

CONSTRUCTION

COMPLIANCE REPORT (SSD 8922) – ISSUE 1 (REV 3)

Stevenson Library Redevelopment Project

Scots College, Woollahra



Submitted to the Department of Planning, Infrastructure and Environment

By Walker Corporation, on behalf of:

The Presbyterian Church (New South Wales) Property Trust

JANUARY 2020

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1.0 INTRODUCTION

This report addresses consent conditions C.28 and C29 Compliance Reporting of State Significant Development consent SSD 8922, which read as follows.

C28. No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority.

C29 Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

It has been prepared by Walker Corporation on behalf of the Presbyterian Church (NSW) Property Trust, which is the applicant entity for the project.

The project will be completed in 2 stages, Early Works and Main Works. For reporting purposes, 'Occupation' is the third and final stage.

2.0 COMPLIANCE REPORTING

This is Compliance Report Issue 1. Subsequent Compliance Reports will be submitted in accordance with the frequencies given in Table 1.

Table 1: Minimum Frequency of Compliance Reporting

COMPLIANCE REPORT	PHASE	TIMING	MINIMUM FREQUENCY	SUBMISSION	
Pre-Construction Compliance Report	Pre-construction	Prior to commencement of construction	Single report only	Issue 1 (Rev 2): December 2019	✓
Construction Compliance Report	Early Works (3 month period)	Duration of construction	At intervals of less than 26 weeks from construction commencement	NA	
Construction Compliance Report	Main Works (21 month period)	Duration of construction	At intervals of less than 26 weeks from construction commencement	Issue 2: June 2020 Issue 3: December 2020 Issue 4: June 2021	

COMPLIANCE REPORT	PHASE	TIMING	MINIMUM FREQUENCY	SUBMISSION	
Pre-Operational Compliance Report	Pre-Operation	Prior to commencement of operation	Single report only	Issue 5: December 2021	
Operation Compliance Report	Operation It is anticipated only 1 Compliance Report will be required.	Duration of operation	At intervals of less than 1 year from operation commencement.	Issue 6: June 2022	
Post-Decommissioning Compliance Report	Decommissioning	Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning.	Single report only	Not required as the facility will not be decommissioned.	

2.1 Project name and project application number

The Stevenson Library, Scots College, SSD 8922

2.2 Project addresses

Lot 1, DP 231713, 28 – 53 Victoria Road, Bellevue Hill NSW 2023

2.3 Project phase

There are three project phases, Early Works (EW), Main Works (MW) and Occupation.

The activities associated with EW and MW are described in the Staging Plan at Appendix A11.

The project has development approval, and it is anticipated that a Construction Certificate for the Early Works will be obtained by early December 2019, when Early Works will commence.

The Main Works will obtain a Construction Certificate in early 2020.

The Main Works are programmed to take 24 months to complete, and the project will be occupied in early 2022.

2.4 Compliance reporting period

This Compliance Report Issue 1 (Rev 3) is the 'Pre-construction' report.

2.5 Project activity summary

No physical construction works have commenced. Construction design and documentation for the Early Works is being completed and submitted to the Principle Certifying Authority (PCA).

2.6 Key project personnel

The Walker Project Director:
Mr Blake Walker
Level 21, 1 Farrer Place
Governor Philip Tower
SYDNEY NSW 2001
02 8273 9600
"UPDATED June 2020"

Site Manager:
Mr. Terrence Watson
Senior Site Manager
Rohrig NSW
PO Box 569
MATRAVILLE NSW 2036
02 9695 1668
0447 716 554

The Scots College Director:
Mr Steven Adams
Director of Property and Works
Victoria Road
BELLEVUE HILL NSW 2023
0408 408 258
s.adams@tsc.nsw.edu.au

3. COMPLIANCE STATUS SUMMARY

The project is compliant with the requirements of SSD 8922, which must be satisfied prior to commencement of Early Works construction.

5. PREVIOUS REPORT ACTIONS

There are no previous reports and actions.

6. INCIDENTS

There have been no incidents.

7. COMPLAINTS

There have been no complaints.

