



NEW SOUTH WALES
DEPARTMENT OF PLANNING
(NSW DoP)
COMPLIANCE REPORT CC4 &
CC5

Bloompark Consulting Pty Ltd
SSDA Number: 7919
Condition: C6 and C7
Project Name: Loreto Kirribilli
Innovation Centre (LKIC)

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1. Executive Summary

This Pre Construction Compliance (PCR) report has been prepared by Bloompark Consulting Pty Ltd, in our capacity as Project Managers for the Loreto Kirribilli Innovation Centre (LKIC) Project.

SSD 7919 is for the development of the trailing:

- Stage 1 of the development comprising:
- demolition of B-Block, sections of the chapel and the sections of buildings in the eastern precinct
- excavation up to 13 metres (m);
- construction of a seven-storey learning hub including four-levels of basement and a roof-terrace;
- extension to the existing gymnasium;
- construction of a five-storey connector pod in the northern precinct;
- construction of a connector pod with ramps and stairs in the eastern precinct;
- construction of a four-storey connector pod in the southern precinct including learning studios and an external learning terrace;
- alteration and refurbishment of the chapel;
- walkways connecting buildings;
- landscaping works including removal of 10 trees;
- stormwater works and remediation works; and
- enrolment of 30 additional students and two additional staff members.

This PCR report will address Condition C6-C7.

2. Introduction

2.1 Project name and project application number

Loreto Kirribilli Innovation Centre (LKIC) Project

SSD 7919

2.2 Project Addresses

85 Carabella Street Kirribilli NSW 2061

2.3 Project Phase

Demolition Phase 28th June 2019 through 20th July 2019 – Complete

Spoil Removal and Bulk Excavation Phase 30th October 2019 through to 7 May 2020 - Complete

Forecast Construction Phase November 2020 through December 2021

3. Compliance Status Summary

Condition	Request	Action
C6	A Pre-Construction Compliance Report must be prepared for the development, and submitted to the PCA for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.	Bloompark will issue this PCR to both the PCA and NSWDoPE via the Planning Portal and Scott Naylor scott.naylor@formiga1.com
C7	The Pre-Construction Compliance Report must include: (a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and (b) the expected commencement date for construction.	Item a) We have engaged Formiga 1 as project PCA, who will not issue the relevant CC unless the consent conditions are satisfied. Refer Appendix A – PCA Consent Compliance Register. Item b) Expected commencement date for construction is 12 November 2020. Formiga 1 will issue the relevant CC including commencement date(s) to NSW Department of Planning GPO Box 39, Sydney NSW 2001 and compliance@planning.nsw.gov.au .

4. Appendices

Appendix A – PCA Consent Compliance Register

N.O.	Development Consent Conditions Prior to the Construction Certificate	Comments
	Note: Conditions below that refer to actions “prior to issue of a Construction Certificate” may be read as prior to issue of a construction certificate for the relevant stage, unless otherwise indicated as to be satisfied prior to issue of any construction certificate.	Noted
A9)	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing.	Noted
A32)	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.	What's Required - LSL payment receipt for whole development 07/11/2019 SN - Receipt received for BULK CC
B1)	The external walls of all buildings, including additions to existing buildings, must comply with the relevant requirements of the National Construction Code (NCC).	What's Required - To be assessed as part of the BCA assessment 15/04/2020 SN - Awaiting details. 08/05/2020 SN - FER and Insulation Test Report received.
B2)	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Principal Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.	What's Required - A copy of the documentation certifying that the materials are non-combustible and weatherproof in accordance with the BCA. Documentation must be in a form outlined in BCA A2.2. 08/05/2020 SN - FER and Insulation Test Report received.
B3)	The Applicant must provide a copy of the documentation given to the Principal Certifying Authority to the Planning Secretary within seven days after the Principal Certifying Authority accepts it.	What's Required - Evidence that the documentation in B2 has been sent through to the Department within 7 days of us accepting them (ie. CC Formiga1 into the email to the department).
B4)	The Construction Certificate Plans must demonstrate the following: (a) The floor level of the roof of the learning hub must not exceed RL34.5; (b) The lift overrun of the learning hub must not exceed RL39.0; (c) The stairwell over the learning hub must not exceed RL 37.5; (d) The maximum height of the northern precinct connector be must not exceed RL 31.00; and	What's Required - To be assessed as part of the BCA assessment. 15/04/2020 SN - Complies.

