



Independent Audit Program

Alex Avenue Public
School

SSD 9368



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Author Richard Johnson

Approver Richard Johnson

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Approver Details

Approver Details	Qualifications and Experience
Richard Johnson	BSc; Dip. Law
	<p>30 years environmental management.</p> <p>Planning, construction, operation and decommissioning environmental management.</p> <p>15 years public sector</p> <p>15 years consulting (water/ industrial/ resources/ property/ infrastructure)</p>

REVISIONS

Revision	Date	Description	Prepared by	Approved by
0A	13/05/20	Draft	Richard Johnson	Richard Johnson
1	25/05/20	Final	Richard Johnson	Richard Johnson

1 Introduction

The Alex Avenue Public School Project (the Project) is a State significant development (SSD 9368) that has been assessed under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) by the NSW Department of Planning, Industry and Environment (DPIE). An Environmental Impact Statement (EIS) was prepared to support the application and submitted in February 2019 (Urbis, February 2019). Conditions of Consent (CoC) were issued by the DPIE on 21 May 2020. These CoC have been used to inform the content of the Independent Audit Program.

The purpose of an independent audit is to obtain an independent and objective assessment of the environmental performance and compliance status of a project. Independent audits differ from other compliance reporting requirements that may apply as they are undertaken and reported by an independent auditor, rather than a proponent's Authorised Reporting Officer.

The DPIE sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC, the Independent Audit Post Approval Requirements (IAPAR, DPIE 2018). These requirements apply to all SSD where an independent audit is required by the CoC. The minimum requirements are:

- an independent audit program, including an audit schedule and an audit table
- an independent audit methodology, including selection of the auditor and any technical specialists that may be required, scope development, interviews, inspections, consultation and an evaluation of compliance
- independent audit reports.

The independent audit is also undertaken having regard to the form, methodology, review, reporting and structural framework identified within AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems.

2 Project Background

Alex Avenue Public School (the School) is to be located at the corner of Farmland Drive and the future realignment of Pelican Road and is legally described as proposed Lots 1 and 2 being part of existing Lot 4 in DP1208329 and Lot 121 in DP1203646. The site has since been subdivided however is yet to be registered and has an area of approximately 2 hectares. The site has an existing frontage to Farmland Drive to the north and a future frontage to Pelican Road (proposed road) to the west. The site is currently vacant rural land consisting of predominately of open pasture with a few trees clustered in the south-eastern portion of the lot.

The Project comprises the following:

- construction of a 2-storey library, administration and staff building (Block A)
- construction of four 2-storey classroom buildings (Block B) containing 40 homebases (stage 1 approximately 19 homebases)

- construction of a single storey assembly hall (Block C) with a performance stage and integrated covered outdoor learning area (COLA). The assembly hall will have OOSH facilities, store room areas and amenities
- associated site landscaping and open space including associated fences throughout and games courts
- pedestrian access points along both Farmland Drive and the future Pelican Road
- substation on the north-east corner of the site
- school signage to the front entrance.

3 Independent Environmental Audit Scope

The scope of works comprises:

- preparation of an independent audit program (this document)
- preparation of the independent audit methodology
- completion of audits
- preparation of independent audit reports.

The scope of auditing requirements has been based on consideration of:

- the project SSD EIS (Urbis, February 2019) and associated Response to Submission documentation
- the compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
 - To support the administrative conditions (Part A)
 - Prior to commencement of construction (Part B)
 - During construction (Part C)
 - Prior to commencement of operation (Part D)
 - Post occupation (Part E)
- the independent auditing requirements and expectations specified in the IAPAR (2018)
- specifically, within the IAPAR, the expectation is that the independent environmental audit includes:
 - an assessment of compliance with CoC and other relevant approvals and licences
 - an assessment of environmental performance
 - identification of the status of implementation of previous audit findings
 - a high-level review of the Project's environmental management system
 - a high-level assessment of the adequacy of the Project's environmental management plans and sub-plans

- any other matters considered relevant.

No technical specialists have been identified as being required for the independent environmental audit given the site location and the nature of proposed works. Should technical specialists be identified as being required subsequent to audit commencement, the Proponent and Planning Secretary would be notified and that scope of work would not be commenced until the Planning Secretary has agreed to the proposed technical specialist.