APPENDIX 1 – COMPLIANCE REPORT DECLARATION FORM

APPENDIX 2: COMPLIANCE STATUS SUMMARY ISSUE 1 – 06 January 2020 Revision

SSD 8922 – THE STEVENSON LIBRARY, SCOTS COLLEGE

PART A - ADMINISTRATIVE CONDITIONS					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Obligation to Minimise Harm					
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.	During each phase			Not triggered	
Terms of Consent					
A2. The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) (in accordance with the approved plans in the table below: (See Architectural Plans as prepared by JCA Architects) 	During each phase			Compliant	
A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above. 	During each phase			Compliant	

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	During each phase			Compliant
Limits of Consent					
A5.	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	During each phase			Compliant
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.	During each phase	PCA certification of documentation, as required by Clause 98, and monitoring of construction. Photographs will be taken of signage required by Clause 98A.	The EW and MW Construction Certificates, PCA inspection reports & photographs	Compliant

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
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.	During each phase			Not triggered
Long Service Levy					
A8.	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.	Instalment 1: Prior to commencement of EW activities. Instalments 2, 3, 4: During construction of EW & MW	On 04/11/19 the Long Service Corporation approved payment in 4 instalments.	LSC letter 04/12/19 Instalment 1 receipt dated 11/12/19	Compliant
Legal Notices					
A9.	Any advice or notice to the consent authority must be served on the Planning Secretary.	During each phase			Not triggered

EW = EARLY WORKS, MW = MAIN WORKS

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PART A - ADMINISTRATIVE CONDITIONS					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Evidence of Consultation					
A10. Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	During each phase			Compliant	
Staging					
A11. The SSD may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Planning Secretary for information. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation.	Prior to commencement of EW activities		Record of submission to the Planning Secretary and the Staging Report dated 21/11/19. EW activities commenced on 06/01/20	Compliant	

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
A12.	<p>The Staging Report must:</p> <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the SSD 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 SSD 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 SSD; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Prior to commencement of EW activities			Compliant
A13.	The SSD must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	During each phase		Construction documentation includes this requirement.	Compliant
A14.	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	During each phase			Compliant

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
Staging, Combining and Updating Strategies, Plans or Programs					
A15.	<p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, document, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	Prior to commencement of EW activities		Planning Secretary Approval dated 06/12/19	Compliant.
A16.	<p>If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p>	During each phase			Not triggered

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
A17.	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	During each phase			Not triggered
Demolition					
A18.	Demolition works must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the PCA before the commencement of works.	Prior to commencement of EW activities Prior to commencement of MW construction		PCA confirmation of receipt dated 26/11/19. Structural Engineer confirmation dated 14/10/19. Demolition Work Plan dated 22/11/19.	Compliant

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
Structural Adequacy					
A19.	<p>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.</p> <p>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	Prior to commencement of MW construction		The MW Construction Certificate	Not triggered
External Walls and Cladding					
A20.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Prior to commencement of MW construction	The PCA will certify all construction documentation.	The MW Construction Certificate.	Not triggered
Applicability of Guidelines					
A21.	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.	During each phase			Not triggered

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
A22.	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.	During each phase		Any direction from the Planning Secretary.	Not triggered
Monitoring and Environmental Audits					
A23.	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report & independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	During each phase			Not triggered

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
Access to Information					
A24.	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (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; 	Prior to commencement of EW activities until Occupation.		Link to website	Compliant

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
	<ul style="list-style-type: none"> (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					
A25.	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.	During each phase		EW construction tender documentation dated 2/12/19.	Compliant

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PART A - ADMINISTRATIVE CONDITIONS					
	CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
Student Numbers					
A26.	This consent does not approve any increase in student and staff numbers. There must not be any increase in student and staff numbers over and above the existing approved number.	Occupation			Not triggered
Advisory Notes					
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.	During each phase		Any licences, approvals or consents that may be required.	
AN2.	Nothing in this consent authorises the contravention of any condition of any existing development consent that relates to the limiting of student and staff numbers that applies to any part of the school.	During each phase			

