Whilst the timing of Stage 2 delivery is currently unknown, the construction period is anticipated to take four months. During this time, the school will be operational and the shaded area detailed below will be a construction zone. Appropriate safety measures to separate the site including hoarding and traffic control will be implemented. Construction vehicles will access the site via Lakeside Parade, per the Construction Traffic Management Plan and will be restricted during peak school times in the morning and afternoon.

Below is a summary of **Stage 1** construction activities,

Indicative works	Indicative timing
Foundations	50 days
Hall	127 days
Upper walkways	82 days
Services	59 days
External works (landscaping)	65 days
Commissioning and Handover	49 days

The construction of Stage 1 and 2 are distinct with no overlap in the delivery. Stage 1 will be completed in its entirety with the school operational prior to commencing Stage 2, at a later date.

**Stage 2** program is yet to be finalised. A high level summary is below:

Indicative works	Indicative timing
Site establishment	5 days
Piling/foundations	10 days
Services	5 days
Module delivery	5 days
External works (landscaping)	10 days
Commissioning and Handover	50 days

## 1.2 Key personnel

The key personnel responsible for the environmental management of the development are listed in Table 1.

**Table 1 Key personnel**

Name	Role	Organisation	Contact details
Jim Lewis	Project Director	SINSW	0484630128
Martin Fenn	Project Manager	TSA Management	0436 480 857
Cameron Waller	Construction Manager	Richard Crookes Construction	0419 462 491
Joel Coubrough	Site Manager	Richard Crookes Construction	0413 379 134

## 1.3 Compliance period

This compliance report covers the Construction period between 25<sup>th</sup> September 2019 and 25<sup>th</sup> March 2020.

During this period, the following activities were undertaken:

- Implementation of the pre-commencement and construction condition requirements including consultation and management plans.
- Commencement and undertaking of construction activities.

## 1.4 Compliance status descriptors

The status of each compliance requirement for the project were assessed using the following descriptors in Table 2.

**Table 2 Compliance status descriptors**

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

## 2 Compliance summary

The compliance performance for the reporting period is summarised in this section. A compliance table showing the compliance status of each compliance requirement is in Appendix A.

**Table 3 Compliances Summary**

Status	Number
Compliant	75
Non-compliant	5
Not triggered	76

### 2.1 Non-compliances

The following conditions have been identified as non-compliances for this reporting period and will be closed out for compliance according to the following table:

**Table 4 Non-compliances summary**

Condition	Compliance Requirement	Evidence	Action for Compliance
A2	The development may only be carried out: a) in compliance with the conditions of this consent;	Other conditions of consent are non-compliant	Refer to other non-compliant conditions in this table for their respective compliance action
A22	(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (iii) all approved strategies, plans and programs required under the conditions of this consent;	- SSD 9354 - CEMP - RCC - Rev5 – 191107 - CCS - IEA - Crown Certificate	CEMP Rev5, CCS, IEA & Crown Certificate are to be posted on the Project Website
A22	(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (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;	Compiled as part of SSD 9354 - CEMP - RCC - Rev5 – 191107 To be completed during construction. Nil environmental impacts to date	Reporting to be undertaken in accordance with CEMP Rev5 that is to be made available on website

C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	SSD9354 - C35 -Independent Construction Enviro Audit Report_Rev 1	IEA Report, dated 12/11/19 to be made available on school website
B7	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Test Results, Evidence of issuance to Planning Secretary, tipping dockets	A notice of noncompliance has been issued with this condition and will be submitted to the Planning Secretary along with test results and tipping dockets of disposal location.
B22	Within 3 months of commencement of construction, detailed plans must be prepared in consultation with and approved by Council for the provision of the following:	Council approval of public domain	Item to close out with Non-Conformance Notice to state approval and details of issuance to council included. All public domain drawings referenced and included in S138 approval

## 2.2 Previous report actions

There were no previous actions required in the Pre-Construction Compliance Report.

## 2.3 Incidents

No incidents have occurred from approval until the end of this reporting period.

## 2.4 Complaints

One complaint has been noted since the last reporting period and has been closed out, refer to Complaints Register per Condition A22.

**Table 5 Complaints Register – March 2020**

Date of complaint	Date of response	Method of complaint	Nature of complaint	SINSW response	Complaint status	Is this complaint an emergency
19/12/2019	07/01/2020	Phone	Parking	Implementation of mitigation strategies and measures to assist.	Closed	No

## Appendix A -Compliance Report Declaration Form

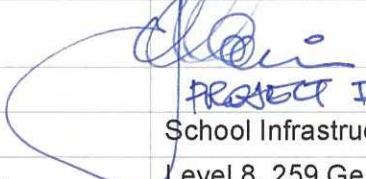
<b>Project Name</b>	Jordan Springs Public School
<b>Application Number</b>	SSD 9354
<b>Description of Project</b>	Delivery of a new public school in Jordan Springs.
<b>Project Address</b>	14-28 Cullen Avenue, Jordan Springs
<b>Proponent</b>	Department of Education
<b>Title of Compliance Report</b>	SSD 9354 – B35 – Compliance – CC Report – SINSW – 200320
<b>Date</b>	23 <sup>rd</sup> March 2020

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

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

Notes:

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

<b>Name of Authorised Reporting Officer</b>	Jim Lewis
<b>Title</b>	Project Director
<b>Signature</b>	 PROJECT DIRECTOR
<b>Qualification</b>	
<b>Company</b>	School Infrastructure NSW
<b>Company Address</b>	Level 8, 259 George Street, Sydney 2000
<b>Endorsed: Executive Director, Projects NSW Department of Education</b>	David Tonge
<b>Signature</b>	

## **Appendix B - Compliance table**

A compliance table has been prepared which identifies the compliance requirements from the SSD 9354 development consent and the associated monitoring methodology and evidence of compliance.