4 Audit Schedule

As per IAPAR (2018), an audit schedule has been developed for the construction and operation stages of the Project and is included as Appendix A.

The frequency of audits in the audit schedule must comply with any specific requirements in the CoC. CoC C31 states:

“Table 1 of the Independent Audit Post Approval Requirements is amended so that the frequency of audits required in the construction phase is:

(a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; 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.”

Construction of Stage 1 is scheduled to commence June 2020 with completion expected by January 2021. Stage 2 construction completion will follow at a date to be confirmed. The initial construction audit has been scheduled for completion in July 2020.

An operation audit is required to be undertaken within 12 months of the commencement of operation. An operation audit has been scheduled for completion in April 2021 and at a recurrence interval of no greater than 3 years thereafter.

The timeframes stipulated in the audit schedule include completion of all activities required in an independent audit including scope development, undertaking the audit and submitting a final audit report, including the proponent’s response to audit findings.

5 Audit Tables

The audit tables have been developed to reflect the project phase. The construction audit table in Appendix B contains all requirements from the CoC that relate to the construction phase of the project that must be complied with including:

- Administrative conditions (Part A)
- Prior to commencement of construction (Part B)
- During construction (Part C).

The operation audit table in Appendix C contains all requirements from the CoC that relate to the operation phase of the project including:

- Administrative conditions (Part A)
- Prior to commencement of operation (Part D)
- Post occupation (Part E).

As part of audit scope development, the audit tables will be reviewed and amended as necessary to reflect additional licence, permits or approvals issued for the project. If the audit table is revised, it is not required to be provided to the DPIE before the audit.

The audit tables set out the following information for each requirement to be complied with (compliance requirement):

- a unique identification number
- the exact wording of the compliance requirement
- a column to record the evidence used to assess and determine whether each requirement has been complied with
- a column for commentary on findings and recommendations
- columns for recording the status of compliance.

5.1 Compliance Status Descriptors

The compliance status of each compliance requirement in the audit tables will be determined using the relevant descriptors in Table 1 below.

Table 1 Compliance status descriptors

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

In addition to the compliance status descriptors, the auditor may make such observations and notes, including identifying any opportunities for improvement, as they see fit in relation to any compliance requirement or any other aspect of the development.

6 Independent Audit Program Conformance

This Independent Audit Program has been prepared for the Alex Avenue School Project. Aspect Environmental confirms that the Independent Audit Program has been prepared in accordance with the following Project requirements:

- State significant development (SSD) 9368 CoC as approved on 21 May 2020 under Part 4 of the *Environmental Planning and Assessment Act, 1979*
- The Department of Planning, Industry and Environment (formerly NSW Department of Planning and Environment) Independent Audit Post Approval Requirements (June 2018).

So declared by Richard Johnson, Director, Aspect Environmental Pty Limited.

Richard Johnson

Director, Aspect Environmental Pty Limited

Full Name

Position

A handwritten signature in black ink, appearing to be 'RJH' followed by a flourish.

25 May 2020

Signed

Date

Appendix A - Audit Schedule

		2020							2021											
Audit Type	Frequency	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Construction Audit	*Within 12 weeks of commencement of construction		X					X												
Operation Audit	Within 52 weeks of commencement of operation											X								

Notes:

*IAPAR (2018) requires an independent construction audit to be completed within 16 weeks of commencement of construction and a subsequent independent construction audit no more than 26 weeks from the date of the initial independent audit. CoC (C31) amended Table 1 of the IAPAR (2018) so that the frequency of audits required in the construction phase is:

- (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; 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.