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PART B – PRIOR TO ISSUE OF A CC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Outdoor Lighting					
B1.	All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the PCA prior to the issue of the relevant CC.	Prior to issue of MW CC	The MW Construction Certificate	No triggered	
Erosion and Sedimentation Control					
B2.	Soil erosion & sediment control measures must be designed in accordance with the document <i>Managing Urban Stormwater – Soils & Construction Vol 1</i> (L'com, 2004). Details are to be submitted to the satisfaction of the PCA prior to the issue of the relevant CC.	Prior to issue of EW CC	PCA confirmation of receipt dated 26/11/19	Compliant	

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PART B – PRIOR TO ISSUE OF A CC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Ecologically Sustainable Development					
B3. The Applicant must incorporate design, operation and construction ESD measures identified as committed initiatives in the Environmental Impact Statement and ESD Report prepared by Wood & Grieve Engineers and dated 11 April 2018 (Appendix 2.1 of the EIS), or alternative measures that achieve and equal or greater level of environmental sustainability. A report detailing measures is to be submitted to the PCA prior to the commencement of the relevant works.	Prior to commencing EW activities. Prior to commencing MW construction	Note: the only committed ESD measures applicable to EW is the diversion of 90% of waste material from landfill.	PCA confirmation of receipt dated 26/11/19.	Compliant	
Property Damage Security Bond					
B4. Prior to the issue of any CC a property damage security bond is to be paid to Council. Prior to payment Council can provide the value of the property damage security bond.	Prior to commencement of EW activities		Record of payment 11/12/19	Compliant	

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PART B – PRIOR TO ISSUE OF A CC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
External Walls and Cladding					
B5. Prior to the issue of any CC (not including demolition), the Applicant must provide the PCA with documented evidence that the products & systems proposed for use or used in the construction of external walls, including finishes & claddings such as synthetic or aluminium composite panels, comply with BCA requirements. The Applicant must provide documentation to the Planning Secretary within 7 days after the PCA accepts it.	Prior to issue of MW CC			Not triggered	
Stormwater Management Plan					
B6. Prior to the issue of any CC (not including demolition), the Applicant must design an operational stormwater management system and submit it to the satisfaction of the PCA. It must: <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 EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall & Runoff (Engineers Australia, 2016) and MUS: Council Handbook (EPA, 1997) guidelines; 	Prior to issue of MW CC			Not triggered	

EW = EARLY WORKS, MW = MAIN WORKS

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PART B – PRIOR TO ISSUE OF A CC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Operational Noise – Design of Mechanical Plant and Equipment					
B7.	Prior to issue of MW CC			Not triggered	
<p>Prior to the issue of any CC (not including demolition), the Applicant must incorporate the noise mitigation recommendations in the acoustic report prepared by Resonate Consultants dated 18 April 2018, into the detailed design drawings. The PCA must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the acoustic report.</p>					
Mechanical Ventilation					
B8.	Prior to issue of MW CC			Not triggered	
<p>Prior to the issue of any CC, all mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings – Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the PCA prior to the issue of the relevant CC.</p>					

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PART B – PRIOR TO ISSUE OF A CC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Rainwater Harvesting					
B9.	Prior to the issue of any CC (not including demolition), 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.	Prior to issue of MW CC		Not triggered	
Roadworks and Access					
B10.	Prior to the issue of any CC the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of all construction vehicles.	Prior to issue of EW CC	Confirmation from Council dated 29/11/19 & 06/12/19	Compliant	

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PART C – PRIOR TO COMMENCEMENT OF WORKS					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Notification of Commencement					
C1.	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to commencement EW activities	Record of notification dated 03/12/19	Compliant	
C2.	If the construction or operation of the development is to be staged, the Department 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.	Prior to commencement EW activities. Prior to commencement MW construction.	Record of notification dated 03/12/19	Compliant	
Certified Drawings					
C3.	Prior to commencement of works (not including demolition), the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Prior to commencement of MW construction	MW Construction Certificate	Not triggered	