Unique ID	Compliance Requirement	Stage	Phase	Status	Evidence	Comments
	<b>Obligation to minimise harm to the environment</b>					
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.	1&2	Throughout	Compliant		No incidents or complaints of environmental harm received during this reporting period.
	<b>Terms of Consent</b>					
	(a) The development may only be carried out:	1&2		Compliant		
	(i) in accordance with the conditions of this consent;			Non-compliant	Other conditions of consent are non-compliant	
	(ii) in accordance with all written directions of the Planning Secretary;					
	(iii) generally in accordance with the EIS and Response to Submissions;					
	(iv) in accordance with the approved plans in the table below:					
	GSAs:					
	180846 JS-AR-2000 180846 JS-AR-1112					
	180846 JS-AR-2001 180846 JS-AR-2024					
	180846 JS-AR-2002 180846 JS-AR-2030					
	180846 JS-AR-2003 180846 JS-AR-3051					
	180846 JS-AR-2004 180846 JS-AR-3052					
	180846 JS-AR-2004 180846 JS-AR-2032					
	180846 JS-AR-2011 180846 JS-AR-2033					
	180846 JS-AR-2011 180846 JS-AR-3100					
	180846 JS-AR-2012 180846 JS-AR-2033					
	180846 JS-AR-2012 180846 JS-AR-3101					
	180846 JS-AR-2013 180846 JS-AR-3002					
	180846 JS-AR-2014 180846 JS-AR-3000					
	180846 JS-AR-2020 180846 JS-AR-3101					
	180846 JS-AR-2021 180846 JS-AR-3002					
	180846 JS-AR-2021 180846 JS-AR-1100					
	180846 JS-AR-2022 180846 JS-AR-3003					
	180846 JS-AR-2022 180846 JS-AR-1110					
	180846 JS-AR-2023 180846 JS-AR-3004					
	Landscape:					
	L-0001					
	L-1000					
	L-1002					
	L-1003					
	Cult:					
	182535 DAC02.01 182535 DAC04.21					
	182535 DAC03.01 182535 DAC04.22					
	182535 DAC04.01 182535 DAC04.23					
	Consistent with requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	1&2		Not Triggered		
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and		Throughout	Not triggered		No written directions received.
	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.					
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(a). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(a), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	1&2	Throughout	Not Triggered		No inconsistencies, ambiguity or conflict during this reporting period.
	<b>Limits of Consent</b>					
A5	This consent lapses five years after the date of consent unless the works associated with the development have been substantially commenced.	1&2	Throughout	Compliant	PLAN AUTH - 180911 - Jordan Springs - SSD 9354 - B1 - Notification - Cover Letter Submitted to DPIE on 16/01/19	Works commenced within 5 years from the date of consent.
	<b>Prescribed Conditions</b>					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EPBA Regulation.	1&2	Throughout	Compliant		No non-compliances with prescribed conditions during this reporting period.
	<b>Planning Secretary's Directions</b>					
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's directions will prevail.	1&2	Throughout	Not Triggered		No disputes during this reporting period.
	<b>Evidence of Consultation</b>					
	Where conditions of this consent require consultation with an identified party, the Applicant must:	1&2		Compliant		
	(a) consult with the relevant party prior to submitting the subject document for information; and		Throughout	Compliant		
	(b) provide details of the consultation undertaken including:			Compliant		
	(i) the outcome of that consultation, matters resolved and unresolved; and					All conditions in this consent requiring consultation have been complied with.
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved;					
	<b>Staging</b>					
A9	The project may be constructed in stages in accordance with the Staging Report. Where staged construction is proposed, the project must be staged in accordance with the Staging Report and operation as the case may be must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be prepared for the approval of the Planning Secretary no later than two weeks before the commencement of the first of the proposed stages of construction, or if only staged construction is proposed, one month before the commencement of operation of the first of the proposed stages of operation.	1	Pre-construction	Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Submitted to DPIE on 09/19, pending approval	
	A Staging Report prepared in accordance with condition A9 must:			Compliant		
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the timing for the commencement of each stage of commencement	1		Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Section 2, Staging, p 7	
	(b) if staged operation is proposed, set out how the operation of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant).		Pre-construction	Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Section 2, Staging, p 7	
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and			Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2 - September 2019 Appendix A, pp9-31	
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			Compliant	Not applicable - See section 4, Management of Cumulative Impacts for details.	
A11	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	1&2	Throughout	Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2	Development has been undertaken in accordance with staging report
A12	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	1&2	Throughout	Compliant	SSD 9354 - A9 - Staging - Staging Report - DoE - V2	Development has been undertaken in accordance with staging report
	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>					
	With the approval of the Planning Secretary, the Applicant may:			Not triggered		Strategy, plan or program not staged.
	(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan, program or architectural/ideational plans applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	1&2	Throughout	Not triggered		
	(b) combine any strategy, plan, program or drawing required by this consent (if a clear description is provided as to the specific stages, plans or programs that are proposed to be combined); and			Not triggered		Strategy, plan or program not staged.
	(c) update any strategy, plan, program or drawing required by this consent (to ensure the strategies, plans, programs and drawings required under this consent are updated on a regular basis, including any additional measures or amendments to improve the environmental performance of the development).					Strategy, plan or program not staged.
A14	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	1&2	Throughout	Not triggered		Strategy, plan or program not staged.
A15	If approved by the Planning Secretary, updated strategies, plans, programs or drawings supersede the previous versions of them and must be implemented in accordance with the condition that requires the plan, program or drawing.	1&2	Throughout	Not triggered		Strategy, plan or program not staged.
	<b>Structural Adequacy</b>					
A16	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.	1&2	Construction	Compliant	SSU19354 - ST182535-01 - SLU1-U - JSPS Structural Design Certificate Page 6, Section 6.28 Crown Certificate - Remaining Building Works SSD 9354 - Cert Form Building A SSD 9354 - Cert Form Building B SSD 9354 - Cert Form Building B2 SSD 9354 - Cert Form Building C MOTC - Building B2 in and including Stage 1, Condition 4, Compliance	Structural and Crown Certificate confirms compliance with this condition.
	Notes:					
	(a) Part 8 of the EPBA Regulation sets out the requirements for the certification of the development.					
	<b>External Walls and Cladding</b>					
A17	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	1&2	Construction	Compliant	SSD 9354 - B4 - External Walls - Design Statement - Modscape - 190117 SSD 9354 - B4 - External Walls - PCA acceptance 190919	Design statement verifies compliance with this condition.
	<b>Windows</b>					
A18	Windows on the northern elevation of Building B3 must be opaque, or translucent to maintain the amenity of residential land uses to the north.	2	Construction	Not triggered		B3 is only applicable to Stage 2 construction.
	<b>Applicability of Guidelines</b>					
A19	References in this 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 as at the date of this consent.	1&2	Throughout	Compliant		All Standards, guidelines, protocols are consistent with date of consent.
A20	Considers 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 reporting, require compliance with an amended or revised version of such a guideline, protocol, Standard, policy or a replacement of them.	1&2	Throughout	Not triggered		No such directions received from the Secretary.
	<b>Monitoring and Environmental Audits</b>					
A21	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 EPBA Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and Independent auditing.	1&2	Throughout	Compliant		All conditions requiring monitoring and auditing have been complied with.
	Note: For the purposes of this condition, as set out in the EPBA Act, monitoring is monitoring the development to provide information on compliance with the conditions of the consent or the environmental impact of the development. An 'environmental audit' is a periodic or particular documented evaluation of the development to provide information in compliance with the consent or the environmental audit.					
	<b>Access to Information</b>					
A23	All 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:	1&2				
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:		Pre-construction	Compliant	<a href="https://www.schoolinfrastructure.nsw.gov.au/projects/jordan-springs-new-primary-school.html">https://www.schoolinfrastructure.nsw.gov.au/projects/jordan-springs-new-primary-school.html</a>	
	(i) the documents referred to in condition A2 of this consent;			Compliant	Approved Plans	
	(ii) all current statutory approvals for the development;			Compliant	Development Consent	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;			Non-compliant	SSD 9354 - CEMP - RCC - Rev5 - 191107 SSD 9354 - B4 - External Walls - PCA acceptance 190919	
	(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;			Non-compliant	Compliance audit of SSD 9354 - CEMP - RCC - Rev5 - 191107 Nil environmental impacts to date	
	(v) the monitoring and reporting 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;			Compliant	SSD 9354 - B34 - Compliance - PCC Report - SINSW is available on website	Some documents such as IEA, RTS, EIS, CCS are not online
	(vi) a summary of the current stage and progress of the development;			Compliant	SSD 9354 - B34 - Compliance - CC Report - SINSW - to be uploaded following submission to DPIE	
	(vii) contact details to enquire about the development or to make a complaint;			Compliant	Project update - February 2020	
	(viii) any ongoing requirements for the development;			Compliant	Contact Us	
	(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;			Compliant	Complaints Register - March 2020	
	(x) any other matter required by the Planning Secretary; and			Compliant	SSD9354 - C35-191112 - Independent Construction Enviro Audit Report_Rev 1	
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.					
	<b>Compliance</b>					