Appendix B - Construction Audit Table

Date of Audit
Auditor Richard Johnson
Location Alex Avenue
SSD 9368

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Assessment of Environmental Performance						
Environmental Aspect						
Air	Dust and other emissions are being managed on site and generally confined to site. Record of incidents/complaints.					
Noise	Work hours are within approved hours. Noise mitigation evident. Record of incidents/complaints.					
Land (ErSed)	Sediment and erosion controls are performing to control surface erosion and discharges from site within acceptable limits. Record of incidents/complaints.					
Land (contam)	Any identified contaminant materials are effectively contained, controlled and removed from site for treatment and disposal. Record of any unexpected finds.					
Water	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separate from dirty water (i.e. construction works contact water). Spill Notifications. Record of incidents/complaints.					
Waste	Containment and appropriate sorting of waste as appropriate. Record of incidents/complaints.					
Heritage	Clear identification of heritage items and demarcation within the construction site to prevent accidental harm.					
Traffic	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints					
Flora/Fauna	Pre-clearing checks undertaken. Demarcation of no-go zones. Record of incidents/complaints.					
High-Level Review of Project EMS						
Legal Requirements Register	Identification of applicable legislative requirements, applicable standards, codes of practice and industry guidelines with demonstration of relevance to the project scope.					
Aspects/ Impacts Register	Identification of the Projects environmental aspects and impacts with identification of those aspects/impacts of high significance to the project.					
Roles and Responsibilities	Identification and allocation of roles and responsibilities to relevant site and management personnel to provide effective site environmental management and performance.					
Training	Identification of awareness and vocational training requirements relevant to the nature of works to be performed and associated environmental values or requirements identified within the Aspects/Impacts and Legal Requirements register.					
Monitoring and Review	Program and process for monitoring and review of the Project EMS to demonstrate applicability.					
Communications	Identification of how the EMS is implemented during the course of the project, including the communication of change and access to information.					
Conditions of Consent - 9368						
Part A- Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.					
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions 2; (d) in accordance with the approved plans in the table below:					
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.					
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.					
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.					
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.					
Planning Secretary as Moderator						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.					

Appendix B - Construction Audit Table

	Evidence of Consultation					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.					
A9	Staging The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the Supplementary Response to Submissions 2.					
A10	Staging of the proposed development may be varied in accordance with a Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary.					
A11	Any Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.					
A12	Where a Staging Report is approved by the Planning Secretary, the project must be staged in accordance with the approved Staging Report.					
A13	Where a Staging Report is approved by the Planning Secretary, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Staging Report must be complied with at the relevant time for that stage.					
	Staging, Combining and Updating Strategies, Plans or Programs					
A14	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).					
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.					
A16	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.					
A17	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.					
	Structural Adequacy					
A18	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. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.					
	External Walls and Cladding					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.					
	Design and Construction for Bush Fire					
A20	Construction of proposed Buildings A, B1 and B2 must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.					
A21	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.					
	Applicability of Guidelines					
A22	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.					
A23	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.					

Appendix B - Construction Audit Table

Monitoring and Environmental Audits						
A24	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, noncompliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.					
Access to information						
A25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.					
Compliance						
A26	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.					
Incident Notification, Reporting and Response						
A27	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.					
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.					
Non-Compliance Notification						
A29	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.					
A30	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.					
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.					
Revision of Strategies, Plans and Programs						
A32	Within three months of: (a) the submission of a compliance report under condition B28; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C31 or C32; or (d) 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.					
A33	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 and Certifier. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.					
Prior to the Commencement of Construction						
External Materials and finishes						
B1	Prior to the commencement of construction of Stage 1, a schedule of materials and finishes of the proposed Stage 1 and Stage 2 buildings must be submitted to the Certifier. The materials and finishes must reflect the appearance of the buildings shown in the renders included in Appendix B of the Response to Submissions.					

Appendix B - Construction Audit Table

	Road Safety Evaluation					
B2	Following the dedication of Pelican Road and the extension of Farmland Drive to Council, a Road Safety Evaluation must be conducted on all relevant sections of the local road network to be utilised for bus and private vehicle drop-off / pick-up and used by students to travel between these locations and the school in accordance with the Guidelines for Road Safety Audit Practices (NSW Centre for Road Safety, 2011) and Austroads Guide to Road Safety Part 6: Road Safety Audit. The Road Safety Evaluation must be submitted to the Certifier, Council and the Planning Secretary.					
	Notification of Commencement					
B3	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.					
B4	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.					
	Certified Drawings					
B5	Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.					
	External Walls and Cladding					
B6	Prior to the commencement of construction of Stage 1 and Stage 2, 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.					
	Protection of Public Infrastructure					
B7	Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.					
	Pre-Construction Dilapidation Report					
B8	Prior to the commencement of construction of Stage 1 and Stage 2, 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.					
	Unexpected Contamination Procedure					
B9	Prior to the commencement of construction of Stage 1, 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 B14 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.					
	Community Communication Strategy					
B10	No later than 48 hours before the commencement of construction of Stage 1 and Stage 2, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.					