EW = EARLY WORKS, MW = MAIN WORKS

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PART C – PRIOR TO COMMENCEMENT OF WORKS					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Pre-Construction Dilapidation Report					
C4. Prior to commencement of any works, the Applicant is to engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings within the site, infrastructure and roads within the 'zone of influence'. Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building falls within the 'zone of influence'. The report must be submitted to the PCA and Council prior to commencement of any building works. In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the PCA, and Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed. Note: <i>The zone of influence constitutes the area in which impacts may occur, in the opinion of the suitably qualified person preparing the Pre-Construction Dilapidation Report.</i>	Prior to commencement of EW activities		Record of submission to Council dated 20/11/19 PCA confirmation of receipt dated 26/11/19	Compliant	

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PART C – PRIOR TO COMMENCEMENT OF WORKS					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Protection of Public Infrastructure					
C5.	<p>Prior to commencement of works the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the PCA and Council.</p>	<p>Prior to commencement of EW activities</p>	<p>Utilities within the site will be capped and diverted prior to commencement of EW activities.</p>	<p>Record of submission to Council dated 20/11/19</p> <p>PCA confirmation of receipt dated 26/11/19</p>	Compliant
Unexpected Contamination Procedure					
C6.	<p>Prior to commencement of works an unexpected contamination procedure must be prepared & included in the Condition C15 CEMP. It must ensure that potentially contaminated material is appropriately managed, & any material identified as contaminated is disposed off-site, with the disposal location & results of testing submitted to the Planning Secretary, prior to its removal from the site.</p>	<p>Prior to commencement of EW activities</p>		<p>PCA confirmation of receipt dated 26/11/19</p>	Compliant

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PART C – PRIOR TO COMMENCEMENT OF WORKS					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Utilities and Services					
C7.	Prior to commencement of MW construction.		Service Authority approval	Not triggered	
C8.	Prior to commencement of MW construction.		Service Authority approval	Not triggered	
Community Communication Strategy					
C9.	A Community Communication Strategy must be prepared to 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:	Prior to commencement of EW activities	DPIE approval dated 06/12/19	Compliant.	

EW = EARLY WORKS, MW = MAIN WORKS

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PART C – PRIOR TO COMMENCEMENT OF WORKS					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
<p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>					
C10.	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	Prior to commencement of EW activities	DPIE approval dated 06/12/19	Compliant	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
C11. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Prior to commencement of EW activities		DPIE approval dated 06/12/19	Compliant	
Ecologically Sustainable Development					
C12. Prior to commencement of works (not including demolition), the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the PCA.	Prior to commencement of MW construction			Not triggered	
Access for People with Disabilities					
C13. 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 issue of the relevant CC, the PCA must ensure that evidence of compliance with this condition from an appropriately qualified person is provided & that requirements are referenced on certified plans.	Prior to commencement of MW construction			Not triggered	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Environmental Management Plan Requirements					
<p>C14. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <ul style="list-style-type: none"> i. impacts and environmental performance of the development; ii. effectiveness of the management measures set out pursuant to paragraph (c) above; 	<p>Prior to commencement of EW activities. Prior to commencement of MW construction Prior to Occupation</p>		<p>See Condition C15</p>	<p>Compliant</p>	

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<p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <ul style="list-style-type: none"> i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. complaint; iii. failure to comply with statutory requirements; and <p>(h) a protocol for periodic review of the plan.</p> <p>Note: <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>					

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Construction Environmental Management Plan					
<p>C15. The Applicant must prepare a CEMP and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. groundwater management plan including measures to prevent groundwater contamination; vii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; viii. community consultation and complaints handling; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see cond. C16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see cond. C17);</p>	<p>Prior to commencement of EW activities</p> <p>Prior to commencement of MW construction</p>			Compliant	

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<p>(d) Construction Waste Management Sub-Plan (see cond. C18);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see cond. C19);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>					
C16. The Applicant must not commence construction of the development until the CEMP is approved by the PCA and a copy submitted to the Planning Secretary.	<p>Prior to commencement of EW activities</p> <p>Prior to commencement of MW construction</p>		<p>PCA approval dated 27/11/19</p> <p>Confirmation of submission to DPIE dated 27/11/19</p>	Compliant	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
<p>C17. 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; (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. 	<p>Prior to commencement of EW activities</p>		<p>Council approval of construction traffic management dated 29/11/19</p>	<p>Compliant</p>