	A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	1&2	Throughout	Compliant	Induction presentation includes and highlights compliance with CEMP and conditions SSD 9354 - A23 - Induction presentation photo 1 SSD 9354 - A23 - Induction presentation photo 2	
<b>Incident Notifications, Reporting and Response</b>	A24	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	1&2	Throughout	Not triggered		There are no incidents reported during this reporting period.
	A25	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	1&2	Throughout	Not triggered		
<b>Non-Compliance</b>	A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after it becomes aware of any non-compliance.	1&2	Throughout	Not triggered		There are no incidents reported during this reporting period.
	A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be taken, to address the non-compliance.	1&2	Throughout	Not triggered		There are no incidents reported during this reporting period.
	A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	1&2	Throughout	Not triggered		There are no incidents reported during this reporting period.
<b>Revision of Strategies, Plans and Programs</b>		Within three months of:	1&2	Throughout	Not triggered		
		(a) the submission of a compliance report under condition B34;			Not triggered		
		(b) the submission of a compliance report under condition C36;			Not triggered		
	A29	(c) the submission of an Independent Audit under condition C36;			Compliant	CEMP - RCC - VS - 191107	Revision as a consequence of the recommendations following the Independent Environmental Audit - 101112 Report Date - refer C36
		(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review.			Compliant	SSD 9354 - A29 - notification of revision - EMAIL	
		The strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.					
	A30	If necessary to either improve the environmental performance of the development, cater for a more sustainable future, or to correct a non-compliance, the strategies, plans and programs under this consent must be revised, to the satisfaction of the Planning Secretary and Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information within six weeks of the review.	1&2	Throughout	Not triggered		No revisions required during this reporting period.
		Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any					
<b>Part B - Prior to Commencement of Construction</b>							
<b>Notification of commencement</b>							
B1	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	1&2	Pre-construction	Compliant	PLAN AUTH - 190911 - Jordan Springs - SSD 9354 - B1 - Notification - Cover Letter Submitted to DPIE on 16/9/19		
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before commencement of each stage, of the date of commencement and the development to be carried out in that stage.	1&2	Pre-construction	Not triggered	Submitted to DPIE 190920		
<b>Certified drawings</b>							
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	1	Pre-construction	Compliant	SSD 9354 - B3 - Certified Drawings - PCA approval SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-A - 190328 SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-B1 - 190328 SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-B2 - 190328 SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-C - 190328 SSD 9354 - B3 - Certified Drawings - Modscape - Cert Form JS-D - 190819 SSD 9354 - B3 - Certified Drawings - Stamped Structural Drawgs - Narrabip - 190819 SSD 9354 - B3 - Certified Drawings - Stamped Drawgs - Modscape - 190830		
<b>External walls &amp; cladding</b>							
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, cladding finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days of the commencement of construction.	1&2	Pre-construction	Compliant	SSD 9354 - B4 - External Walls - Design Statement - Modscape - 190117 SSD 9354 - B4 - External Walls - PCA acceptance 190919 PLAN AUTH - 190909 - Jordan Springs - SSD 9354 - B4 - Cover Letter, submitted to DPIE on 20/9/19		Submitted to DPIE within 7 days of PCA acceptance.
<b>Protection of public infrastructure</b>							
B5	Prior to the commencement of construction, the Applicant must:	1&2	Pre-construction	Compliant	SSD 9354 - B5(a) - RCC Consultation Letter NBN SSD 9354 - B5(a) - RCC Consultation Letter SW SSD 9354 - B5(a) - RCC Consultation Letter EE SSD 9354 - B5(a) - RCC Consultation Letter NBN		
	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to agree suitable arrangements for access to, diversion, protection and support of the affected infrastructure;			Compliant	SSD 9354 - B5(b) - Public Infrastructure - Dilapidation Report - Tyrells - 190131		
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and			Compliant	SSD 9354 - B5(c) - Public Infrastructure - PCA email SSD 9354 - B5 - Public Infrastructure - PCC email PLAN AUTH - 190909 - Jordan Springs - SSD 9354 - B5 - Cover Letter Submitted to DPIE on 16/9/19		
<b>Pre-Construction Dilapidation Report</b>							
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to the Council, and the Certifying Authority. 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.	1&2	Pre-construction	Compliant	PLAN AUTH - 190909 - Jordan Springs SSD 9354 - B6 - Cover Letter SSD 9354 - B6 - Dilapidation Report - PCA email SSD 9354 - B6 - Dilapidation Report - Unauthorised Access SSD 9354 - B6 - Dilapidation Report - 119849 - Tyrells - 190920 SSD 9354 - B6 - Dilapidation Report - 119951 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119952 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119954 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119956 - Tyrells - 190830 SSD 9354 - B6 - Dilapidation Report - 119958 - Tyrells - 190830		