Appendix B - Construction Audit Table

	Ecologically Sustainable Development					
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.					
	Outdoor Lighting					
B12	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.					
	Environmental Management Plan Requirements					
B13	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review / update of the plan and any updates in response to					
	Construction Environmental Management Plan					
B14	Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); (c) Construction Noise and Vibration Management Sub-Plan (see condition B17); (d) Construction Waste Management Sub-Plan (see condition B18); (e) Construction Soil and Water Management Sub-Plan (see condition B19); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; (i) procedures to ensure that the proposed works do not result in a change of contamination risk for the site; and					
B15	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.					

Appendix B - Construction Audit Table

B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 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 person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 					
B17	<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 B17(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 B13(d). 					
B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. 					
B19	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, 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, including, but not limited to 1 in 1-year ARI, and 1 in 5-year ARI. 					
Construction Parking						
B20	<p>Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities.</p>					
Stormwater Management						
B21	<p>Prior to the commencement of construction, the Applicant must design on site drainage infrastructure that would connect to the on site detention facility proposed on the site and submit it to the Certifier. The infrastructure must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions 2 and Appendix B of the document titled 'Review of Environmental Factors Stormwater and Drainage Services' dated 15 April 2020; (c) discharge into Council's nominated discharge point (Drainage Reserve 886) immediately to the south of Lot 1/ 1209060; (d) be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook Draft June 2013; 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. 					

Appendix B - Construction Audit Table

	Landscaping					
B22	<p>Prior to the installation of landscaping, the Applicant must submit evidence to the Certifier, including amended landscape plans if necessary, that the landscape plans:</p> <p>(a) include planting along the Farmland Drive frontage that matches the landscaping depicted in the renders included in Appendix A of Supplementary Response to Submissions 1;</p> <p>(b) comply with Endeavour Energy's requirements for planting in close proximity to the proposed electrical substation;</p> <p>(c) provide for the planting of at least 55 trees, including 25 trees of intermediate mature height of up to 12 metres and 30 larger trees with a mature height of between 15 metres and 25 metres;</p> <p>(d) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>(e) include species (trees, shrubs and groundcovers) indigenous to the local area; and</p> <p>(f) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.</p>					
	Operational Waste Storage and Processing					
B23	<p>Prior to the commencement of construction of waste storage and processing areas, 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:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>					
	Rainwater Harvesting					
B24	<p>Within three months of the commencement of construction of Stage 1, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. The rainwater tank is to achieve a minimum of 80% non-potable reuse using MUSIC in accordance with Part J of Council's DCP Part J and contain flow meters to measure the non-potable use and % reuse.</p>					
	Construction Car Parking and Access Arrangements					
B25	<p>Prior to the commencement of construction of Stage 1 and Stage 2, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) all vehicles must be able to enter and leave the Site in a forward direction;</p> <p>(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, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>					
	Operational Car Parking and Access Arrangements					
B26	<p>Prior to the commencement of construction of Stage 1, evidence of compliance of the final design of operational parking and access arrangements with the following requirements must be submitted to the satisfaction of Council and the Planning Secretary:</p> <p>(a) the proposed access/egress locations and driveway configuration comply with Section 3.2.3 of AS2890.1; and</p> <p>(b) the proposed special needs drop-off and accessible parking area is restricted to west bound one way traffic only.</p>					
	Public Domain Works					
B27	<p>Prior to the commencement of any footpath or public domain works, 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.</p>					
	Compliance Reporting					
B28	<p>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 Certifier.</p>					
B29	<p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.</p>					
B30	<p>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.</p>					

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During Construction						
	Site Notice					
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>					
	Operation of Plant and Equipment					
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.					
	Construction Hours					
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>					
C4	<p>Construction activities may be undertaken outside of the hours in condition C3 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>					
C5	Notification of such construction activities as referenced in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.					
C6	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>					
	Implementation of Management Plans					
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).					
	Construction Traffic					
C8	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.					
	Hoarding Requirements					
C9	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(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.</p>					
	No Obstruction of Public Way					
C10	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.					
	Access and Services to Lot 4 DP1244925					
C11	Construction of Stage 1 must be managed so as not impinge upon the temporary access and services easement located along the eastern boundary of the site so as to comply with the terms of the easement and any other legal agreements entered into with the owner of Lot 4 DP1244925.					
	Construction Noise Limits					
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.					
C13	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 C3.					
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.					
	Vibration Criteria					
C15	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(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</p> <p>(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).</p>					
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.					