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
<p>C18. The Construction Noise and Vibration Management Sub-Plan (CNVMSP) 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 C18(d); and (f) include a complaints management system that would be implemented for the duration of the construction. 	Prior to commencement of the EW activities			Compliant	
<p>C19. 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; (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. 	Prior to commencement of EW activities			Compliant	

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C20.	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (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, 1 in 5-year ARI and 1 in 100-year ARI).	Prior to commencement of EW activities	<i>Stormwater Drainage and Sediment, Erosion and Dust Control Management Report No 2017-T29B-Issue 2</i> <i>Early Works CEMP dated 7/11/19</i>	Compliant	
Construction Parking					
C21.	Prior to commencement of works, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Prior to commencement of EW activities	Council approvals dated 29/11/19 & 06/12/19 Planning Secretary's approval dated 13/12/19	Compliant	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
Construction Worker Transportation Strategy				
<p>C22. Prior to the commencement of works, a Construction Worker Transportation Strategy (CWTS) must be prepared in consultation with Council and submitted to the Planning Secretary for approval.</p> <p>The Strategy must detail the provision of sufficient on-site parking facilities or other travel arrangements for construction workers in order to negate the need for parking in nearby public or residential streets or public parking facilities.</p> <p>The strategy must include evidence of consultation with Council including Council comments and must be to the satisfaction of the Planning Secretary.</p>	<p>Prior to commencement of EW activities</p>	<p>The CWTS is incorporated into the CTPMSP.</p>	<p>Council approvals dated 29/11/19 & 06/12/19</p> <p>Planning Secretary's approval dated 13/12/19</p>	<p>Compliant</p>
Construction and Demolition Waste Plan				
<p>C23. The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.</p>	<p>Prior to commencement of EW activities</p>		<p>Record of RMS notification dated 20/12/20</p>	<p>Compliant</p>

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Hazardous Materials Survey and Management Plan					
C24.	Prior to commencement of EW activities		<i>Hazardous Materials Assessment Ref: ES7155</i>	Compliant	
C25.	Prior to commencement of EW activities		Register kept on site	Compliant	
C26.	During EW activities. During MW construction phase		AS2601-2001 is referred to in the demolition plan and work statement.	Compliant	
Operational Waste Storage and Processing					
C27.	Prior to commencement of MW construction			Not triggered	

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PART C – PRIOR TO COMMENCEMENT OF WORKS					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Compliance Reporting					
C28.	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to: <ul style="list-style-type: none"> the Department; and the PCA 	Prior to commencement of EW activities	Early works activities commenced on 6 January 2020. The Program was submitted to DPIE on 21/11/19. The Dept. confirmed it was satisfactory on 17/12/19	Compliant	
C29.	Compliance Reports of the project must be carried out in accordance with the <i>Compliance Reporting Post Approval Requirements</i> (Department 2018).	During each phase	Compliance Report Issue 1 was submitted on 21/11/19.	Compliant	
C30.	The Applicant must <ul style="list-style-type: none"> Make each Compliance Report publicly available 60 days after submitting it to the Department Notify the Department and the PCA in writing at least seven days before this is done. 	During each phase		Not triggered	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
C31.	Occupation			Not triggered	
<p>Notwithstanding the requirements of the <i>Compliance Reporting Post Approval Requirements</i> (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>					
Development Contribution					
C32.	Prior to commencement of EW activities		Payment receipt dated 06/12/2019	Compliant	
<p>Prior to commencement of works (not including demolition), a Section 7.12 levy totalling \$288,630.68, is to be paid to Council in accordance with Section 7.12 of the EP&A Act and Schedule 1 of Woollahra Section 94A Development Contributions Plan 2011. Prior to payment Council can provide the value of the indexed levy.</p>					