<b>Unexpected Contamination Procedure</b>							
B7	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	1	Pre-construction	Non-compliant	SSD 9354 - B7 - Unexpected Finds - Protocol - WSP - RWA - 190823 SSD 9354 - B7 - Special Waste Classification Test - PS11497-CLM-LTR-001_3P RevB		A notice of non-compliance has been issued with this condition, will be submitted to DPIE along with test results and tipping dockets of disposal location for special waste removed 11/2/20.
<b>Community communication strategy</b>							
B8	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and lessees 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.	1	Pre-construction	Compliant	PLAN AUTH - 190909 - Jordan Springs - SSD 9354 - B8 - Cover Letter 9354 - B8 - Community Comms Strategy - CCS - SINSW - FINAL - 190911 Submitted to DPIE on 16/9/19		
	(a) identify people to be consulted during the design and construction phases;			Compliant	Section 5, Stakeholders, p11		
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;			Compliant	Section 6.1, General Community Input, p12 and Table 3, School Infrastructure NSW Communication Tools, pg13-16		
	(c) provide for the use of community-based forums, if required, that focus on key environmental management issues for the development;			Compliant	Section 6.2, School Infrastructure NSW Communication Tools, pg13-16		
	(d) set out procedures and mechanisms:			Compliant	Section 8.5, Enquires and complaints management, p20		
	(i) through which the community can directly or provide feedback to the Applicant;			Compliant	Section 8.5, Enquires and complaints management, p20		
	(ii) through which the Applicant can respond to enquiries or feedback from the community; and			Compliant	Section 8.5.1, Disputes involving compensation and rectification, p22		
<b>Ecologically sustainable development</b>							
B9	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:	1	Pre-construction	Compliant	PLAN AUTH - 190916 - JSPS - SSD 9354 - B9a - ESD - Alternative Pathway Request to defer registration pending approval of the Alternative Pathway submitted to DPIE on 17/09/19 and accepted 190920		
	(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority; or						
	(b) seeking approval from the Planning Secretary for an alternative certification process						
<b>Access for people with disabilities</b>							
B10	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	1	Pre-construction	Compliant	SSD 9354 - B10 - Access - Design Statement [A] - access - 190830 Re_SSD 9354 - B10 - Jordan Spring Public School - PCA acceptance - 190919		
<b>Outdoor lighting</b>							
B11	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-2019 Control of the obtrusive	1	Pre-construction	Compliant	SSD 9354 - B11 - Outdoor Lighting - Design Statement - Meinhardt - 190717 SSD 9354 - B11 - Outdoor Lighting - PCA approval - 190919		
<b>Environmental Management Plan Requirements</b>							
	Management plans required under this consent must be prepared in accordance with relevant guidelines and include:	1	Pre-construction	Not triggered			
	(a) detailed baseline data;						
	(b) the relevant environmental impacts;						
	(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 plan;						
	(d) a program to monitor and report on the:						
	(i) impacts and environmental performance of the development;						
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;						
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as reasonably practicable;						
	(f) a program to mitigate and implement ways to improve the environmental performance of the development over time;						
	(g) a protocol for managing and reporting any:						
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);						
	(ii) environmental emergency;						
	(iii) failure to comply with statutory requirements; and						
	(h) a protocol for periodic review of the plan.						
	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular						
<b>Construction environmental management plan</b>							
B13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifying Authority and provide a copy to the Planning Secretary and to Council. The CEMP must include, but not be limited to, the following:	1	Pre-construction	Compliant	SSD 9354 - B13 - CEMP - RCC - Rev3 - 190917 SSD 9354 - B13 - CEMP - PCA approval PLAN AUTH - 190911 - JSPS - SSD 9354 - B14 - Cover Letter, submitted to DPIE 190920 SSD9354 - B13 - Jordan Springs Public School - CEMP - Council email		
	(a) Details of:		Compliant	Section 1.2, Hours of Work, p6			
	(i) 24-hour contact details of site manager;		Compliant	Section 1.3, 24 hour Contact Details, p6			
	(ii) emergency contact details to protect the amenity of the neighbourhood;		Compliant	Section 7, Management of Dust and Odour, p21			
	(iii) site access control and discipline;		Compliant	Section 8, Site-wide Control, p20			
	(iv) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		Compliant	Section 10, Measures of Sediment Control, p28			
	(v) measures to ensure lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		Compliant	Section 16, External Lighting, p40, and Appendix C			
	(vi) community consultation and complaints handling;		Compliant	Section 17.2, Community Consultation and Complaints Handling, p41			
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);		Compliant	Appendix F - Construction Traffic and Pedestrian Management Sub-Plan			
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B16);		Compliant	Appendix G - Construction Noise & Vibration Management Sub-Plan			