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C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.					
Tree Protection						
C18	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 must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment Report (Rev. 01) prepared by Paul Shearer Consulting dated 12 February 2019; 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.					
Air Quality						
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.					
C20	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.					
Erosion and Sediment Control						
C21	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'.					
Imported Soil						
C22	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.					
Disposal of Seepage and Stormwater						
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the 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.					
Unexpected Finds Protocol - Aboriginal Heritage						
C24	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.					
Unexpected Finds Protocol – Historic Heritage						
C25	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.					
Waste Storage and Processing						
C26	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.					
C27	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).					
C28	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.					
Outdoor Lighting						
C29	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.					

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	Independent Environmental Audit					
C30	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.					
C31	Table 1 of the Independent Audit Post Approval Requirements is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; 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.					
C32	In all other respects Table 1 of the Independent Audit Post Approval Requirements remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.					
C33	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements					
C34	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C31 of this consent, or condition C32 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.					
C35	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.					
C36	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.					
Appendix 1 : Advisory Notes						
	General					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.					
	Long Service Levy					
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.					
	Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.					
	Access for People with Disabilities					
AN4	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 Certifier 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.					
	Utilities and Services					
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.					
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.					
	Road Design and Traffic Facilities					
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.					
	Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.					
	SafeWork Requirements					
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.					
	Hoarding Requirements					
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.					
	Handling of Asbestos					
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.					

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	Speed limit authorisation					
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TNSW(RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.					
	Fire Safety Certificate					
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.					
Appendix 2: Written Incident Notification and Reporting Requirements						
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.					
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.					
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.					
4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.					

Date of Audit
 Auditor Richard Johnson
 Location Alex Avenue

SSD 9368

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Assessment of Environmental Performance						
Environmental Aspect						
Air	Dust and other emissions are being managed on site and generally confined to site. Record of incidents/complaints.					
Noise	Work hours are within approved hours. Noise mitigation evident. Record of incidents/complaints.					
Land (ErSed)	Sediment and erosion controls are performing to control surface erosion and discharges from site within acceptable limits.					
Land (contam)	Any identified contaminant materials are effectively contained, controlled and removed from site for treatment and disposal. Record of any unexpected finds.					
Water	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separated from dirty water (i.e. construction works contact water). Spill Notifications. Record of incidents/complaints.					
Waste	Containment and appropriate sorting of waste as appropriate. Record of incidents/complaints.					
Heritage	Clear identification of heritage items and demarcation within the construction site to prevent accidental harm.					
Traffic	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints					
Flora/Fauna	Pre-clearing checks undertaken. Demarcation of no-go zones. Record of incidents/complaints.					
High-Level Review of Project EMS						
Legal Requirements Register	Identification of applicable legislative requirements, applicable standards, codes of practice and industry guidelines with demonstration of relevance to the project scope.					
Aspects/ Impacts Register	Identification of the Projects environmental aspects and impacts with identification of those aspects/Impacts of high significance to the project.					
Roles and Responsibilities	Identification and allocation of roles and responsibilities to relevant site and management personnel to provide effective site environmental management and performance.					
Training	Identification of awareness and vocational training requirements relevant to the nature of works to be performed and associated environmental values or requirements identified within the Aspects/Impacts and Legal Requirements register.					
Monitoring and Review	Program and process for monitoring and review of the Project EMS to demonstrate applicability.					
Communications	Identification of how the EMS is implemented during the course of the project, including the communication of change and access to information.					
Conditions of Consent - 9368						
Part A - Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.					
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions 2; (d) in accordance with the approved plans in the table below:					
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary					
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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.					
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.					
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.					
Planning Secretary as Moderator						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.					