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PART D – DURING CONSTRUCTION					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Approved Plans to be On-site					
D1.	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site during each phase and must be readily available for perusal by any officer of the Department, Council or the PCA.	During EW activities During MW construction		Not triggered	
Site Notice					
D2.	<p>A site notice(s):</p> <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site to inform the public of project details including, but not limited to the details of the Builder, PCA and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> (i) minimum dimensions of 841 mm x 594 mm (A1) with any text to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the hours of work, the name of project manager, the responsible managing company, its address & 24-hour contact phone number, including construction/ noise complaint must be displayed on the site notice; (iv) 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. 	During EW activities During MW construction		Not triggered	

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PART D – DURING CONSTRUCTION					
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Operation of Plant and Equipment					
D3.	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	During EW activities During MW construction	Regular maintenance and inspections will be undertaken.	Not triggered	
Demolition					
D4.	Demolition work must comply with Australian Standard AS 2601-2001 <i>The Demolition of Structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the PCA before the commencement of works.	Prior to commencing EW activities. During EW activities During MW construction	PCA confirmation of receipt dated 26/11/19	Compliant	

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Construction Hours					
D5.	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	During EW activities During MW construction	CEMP incorporates permitted work hours.	Not triggered	
D6.	Activities may be undertaken outside of the hours in condition D5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	During EW activities During MW construction		Not triggered	
D7.	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	During EW activities During MW construction		Not triggered	

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D8.	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	During EW activities		Not triggered	
Implementation of Management Plans					
D9.	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	During EW activities During MW construction		Not triggered	
Construction Traffic					
D10.	All construction vehicles (excluding worker 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.	During EW activities During MW construction		Not triggered	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Road Occupancy License					
D11.	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	During EW activities During MW construction		Not triggered	
SafeWork Requirements					
D12.	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 during each phase in accordance with relevant SafeWork requirements.	During EW activities During MW construction		Not triggered	
Hoarding Requirements					
D13.	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (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; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	During EW activities During MW construction		Not triggered	

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No Obstruction of Public Way					
D14.	During EW activities During MW construction			Not triggered	
Construction Noise Limits					
D15.	During EW activities During MW construction			Not triggered	
D16.	During EW activities During MW construction			Not triggered	

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D17.	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	During EW activities During MW construction		Not triggered	
D18.	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	During EW activities During MW construction		Not triggered	
Vibration Criteria					
D19.	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	During EW activities During MW construction		Not triggered	

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D20.	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 D19.	During EW activities During MW construction			Not triggered
D21.	The limits in conditions D19 and D20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C18 of this consent.	During EW activities During MW construction			Not triggered
Dust Minimisation					
D22.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	During EW activities During MW construction			Not triggered
D23.	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> (a) exposed surfaces & 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. 	During EW activities During MW construction			Not triggered

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Air Quality Discharges					
D24	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	During EW activities During MW construction		Not triggered	
Erosion and Sediment Control					
D25.	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.	During EW activities During MW construction		Not triggered	
Imported Soil					
D26.	The Applicant must: (a) ensure that only VENN, 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 PCA upon request.	Not Applicable		Not triggered	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Disposal of Seepage and Stormwater					
D27.	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	During EW activities During MW construction		Not triggered	
Unexpected Finds Protocol – Aboriginal Heritage					
D28.	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 OEH 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 OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with written approval of OEH.	During EW activities During MW construction		Not triggered	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Unexpected Finds Protocol – Historic Heritage					
D29.	During EW activities During MW construction			Not triggered	
Water Storage and Processing					
D30.	During EW activities During MW construction			Not triggered	
D31.	During EW activities During MW construction			Not triggered	

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CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
D32.	During EW activities During MW construction			Not triggered	
D33.	During EW activities During MW construction			Not triggered	
Handling of Asbestos					
D34.	During EW activities During MW construction			Not triggered	

EW = EARLY WORKS, MW = MAIN WORKS

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SSD 8922 – THE STEVENSON LIBRARY, SCOTS COLLEGE