N.O.	Development Consent Conditions Prior to the Construction Certificate	Comments
	(e) The maximum height of the southern precinct connector must not exceed RL 43.27.	
B5)	<p>To maintain appropriate levels of privacy to the adjoining neighbours and enable view sharing, Applicant must modify the design of the “learning hub” building, through the following:</p> <p>(a) The level of the raised roof garden must not exceed FFL 34.9;</p> <p>(b) Restrict any usage and access to the roof above the learning hub except for:</p> <p>i) circulation or fire egress between the Marian Centre, the lift/stairs, and the learning hub, by students and staff; and maintenance and cleaning purposes. A copy of the plans must be submitted for the approval of the Planning Secretary, prior to the issue of the Construction Certificate.</p>	<p>What's Required - To be assessed as part of the BCA assessment AND written approval from the planning secretary.</p> <p>08/05/2020 SN - Assessed. Awaiting approval from planning secretary.</p>
B5A	B5A. The materiality of the external facades lift overrun on the roof of the Learning Hub building must comprise glass instead of concrete as proposed in SSD-7919-Mod-2. The appearance of the lift overrun must be consistent with the plans listed in Schedule 3 condition A2.	
B6)	Prior to the issue of a Construction Certificate, the Applicant must demonstrate to the Principal Certifying Authority that the design of the mechanical plant rooms, the connectors, new learning hub building meet the Site-Specific Noise Criteria identified in the Stage 1 DA operation and Construction Noise and Vibration Report (TJ415-01F05) prepared by Renzo Tonin and Associates dated 17 August 2017.	What's Required - Design Certificate stating that the mechanical plant rooms, the connectors of the new learning hub building meet the Site-Specific Noise Criteria identified in the Stage 1 DA operation and Construction Noise and Vibration Report (TJ415-01F05).
B7)	The Applicant must prepare a Research Design and Methodology incorporating the proposed archaeological monitoring, testing and salvage methods recommended in the HIS prepared by GML Heritage dated July 2017 and provide a copy to the Heritage Division of the Office of Environment and Heritage (Heritage Division) and the Department to confirm adequacy of the proposed methods.	What's Required - A copy of the Research Design and Methodology AND written approval from the Heritage Division of the Office of Environment and Heritage (Heritage Division) and the Department confirming adequacy of the proposed methods within the report. 25/10/2019 SN - Previously closed out as part of the EW CC.
B8)	The chosen Ecologically Sustainable Development (ESD) measures must be incorporated into the final design, as identified in the Sustainability Masterplan Report prepared by Norman Disney and Young dated 28 July 2017 and the alternate measures proposed in the S 4.55 Letter of Support (SY182476-SL-01-4) prepared by Northrop dated 05/08/2019. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	What's Required - A copy of the Sustainability Masterplan Report AND details of the ESD measures being incorporated in the final design 17/10/2019 SN - Revised What's required - Design Certificate stating that the proposed work complies with the ESD measures within the Sustainability Masterplan Report including complying as a 5 Star Green Star Rating AND a copy of the Green Star Assessment Report. 06/11/2019 SN - Spoke with Ian from Northrop and reached a conclusion that we can accept their Green Star scorecard stating a minimum score of 60 points and a Design Certificate that the building achieves an increase of 20% to BCA