<b>Rainwater Harvesting</b>					
B30	Prior to the commencement of construction unless otherwise agreed to by the Planning Secretary, the Applicant must ensure that a rainwater reusing/heating system for the development is prepared for the site. A rainwater reuse plan must be prepared and certified by Council and submitted to the Certifying Authority.	1	Pre-construction	Compliant	SSD 9354 - B29 - Rainwater - Design Statement - Meinhardt - 190829
<b>Operational Access</b>					
B31	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle required to access the site.	1	Pre-construction	Compliant	SSD 9354 - B30 - Operational Access - Penrith Council Minutes SSD 9354 - B30 - Operational Access - Swept Paths SSD 9354 - B31 - Design Cert
<b>Operational Car Park and Service Vehicle Layout</b>					
B32	Within three months of the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: (a) all construction vehicles must enter and leave the Site in a forward direction; (b) a minimum of 65 on-site carparking spaces including two accessible spaces for use during operation of the development and designed in accordance with the latest versions of AS2890.1 and AS2890.6; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AS2890.2; and (d) safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	1&2	Construction	Compliant Compliant Compliant Compliant Compliant	SSD 9354 - B32 - Operational Carpark and Access design compliance SSD 9354 - B32 - Operation carparking & Service layout - PCA SSD 9354 - B32 - Operational Carpark and Access design compliance SSD 9354 - B32 - Operational Carpark and Access design compliance SSD 9354 - B32 - Road Safety Audit 190919 SSD 9354 - B32 - Road Safety Audit 190919 SSD 9354 - B32 - Operational Carpark and Access design compliance
<b>Public Domain</b>					
B33	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the dredge/plan and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	1	Pre-construction	Not triggered	FW Public School Jordan Springs - Council LTCCouncil (NB: REVIEW IN PROGRESS) SSD 9354 - B33 - Public Domain Design Package SSD 9354 - B22 - S138 Roads Act Approval - Public Domain Package
<b>Compliance reporting</b>					
B34	No later than 48 hours before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	1&2	Pre-construction	Compliant	SSD 9354 - B34 - Compliance Monitoring Program - TSA - v2 - 190916 PLAN_AUTH - 190909 - Jordan Springs - SSD 9354 - B34 - Cover Letter SSD 9354 - B34 - Compliance Program - PCA email - 190919
B35	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and the Planning Secretary and the Certifying Authority in writing at least seven days before this is due.	1&2	Throughout	Compliant	<a href="http://www.schoolinfrastructure.nsw.gov.au/projects/jordan-springs-new-primary-school.html">http://www.schoolinfrastructure.nsw.gov.au/projects/jordan-springs-new-primary-school.html</a>
B36	Not later than 48 hours before the date notified for the commencement of construction, the Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and the Certifying Authority.	1&3	Throughout	Not triggered	Email dated 14/10/19 to Planning for notification
<b>Part C - During Construction</b>					
<b>Site Notice</b>					
C1	A site notice must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer to is satisfy the following requirements: (a) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 10-point type size; (b) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (c) 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; (d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that advertising entry to the site is not permitted.	1&2	Construction	Compliant Compliant Compliant Compliant Compliant	SSD 9354 - C1 - Site notice - photograph SSD 9354 - C1 - Site notice - photograph
<b>Operation of Plant and Equipment</b>					
C2	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.	1&2	Construction	Compliant	SSD 9354 - C2 - Operation of Plant & Equipment photograph SSD 9354 - C2 - Plant & Equipment Induction Checklist
<b>Construction Hours</b>					
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 8pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	1&2	Construction	Compliant Compliant	SSD 9354 - C3 - Site notice - photograph SSD 9354 - C3 - Site notice - photograph
<b>Construction activities outside hours</b>					
C4	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are intended for the receipt of sensitive receivers; or (d) where the variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.	1&2	Construction	Compliant Not triggered Not triggered Not triggered	SSD 9354 - C4 - Module Permits SSD 9354 - C4 - Council acceptance for modules delivery SSD 9354 - C4 - Council acceptance for modules delivery outside hours No emergency out of hours works required. No additional out of hours works required. No variations requested during this reporting period.
C5	Notification of such construction activities as referenced in Condition C4 must be given to residents before undertaking the activities or as soon as is practical afterwards.	1&2	Construction	Not triggered	No such activities undertaken during this reporting period.
C6	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out during the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 8am to 12pm, Saturday.	1&2	Construction	Not triggered	No such activities undertaken during this reporting period.
<b>Implementation of Management Plans</b>					
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	1&2	Construction	Compliant	SSD 9354 - B13 - CEMP - RCC - Rev5 Re JSPS - CEMP PCA review