	Evidence of Consultation					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.					
	Staging					
A9	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the Supplementary Response to Submissions 2.					
A10	Staging of the proposed development may be varied in accordance with a Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary.					
A11	Any Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.					
A12	Where a Staging Report is approved by the Planning Secretary, the project must be staged in accordance with the approved Staging Report.					
A13	Where a Staging Report is approved by the Planning Secretary, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Staging Report must be complied with at the relevant time for that stage.					
	Staging, Combining and Updating Strategies, Plans or Programs					
A14	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).					
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.					
A16	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.					
A17	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.					
	Structural Adequacy					
A18	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. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.					
	External Walls and Cladding					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.					
	Design and Construction for Bush Fire					
A20	Construction of proposed Buildings A, B1 and B2 must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.					
A21	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.					

	Applicability of Guidelines					
A22	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.					
A23	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.					
	Monitoring and Environmental Audits					
A24	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, noncompliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.					
	Access to Information					
A25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.					
	Compliance					
A26	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.					
	Incident Notification, Reporting and Response					
A27	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.					
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.					
	Non-Compliance Notification					
A29	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.					
A30	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.					
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.					
	Revision of Strategies, Plans and Programs					
A32	Within three months of: (a) the submission of a compliance report under condition B28; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C31 or C32; or (d) 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.					
A33	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 and Certifier. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.					

Part D - Prior to Commencement of Operation						
	Notification of Occupation					
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.					
	External Walls and Cladding					
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.					
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.					
	Post-construction Dilapidation Report					
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the 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.					
	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 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. Note: This condition does not apply to any damage to roads caused as a result of general road usage.					
	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.					
	Utilities and Services					
D7	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.					
	Works as Executed Plans					
D8	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.					
	Roadworks and Access					
D9	Prior to the commencement of operation of Stage 1, evidence must be submitted to the Planning Secretary that Pelican Road and the extension to Farmland Drive have been constructed and registered as public roads to the satisfaction of Council.					
D10	Prior to the commencement of operation of Stage 1, evidence must be submitted to the Planning Secretary that a footpath has been constructed along the southern side of Farmland Drive and eastern side of Pelican Drive for the length of the frontages of the site to the satisfaction of Council.					
	Access and Services to Lot 4 DP1244925					
D11	Prior to the commencement of operation of Stage 1, the Applicant must submit evidence to the satisfaction of the Planning Secretary that the temporary access and services easement has been extinguished in accordance with the terms of the easement and any legal agreement entered into between the parties which are subject to the easement.					
D12	The design and construction of a road within the permanent access and services easement shall be undertaken to the satisfaction of Council in accordance with the terms of the easement and any legal agreement entered into between the parties subject to the easement.					
	Temporary bus turning area					
D13	Prior to the commencement of operation of Stage 1, the Applicant must provide sufficient evidence to the Certifier that demonstrates that the construction of Pelican Drive allows for safe manoeuvring of buses to service the school.					
	School Zones					
D14	Prior to the commencement of operation of Stage 1, all required School Zone signage, speed management signage and associated pavement markings along the adjoining public roads that have been dedicated to Council must be installed, inspected by TNSW(RMS) and handed over to TNSW(RMS). In the event that the relevant approvals have not been obtained for Pelican Road and the extension of Farmland Drive prior to operation of Stage 1, School Zone signage for Pelican Road and the extension of Farmland Drive must be approved and implemented as soon as possible. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.					
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.					