PART D – DURING CONSTRUCTION					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Community Engagement					
D35.	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	During EW activities During MW construction		Not triggered	
Incident Notification, Reporting and Response					
D36.	The Department 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.	During EW activities During MW construction		Not triggered	
D37.	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	During EW activities During MW construction		Not triggered	

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PART D – DURING CONSTRUCTION					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Non-Compliance Notification					
D38.	During EW activities During MW construction		The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Not triggered	
D39.	During EW activities During MW construction		The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Not triggered	
D40.	During EW activities During MW construction		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Not triggered	

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PART D – DURING CONSTRUCTION					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Revision of Strategies, Plans and Programs					
D41.	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition C28; (b) the submission of an incident report under condition D36; or (c) the issue of a direction of Planning Secretary under condition A2 which requires a review, <p>the strategies, plans & programs required under this consent must be reviewed.</p> <p>The Dept. and PCA must be notified in writing that a review is being carried out & they need to be advised of the findings of the review.</p>	<p>During EW activities</p> <p>During MW construction</p>		Not triggered	
D42.	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans & programs required under this consent must be revised, to the satisfaction of the PCA.</p> <p>The revised document must be submitted to the PCA for approval within 6 weeks of review.</p>	<p>During EW activities</p> <p>During MW construction</p>		Not triggered	

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Notification of Acceptance					
E1.	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to issue of OC		Not triggered	
External Walls & Cladding					
E2.	Prior to issue of an OC, the Applicant must provide the PCA with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to issue of OC		Not triggered	
E3.	The Applicant must provide a copy of the documentation given to the PCA to the Planning Secretary within seven days after the PCA accepts it.	Prior to issue of OC		Not triggered	

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PART E – PRIOR TO ISSUE OF AN OC				
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
Post-Construction Dilapidation Report				
<p>E4. Prior to issue of an OC, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the PCA. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the PCA must: (c) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (d) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (e) to be forwarded to Council. 	Prior to issue of OC			Not triggered

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Protection of Public Infrastructure					
E5.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by B4 of this consent.</i>	Prior to issue of OC		Not triggered	
Utilities & Services					
E6.	Prior to issue of an OC, 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.	Prior to issue of OC		Not triggered	
Works as Executed Plans					
E7.	Prior to issue of an OC, 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 PCA.	Prior to issue of OC		Not triggered	

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Green Travel Plan					
<p>E8. Prior to issue of an OC, a Green Travel Plan (GTP), must be prepared and be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Woollahra Council and (Sydney Coordination Office) Transport for NSW; (b) include a survey of staff & parents to determine the demand that exists for staff & students to cycle to school; (c) include objectives & modes share targets (i.e. Site & land use specific, measurable & achievable & timeframes for implementation) to define the direction & purpose of the GTP; (d) include specific tools and actions to help achieve the objectives and mode share targets; (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (f) include details regarding the methodology & monitoring/review program to measure the effectiveness of objectives & mode share targets of the GTP, including the frequency of monitoring & the requirement for travel surveys of student & staff travel behaviours at appropriate times in the academic year. 	Prior to issue of OC			Not triggered	

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Heritage Interpretation Plan					
E9.	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site.				Not triggered
E10.	A photographic archival recording of the Stevenson Library must be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications “How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture”. A copy of these archival recordings must be provided to Woollahra Council.		Archival photographic recording was submitted to Council on 21/11/19		Compliant
E11.	The history and development of the site should be interpreted on the site by introduced devices such as plaques that detail the history of the site and its historical associations as outlined in the Statement of Heritage Impact prepared by John Oultram Heritage & Design.				Not triggered

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Mechanical Ventilation					
E12. Following completion, installation & testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the PCA that the installation & performance of the mechanical systems complies with: <ul style="list-style-type: none"> (a) the BCA; (b) AS 1668.2-2012 and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade. 	Prior to issue of OC			Not triggered	
Road Damage					
E13. 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 is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Prior to issue of OC			Not triggered	

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Fire Safety Certification					
E14.	Prior to OC, 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.				Not triggered
Structural Inspection Certificate					
E15.	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the occupation of the relevant parts of any new or refurbished buildings.</p> <p>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:</p> <p>(a) the site has been periodically inspected and the PCA is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>				Not triggered