<b>Construction Traffic</b>					
C8	Construction vehicles are to be contained wholly within the site, except if located in an unenclosed on-site work zone, and vehicles must enter the site before commencing.	1&2	Construction	Compliant	Contained wholly on site - refer SSD Condition B38 SSD 9354 - C8 - Load contained wholly on site - photograph
<b>Hoarding Requirements</b>					
C9	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.	1&2	Construction	Compliant Compliant	SSD 9354 - C9 - photograph SSD 9354 - C9 - photograph
<b>No Obstruction of Public Way</b>					
C10	The public way (outside of any approved construction works zone) must not be obstructed by the public, vehicles, refuse, skies or the like, under any circumstances.	1&2	Construction	Compliant	SSD 9354 - C10 - unobstructed public ways - photograph
<b>Construction Noise Limits</b>					
C11	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DEC, 2009). All sensible and reasonable noise mitigation measures must be implemented and any action 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.	1&2	Construction	Compliant	In compliance with SSD Condition B16 - Construction Noise and Vibration Sub-Plan No complaints received
C12	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential premises outside of the construction hours of work outlined in condition C3.	1&2	Construction	Compliant	No evidence of trucks arriving outside of agreed and prescribed construction hours beyond those under public authority - refer to SSD condition C4a). No complaints received.
C13	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.	1&2	Construction	Compliant	In compliance with SSD Condition B16 - Construction Noise and Vibration Sub-Plan No complaints received regarding noise of construction vehicles.
C14	Any noise generated during construction of the development must not be offensive noise within the meaning of the definition of offensive noise in the Environmental Operations Act 1997 or exceed approved noise levels for the site.	1&2	Construction	Compliant	In compliance with SSD Condition B16 - Construction Noise and Vibration Sub-Plan No complaints received regarding offensive noise.
C15	The Applicant must schedule 'respite' periods for construction activities identified in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers. These activities are to be carried out after 8am only and over continuous periods no exceeding three hours (with at least a one hour respite every three hours).	1&2	Construction	Not triggered	No such activities undertaken during this reporting period. Acoustic fencing has been taken down to allow progression of site works. The respite period between 1200-1300 is still being implemented for any machinery over 5 tonne. No complaints have been identified as being received from local residents for any perceived noise.
<b>Vibration Criteria</b>					
C16	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 4109-3 (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 substituted from time to time).	1&2	Construction	Compliant Compliant	No complaints received during this reporting period regarding vibration.
C17	Vibration monitoring must not be closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	1&2	Construction	Not triggered	No vibratory comparators used within 30 metres of residential
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this condition.	1&2	Construction	Compliant	Noise limits applicable. No complaints received regarding noise.
<b>Tree Protection</b>					
C19	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) any damage to trees must be repaired or replaced to the satisfaction of Council and 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.	1&2	Construction	Not triggered Not triggered Not triggered	No street trees trimmed or removed. No street trees affected around site. No street trees affected around site.. No protective barriers for street trees required.
<b>Air Quality</b>					
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	1&2	Construction	Compliant	SSD 9354 - B13 - CEMP - RCC - Rev5 SSD 9354 - C20 - truck and dog contained wholly - photo No complaints received during reporting period regarding dust
<b>Erosion and Sediment Control</b>					
C21	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all truck entries 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.	1&2	Construction	Compliant Compliant Compliant Compliant Compliant	In compliance with CEMP. With no complaints received. SSD 9354 - C20 - truck and dog contained wholly - photo SSD 9354 - C21 - Wheel Washing - photo 1 SSD 9354 - C21 - Wheel Washing - photo 2 SSD 9354 - C21 - Wheel Washing - photo 1 SSD 9354 - C21 - Wheel Washing - photo 2 Appendix I - B18 - Construction Soil & Water Management Sub-Plan, Section 2.2
C22	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.	1&2	Construction	Compliant	SSD 9354 - B13 - CEMP - RCC - Rev5 - Section 10, Measures of Sediment Control, p28 SSD 9354 - C22 - Photograph
<b>Imported Soil</b>					
C23	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 Planning Secretary and Certifying Authority upon request.	1&2	Construction	Compliant Compliant Records are available	SSD 9354 - C23 - Landscape Solutions - Letter re Native Mix 05.12.19 SSD 9354 - C23 - S5, Native Mix Low P - 020317
<b>Disposal of Sediment and Stormwater</b>					
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street network.	1&2	Construction	Compliant	SSD 9354 - C24 - Stormwater tank Refer SSD Condition B27 - Stormwater Management System SSD 9354 - B13 - CEMP - RCC - Rev5 - Section 10