	Car Parking Arrangements					
D16	Prior to the commencement of operation of Stage 1, evidence must be submitted to the Certifier that demonstrates that either: (a) 80 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the school during school hours. Where the parking and drop-off / pick-up spaces have been provided off site, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking; or (b) 32 temporary car parking spaces and five drop-off / pick-up spaces have been provided on site as set out in the Supplementary Response to Submissions 2 and in accordance with relevant Australian Standards.					
D17	In the event that a temporary car park is provided in accordance with condition D16(b), the temporary car park must be removed and permanent site landscaping treatment implemented as set out in the approved plans listed in condition A2(d) within three months of alternative permanent offsite car parking arrangements being implemented, or other timeframe agreed in writing by the Planning Secretary.					
D18	Prior to the commencement of operation of Stage 2, if not already provided in accordance with condition D16(a), evidence must be submitted to the Certifier that demonstrates that 80 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the school during school hours. Where the parking and drop-off / pick-up spaces have been provided provided in an off site shared use facility, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking.					
	Road Damage					
D19	Prior to the commencement of operation Stage 1 and Stage 2, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.					
	Green Travel Plan					
D20	Prior to the commencement of operation of Stage 1 and Stage 2, a Green Travel Plan (GTP), must be submitted to the Certifier 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; (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; (e) include arrangements for the implementation of a walking school bus as proposed in the Green Travel Plan included in the Supplementary Response to Submissions 2. The route(s) for the walking school bus must be determined in consideration of the available pedestrian infrastructure as identified in a pedestrian infrastructure conditions assessment undertaken in support of the GTP; (f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; include an annual review of demand for bicycle parking on the site which includes recommendations for the provision of additional bicycle parking on site where demand has been found to exceed the existing capacity on site; and (g) be updated to meet the requirements of Stage 2					
	Operational Transport and Access Management Plan (OTAMP)					
D21	Prior to the commencement of operation of Stage 1, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW(RMS), and be submitted to the Certifier and a copy provided to 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 school campuses 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, including the review of the performance of the drop-off and pick-up area within 12 months of operation and identification of additional measures where required to improve the performance of the drop-off and pick-up parking and mitigate impacts on the local road network.					

	Mechanical Ventilation					
D22	Prior to commencement of operation of Stage 1 and Stage 2, the Applicant must provide evidence to 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.					
	Operational Noise- Design of Mechanical Plant and Equipment					
D23	Prior to the commencement of operation of Stage 1, the Applicant must submit evidence to the Certifier that a comprehensive detailed assessment of noise impacts of proposed mechanical plant and equipment on surrounding noise receivers has been prepared as set out in the Alex Avenue Public School Environmental Noise and Vibration Assessment (Revision 3) prepared by Acoustic Logic included in Appendix C of Supplementary Response to Submissions 1 and that the recommended mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in condition E7.					
	Fire Safety Certificate					
D24	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.					
	Structural Inspection Certificate					
D25	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the 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.					
	Compliance with Food Code					
D26	Prior to the commencement of operation of Stage 1, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the Certifier.					
D27	Prior to the commencement of operation of Stage 1, evidence must be provided to the Planning Secretary that the school canteen has been registered with Council as a food business.					
	Stormwater Quality Management Plan					
D28	Prior to the commencement of operation of Stage 1, an Operation and Maintenance Plan (OMP) is to be submitted to the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.					
	Rainwater Harvesting					
D29	Prior to the commencement of operation of Stage 1 and Stage 2, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifier.					
	Warm Water Systems and Cooling Systems					
D30	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.					
	Outdoor Lighting					
D31	Prior to the commencement of operation of Stage 1 and Stage 2, 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.					
	Signage					
D32	Prior to the commencement of operation of Stage 1 and Stage 2, way-finding signage and signage identifying the location of staff car parking must be installed.					
D33	Prior to the commencement of operation of Stage 1 and Stage 2, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.					
D34	Prior to the commencement of operation of Stage 1 and Stage 2, 'Do not drink' signage on non-portable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.					