N.O.	Development Consent Conditions Prior to the Construction Certificate	Comments
		Section J and achieves the design principles of a Silver WELLS rating.28/04/2020 SN - Design Certificate and Green Star Scorecard received.
B9)	Final drainage design plans of the stormwater drainage management system must be prepared by a suitably qualified engineer generally in accordance with the stormwater drainage drawings prepared by Henry and Hymas in Schedule 3 condition A2. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	What's Required - A copy of the stormwater drainage management system plans stating it has been prepared generally in accordance with the stormwater drainage drawings prepared by Henry and Hymas in Schedule 3 condition A2. 28/04/2020 SN - Design Certificate received. 29/04/2020 SN - Stormwater plans received.
B10)	The building materials used on the facades of the building must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	What's Required - A Design Certificate stating that all proposed facade materials (including glazing) will have a maximum normal specular reflectivity of visible light of 20 per cent and will not result in glare that causes any discomfort to pedestrians or drivers.
B11)	All outdoor lighting within the Subject Site must be designed to comply with, where relevant, AS1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	What's Required - A Design Certificate stating that outdoor lighting within the Subject Site has been designed to comply with AS1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.
B12)	Plans demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Principal Certifying Authority: (a) the provision of a minimum 20 student bicycle parking spaces under the Science Building, with end-of-trip facilities to be provided in the new Learning Hub; (b) the provision of end-of-trip facilities within the proposed learning hub in the western precinct; (c) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (d) the details of the bicycle spaces and the ramp providing access to the bicycle parking area from Elamang Avenue; (e) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (f) appropriate pedestrian and cyclist advisory signs are to be provided; and all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.	What's Required - To be assessed as part of the BCA assessment AND a Design Certificate stating that the the layout, design and security of bicycle facilities comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking. 30/03/2020 SN - Design Certificate received as part of the STRUCT CC. 15/04/2020 SN - No passive surveillance has been proposed to the bicycle storage area. Additionally, further details of the bike parking spaces will be required. 20/04/2020 SN - Access plans, product details and detailed plans provided, however, please provide further information on the student end of trip facilities within the innovation centre and end of trip facilities for staff in accordance with the ESD. Additionally, no surveillance has been proposed and the access to the bike storage must be via a ramp. 22/04/2020 SN - Student EOT is the Centenary Hall change rooms and staff EOT is Gym extension LG3 PWD WC. a stair ramp is proposed next to the Centenary Hall and deemed compliant. There is some passive surveillance

N.O.	Development Consent Conditions Prior to the Construction Certificate	Comments
		from the Centenary Hall courtyard and from through the windows in the Science Building.
B13)	Plans demonstrating compliance with the following traffic and parking requirements must be submitted to the satisfaction of the Principal Certifying Authority, prior to the issue of the Construction Certificate: (a) all vehicles must enter and leave the Subject Site in a forward direction; (b) in the event that site constraints do not permit heavy rigid vehicles to enter and leave in a forward direction, then all reversing movements must be undertaken under the control of certified traffic controllers to ensure public safety when vehicles are reversing; (c) all construction vehicles (excluding worker vehicles) are to be contained wholly within the Subject Site and vehicles must enter the site before stopping (unless work zones are approved); (d) all works/ regulatory signposting associated with the proposed development must be at no cost to the relevant roads authority; and (e) the swept path of the longest vehicle entering and exiting the Subject Site in association with the new work, as well as manoeuvrability through the Subject Site, must be in accordance with AUSTROADS. In this regard, a plan must be submitted to the Principal Certifying Authority for approval, which shows that the proposed development complies with this requirement.	What's Required - Traffic Management Plans showing compliance with (a)-(e) 08/04/2020 SN - CTPMP received as part of the Structure CC
B14)	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 Construction Certificate, the Principal Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	What's Required - To be assessed as part of the BCA assessment. 15/04/2020 SN - Awaiting details. 08/05/2020 SN - assessed and complies.
B15)	The design of all mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with Australian Standard AS1668.2 and AS3666.1 Microbial Control of Air Handling and Water Systems of Building to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	What's Required - A Design Certificate stating that all mechanical ventilation systems have been designed in accordance with Part F4.5 of the BCA, AS1668.2, AS3666.1 Microbial Control of Air Handling and Water Systems of Building and ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.
B16)	The fitout of the food premises must be carried out in accordance with AS 4674 Design, construction and fit-out of food premises. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	What's Required - A Design Certificate stating that the fitout of the food premises is designed in accordance with AS 4674 Design, construction and fit-out of food premises. 17/04/2020 SN - Design Certificate received.
B17)	The Applicant is to negotiate with the utility authorities (e.g. Ausgrid and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structures.	What's Required - Evidence that the works will not require the relocation/adjustment of any services OR evidence that the utility authorities have agreed to the proposed relocation/adjustment of any services. 06/11/2019 SN - Evidence received that the only