Unexpected Finds Protocol - Aboriginal Heritage								
C25	The Applicant must prepare and implement an Aboriginal Heritage Management Plan (AHMP) to reduce the risk of impacting Aboriginal heritage and to provide guidance on the appropriate protocol to follow if unanticipated Aboriginal Artefacts are found. The AHMP must include but not be limited to the following: (a) be prepared by a suitably qualified person whose appointment has been endorsed by the NSW Heritage Division; (b) be prepared in consultation with registered Aboriginal parties; and (c) include a description of the measures that would be implemented for: (i) the protection of any Aboriginal Artefacts that are previously unidentified Aboriginal artefacts are found or Aboriginal skeletal material is discovered; (e) ensuring workers on-site receive suitable heritage induction prior to carrying out any assessment and that suitable records are kept of any assessment and any finds made; (f) ongoing communication with registered Aboriginal parties during the implementation of the plan.	1&2	Construction	Compliant	SSD 9354 - C25 - Unexpected Finds - AHMP - Biosis- Final - 190816 19.09.19 C25 (a) Appointment of AHMP Consultant Signed Letter SSD 9354			
	Compliant			Page 9, Section 3, SSD 9354 - C25 - Unexpected Finds - AHMP - Biosis- Final - 190816				
	Compliant			Section 6, SSD 9354 - C25 - Unexpected Finds - AHMP - Biosis- Final - 190816				
	Compliant			Section 6.2.3, SSD 9354 - C25 - Unexpected Finds - AHMP - Biosis- Final - 190816				
	Compliant			SSD 9354 - C25 - Unexpected Finds - AHMP Induction Confirmation				
	Compliant			SSD 9354 - C25 - Inductions Photograph				
C26	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impact to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the object. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Energy) and the outcome of the assessment and management strategy will be provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EESG to develop and implement management strategies for all object/sites. Works shall only recommence with the written approval of EESG.	1&2	Construction	Not triggered		No Aboriginal heritage unexpected finds encountered during reporting period.		
Unexpected Finds Protocol - Archaeology								
C27	If any unexploded archaeological relics are recovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.	1&2	Construction	Not triggered		No heritage unexpected finds encountered during reporting period.		
Site Contamination								
C28	The Unexploded Ordnance Management Protocol must be reviewed by a site auditor accredited under the Contaminated Land Management Act 1997 to confirm that: (a) there has been an appropriate level of site investigation in relation to unexploded ordnance; and (b) the site is suitable for its proposed use.	1	Construction	Compliant	SSD 9354 - C28 - Site Auditor UOMP Approval			
	Compliant			19176 SAS KJL218 17Mar20	Site is deemed suitable for use			
C29	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with Condition B13 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal.	1	Pre-construction	Compliant	SSD 9354 - C29 - Unexpected Finds - Protocol - WSP - RevA - 190823			
Waste Storage and Processing								
C30	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 property.	1&2	Construction	Compliant	In compliance with SSD Condition B17 - Construction Waste Management Sub-Plan SSD 9354 - C31 - Waste Classification			
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA 2014).	1&2	Construction	Compliant	SSD 9354 - C31 - Waste Classification			
C32	The Applicant must ensure that concrete waste and fine water are not disposed of on the site and are removed from the site from any natural or artificial watercourse.	1&2	Construction	Compliant	Refer SSD condition B17 No nonconformances raised			
Independent Environmental Audit								
C33	The 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.	1	Pre-construction	Compliant	Approval for Aspect to undertake the Independent Environmental Audit requirements was submitted to DPIE on 9/9/19 DPIE - 19/09/19 - SSD 9354 - C33 - Independent Auditor - Cover Letter 19.09.19 - Jordan Springs (SSD 9354) - Assessment of Independent Audit.			
C34	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary.	1	Pre-construction	Compliant	SSD 9354 - C34 - Independent Audit Program - Program - Asped - 190919 SSD 9354 - Jordan Springs - C34 - Independent Audit Program - PCA email - 190919	Program submitted to DPIE & confirmation received from DPIE on 19/9/19		
C35	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 audit by an independent auditor 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.	1	Construction	Compliant	PLAN AUTH - 191112 - JSPS - C35 - Independent Construction Enviro Audit - Cover Letter SSD 9354 - C35 - 191112 - Independent Construction Enviro Audit_Report_ Rev 1	Program submitted to Certifier & confirmation received from Certifier on 19/9/19		
	Compliant			SSD 9354 - Confirmation from DPIE for Aspect to undertake audit				
	Compliant							
C36	Independent Audit of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority; and (b) the requirements for an independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	1	Construction	Compliant	SSD 9354 - Jordan Springs - C35 - Construction Independent Enviro Audit			
	Compliant			Page i - SSD 9354 - C35 - 191112 - Independent Construction Enviro Audit_Report_ Rev 1				
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each independent Audit Report prepared under condition C34 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority.	1&2	Pre-construction	Compliant	PLAN AUTH - 191111 - Jordan Springs - Response to Independent Audit			
	Compliant			PLAN AUTH - 191111 - Jordan Springs - Response to Independent Audit FW - C35 - C37 - Jordan Springs IEA	Response submitted to DPIE & confirmation received from DPIE on 11/11/19			