	Operational Waste Management Plan					
D35	Prior to the commencement of operation of Stage 1, the Applicant must prepare a Waste Management Plan for the development and submit it 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 Section 9 of the EIS.					
	Landscaping					
D36	Prior to the commencement of operation of Stage 1 and Stage 2, 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 revegetation and landscaping in accordance with the landscape plan approved under condition B22; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 9 of the EIS;					
D37	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.					
	Street Tree Planting					
D38	Prior to the commencement of operation of Stage 1, the Applicant must undertake street tree planting along the Farmland Drive and Pelican Road frontages of the site. Species and spacing of trees are to be determined in consultation with Council.					
	Asset Protection Zones					
D39	Prior to the commencement of operation of Stage 1, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.					
	Evacuation and Emergency Planning					
D40	Prior to the commencement of operation of Stage 1, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.					
	Aboriginal Cultural Heritage					
D41	Prior to the commencement of operation of Stage 1, evidence must be submitted to the Certifier that the recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 13 March 2019 have been implemented.					
	Artwork on School Hall					
D42	Prior to the commencement of operation of Stage 1, an elevation must be submitted to the Certifier showing the location and dimensions of an artwork to be installed on the northern elevation of the school hall facing Farmland Drive. This must be of a scale and elevated location that assists in breaking-up the visual mass of the building and provides additional visual interest.					
	Bicycle Parking and End-of-Trip Facilities					
D43	Prior to the commencement of operation of Stage 1, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 56 bicycle parking spaces; (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; (c) the provision of end-of-trip facilities for staff; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.					
	Site Audit Report and Site Audit Statement					
D44	Prior to commencement of operation of Stage 1, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use. The Site Audit Report and Site Audit Statement must be provided for the information of the Planning Secretary and the Certifier.					
	Drainage Easement					
D45	Prior to commencement of operation of Stage 1, the Applicant must provide and register a minimum 1.5 m wide drainage easement with a Restriction to User along the line of the 450 mm outlet pipe from the detention system to the outlet in accordance with the requirements of the Council's Engineering Guide for Development 2005. The easement is to burden Lot 1/1209060 and be in favour of lot 2/1244925. The Restriction to User and drainage easement must be registered with Land Registry Services NSW prior to operation.					
D46	Prior to the commencement of operation of Stage 1, the Applicant must provide and register a suitably worded instrument pursuant to Section 88B of the Conveyancing Act 1911 to provide an appropriate restriction on the use of the land with respect to the area indicated as 'Proposed Council Easement' on the plan titled Proposed Site and Roof Plan Drawing Number AA-AR-1100 Issue 5 dated 21/02/2020 as an area that is not to be built upon to ensure no additional stormwater flows are directed offsite given the existing state of nature of this area. The Section 88B Instrument must contain a provision that it may not be extinguished or altered except with the Consent of Blacktown City Council. Details of the Restriction as to User must be indicated on the Section 88B Application to Council.					

PART E - Post Occupation Conditions						
	Out of Hours Event Management Plan					
E1	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; (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.					
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.					
	Operation of Plant and Equipment					
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.					
	Warm Water Systems and Cooling Systems					
E4	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.					
	Community Communication Strategy					
E5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction of each stage of the development.					
	Operational Transport and Access Management Plan (OTAMP)					
E6	The OTAMP(s) approved under condition D21 (as revised from time to time) must be implemented by the Applicant for the life of the development.					
	Operational Noise Limits					
E7	The Applicant must ensure that noise generated by operation of the development does not exceed: (a) the noise limits prescribed in Table 1 under standard meteorological conditions set out in Fact Sheet D of the Noise Policy for Industry (EPA, 2017); or (b) the noise limits prescribed in Table 1 plus 5dB under non-standard meteorological conditions set out in Fact Sheet D of the Noise Policy for Industry (EPA, 2017).					
E8	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 prescribed in condition E7. 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.					
	Hours of Operation for Waste Collection and Outdoor Maintenance					
E9	Waste collection and ground maintenance using powered equipment must be undertaken during the hours of 7:30am to 6pm Monday to Friday.					
	Unobstructed Driveways and Parking Areas					
E10	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.					
	Green Travel Plan					
E11	The Green Travel Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.					
	Ecologically Sustainable Development					
E12	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier					
	Outdoor Lighting					
E13	Notwithstanding Condition D31, 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.					
	Landscaping					
E14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development.					

	Asset Protection Zones					
E15	The asset protection zones required by condition D39 shall be maintained for the duration of occupation of the development					
	Artwork on School Hall					
E16	Within 12 months of Stage 1 operation, and prior to any subsequent stage of operation, evidence must be provided to the Certifier that the artwork required under condition D42 has been installed.					
Appendix 1 : Advisory Notes						
	General					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.					
	Long Service Levy					
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.					
	Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.					
	Access for People with Disabilities					
AN4	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 Certifier 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.					
	Utilities and Services					
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.					
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.					
	Road Design and Traffic Facilities					
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.					
	Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.					
	SafeWork Requirements					
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.					
	Hoarding Requirements					
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.					
	Handling of Asbestos					
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.					
	Speed limit authorisation					
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW(RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.					
	Fire Safety Certificate					
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.					

Appendix 2: Written Incident Notification and Reporting Requirements						
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.					
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.					
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.					
4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.					