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Compliance with Food Code					
E16. 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. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the PCA prior to occupation.	Prior to issue of OC		Not triggered	Not triggered	
Stormwater Quality Management Plan					
E17. Prior to issue of an OC, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Prior to issue of OC		Not triggered	Not triggered	
E18. Details demonstrating compliance must be submitted to the PCA prior to occupation.	Prior to issue of OC			Not triggered	

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Rainwater Harvesting					
E19. A signed works-as-executed Rainwater Re-use Plan must be provided to the PCA prior to occupation of the building.	Prior to issue of OC			Not triggered	
Warm Water Systems and Cooling Systems					
E20. The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the PH Act 2010) must comply with the Act 2010, PH Regs 2012 and Parts 1 & 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011.	Prior to issue of OC			Not triggered	
Outdoor Lighting					
E21. The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997; & (b) be mounted, screened & directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the PCA evidence from a qualified practitioner demonstrating compliance with this condition.	Prior to issue of OC			Not triggered	

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PART E – PRIOR TO ISSUE OF AN OC					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Signage					
E22.	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Prior to issue of OC		Not triggered	
E23.	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Prior to issue of OC		Not triggered	
E24.	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Prior to issue of OC		Not triggered	
Operational Wastage Management Plan					
E25.	<p>Prior to issue of an OC, the Applicant must prepare a Waste Management Plan for the development & submit it to the PCA. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage & disposal of all waste streams generated on site, consistent with the PEO Act 1997, PE&O (Waste Regulation 2014 & Waste Classification Guideline (DECCW, 2009)); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management & Mitigation Measures included in the Preparation of Waste & Recycling Management Plan by SLR Consulting Australia Pty Ltd dated 18 April 2018. 	Prior to issue of OC		Not triggered	

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PART E – PRIOR TO ISSUE OF AN OC				
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
Landscaping				
E26. Prior to issue of an OC, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the PCA. The plan must: (a) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (b) be consistent with the Applicant’s Management and Mitigation Measures in the EIS.	Prior to issue of OC			Not triggered

PART F – POST OCCUPATION				
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS
Operation of Plant and Equipment				
F1. All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in proper and efficient condition; and (b) operated in a proper and efficient manner.	Occupation			Not triggered

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PART F – POST OCCUPATION					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Community Organisation Strategy					
F2. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Occupation			Not triggered	
Operational Noise Limits					
F3. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the acoustic report prepared by Resonate Consultants dated 18 April 2018.	Occupation			Not triggered	
Unobstructed Driveways and Parking Areas					
F4. All driveways, footways and parking areas must be unobstructed During each phase. 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 premises.	Occupation			Not triggered	
Green Travel Plan					
F5. The Green Travel Plan required by condition E8 of this consent must be updated annually and implemented.	Occupation			Not triggered	

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PART F – POST OCCUPATION					
CONDITION	DEVELOPMENT PHASE	MONITORING METHOD	EVIDENCE/COMMENTS	STATUS	
Fire Safety Certificate					
F7.	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.	Occupation		Not triggered	
Landscaping					
F8.	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E26 for the duration of occupation of the development.	Occupation		Not triggered	

APPENDIX 2 – COMPLIANCE TABLE

Compliance Report Declaration Form


Compliance Report Declaration Form	
Project Name	Stevenson Library, The Scots College
Project Application Number	SSD 8922
Description of Project	Major alterations and additions to the Stevenson Library Building
Project Address	29-53 Victoria Road, Bellevue Hill, NSW 2023
Proponent	The Presbyterian Church (New South Wales) Property Trust
Title of Compliance Report	Compliance Report Issue 1
Date	21 November 2019

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

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

Notes:

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

Name of Authorised Reporting Officer	Sally Lewis
Title	Principal Urban Planner
Signature	
Qualification	PhD, B. Town Planning RPIA
Company	Walker Corporation
Company Address	Level 21, 1 Farrer Place SYDNEY NSW 2000