	Non-compliant			IEA report was not on the project website.	Response submitted to Certifier & confirmation received from Certifier on 11/11/19			
C38	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.	1&2	Construction	Not triggered		IEA Report, dated 12/11/19 to be made available on school website		
Landscape								
C39	Within 5 months of the commencement of construction, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) provide for the planting of 55 trees indigenous to the local area including 25 trees of intermediate mature size up to 12m and 30 larger native trees with a minimum mature size of 15m and a minimum mature size of 25m; (b) provide for the planting of 100 ground covers to be planted in the landscape area. The project must consist of advanced and established local native tree species with a minimum tree height of 2-2.5m and/or plant container pot size of 100 litres; (c) provide for the planting of street trees along the southern property boundary along Cullen Avenue and on the eastern side of Lakeside Parade. Species and spacing of trees are to be determined in consultation with Council; and (d) Convict couch, Santa Ana couch or Nullarbor couch must be used adjacent to the Ipsian corridor.	1&2	Operation	Compliant	SSD 9354 - C39 - Landscape Management Plan - PCA SSD 9354 - C39 - TREE PLANTING STRATEGY (Landscape Management Plan)	Landscape Management Plan was submitted to PCA - 24/2/20		
	Compliant				Submitted to Certifier on 24/2/20			
	Compliant			SSD 9354 - C39 - TREE PLANTING STRATEGY	Approval received from Certifier on 25/2/20			
	Compliant			FW Initial Assessment Comments - S138 Approval - Jordan Springs Public School Public Domain - C104.01(1) - Lakeside Parade Public Domain - C104.02(1) - Cullen Avenue	Council Approval of street trees along Lakeside Parade & Cullen Avenue, referred to as part of Public Domain package			
Part D - Prior to Occupation or Commencement of use								
Notification of Occupation								
D1	At least one month prior to operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the date of each stage.	1&2	Pre-operation	Not Triggered				
External Walls and Cladding								
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documentation evidencing that the products and systems used in the construction of external walls including fittings and cladding such as synthetic or aluminum composite panels comply with the requirements of the BCA.	1&2	Pre-operation	Not Triggered				
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	1&2	Pre-operation	Not Triggered	isaac send email go group DLA to close out.	Submitted to DPIE within 7 days of PCA acceptance.		
Post-construction Disruption Report								
D4	Prior to the commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction disruption report at the completion of construction. This report is to: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) consider the post-construction disruption report with the pre-construction disruption report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to that infrastructure and roads; (c) to be forwarded to Council.	1&2	Pre-operation	Not Triggered				
	Not Triggered							
	Not Triggered							
	Not Triggered							
	Not Triggered							
Protection of public infrastructure								
D5	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 as a result of 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. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by B5 of this consent.	1&2	Pre-operation	Not Triggered				
Protection of Property								
D6	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.	1&2	Pre-operation	Not Triggered				
Utilities and Services								
D7	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act.	1&2	Pre-operation	Not Triggered				
Road and pedestrian infrastructure								
D8	Prior to the commencement of operation, infrastructure upgrades described in Condition B21 must be completed.	1	Pre-operation	Not Triggered				
D9	Prior to the commencement of operation and upon completion of the works outlined in Condition B22 or connecting to a public road, a Road Safety Audit (RSA), as per the NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Australasian Guide to Road Safety Part 6: Road Safety Audit must be undertaken in consultation with Council for all relevant roads. The RSA must be for roads for motor vehicles and private vehicle pickup and drop-off, any traffic management facilities, bicycle and pedestrian facilities.	1	Pre-operation	Not Triggered	RCC to provide consultation with council, RSA done, JH to issue upon completion			
	The Applicant must submit a copy of the plans to the Planning Secretary for information. The Applicant must address the findings of the RSA and the proposed measures mentioned above must incorporate any required modifications to address the findings, in consultation with Council.			Not Triggered				
Maintenance Bond								
D10	Prior to the commencement of operation, a 12 month maintenance bond is to be submitted to Penrith City Council for all civil works within the road reserves at Cullen Avenue and Lakeside Parade. This bond will be refunded at the end of the 12 month defect liability period.	1	Pre-operation	Not Triggered				
Works as Executed Plans								
D11	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority and to Council.	1&2	Pre-operation	Not Triggered	northrop still to provide statement and then issued to council			
Green Travel Plan								
D12	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifying Authority 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 Penrith City Council and NSW Coordinator of Transport for NSW (TfNSW); (b) include a detailed mode share targets (i.e. 50%) and 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;	1	Pre-operation	Not Triggered				
	Not Triggered							
	Not Triggered							