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		underground service affected is the sewer. Sydney Water Tap-in approval received for the disconnection of the sewer. As part of BULK CC
B18)	An application must be made to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the Sydney Water Act 1994 (Compliance Certificate) prior to the issue of any Construction Certificate.	What's Required - Evidence that an application to sydney water has been submitted. 30/09/2019 SN - Previously closed out as part of the Demo CC.
B19)	The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, 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 may fall within the 'zone of influence'. The report must be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the any Construction Certificate. A copy of the report is to be forwarded to the Council and each of the affected property owners. 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 satisfaction of the Planning Secretary 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.	What's Required - A copy of the Dilapidation Reports AND evidence that the reports have been forwarded to the adjoining property owners and Council. 30/09/2019 SN - Previously closed out as part of the Demo CC.
B20)	Prior to the issue of a Construction Certificate, a detailed geotechnical report prepared by a suitably qualified geotechnical or hydrogeological engineer, in accordance with the recommendations in the Geotechnical Assessment Report prepared by JK Geotechnics dated 10 July 2017, and including (but not be limited to) details of excavation methods, supports and any shoring requirements, must be submitted to the satisfaction of the Principal Certifying Authority.	What's Required - A copy of the Geotech Report incorporating the recommendations in the Geotechnical Assessment Report prepared by JK Geotechnics. 21/10/2019 SN - Received
B21)	All structural drawings that demonstrate compliance with recommendations of the Geotechnical Assessment Report prepared by JK Geotechnics dated 10 July 2017, must be signed by a suitably qualified practising Structural Engineer. Details demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority.	What's Required - All structural drawings must be signed by a suitably qualified practising Structural Engineer.
E23)	One car parking space, complying with AS2890.6, must be provided in the basement car park.	What's Required - To be assessed as part of the BCA assessment 15/04/2020 SN - Awaiting details. 17/04/2020 SN - Details within revised A20201. Complies.

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
A30)	<p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation, being:</p> <p>1) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:</p> <p>(a) showing the name, address and telephone number of the principal certifying authority for the work, and</p> <p>(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and</p> <p>(c) stating that unauthorised entry to the work site is prohibited, and</p> <p>(d) showing the name, address and telephone number of the Structural Engineer for the work.</p> <p>Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed. The site notice(s) is to satisfy all but not be limited to, the following requirements:</p> <p>(a) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(b) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the site / project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction / noise complaint must be displayed on the site notice; and</p> <p>(d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Subject Site is not permitted.</p>	<p>What's Required - Photographic evidence that the signage has been installed. 30/09/2019 SN - Previously closed out as part of the Demo CC.</p>
C1)	<p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>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.</p>	<p>What's Required - Evidence that the Department has been notified 48 hours prior to commencing the stage of the work.</p>
C2)	<p>Plans are to be submitted to the Principal Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions.</p>	<p>What's Required - Evidence that the PCA Approved plans have been submitted to the Department.</p>
C3)	<p>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 others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p>	<p>What's Required - A copy of the Community Communication Strategy (CCS). 30/09/2019 SN - Previously closed out as part of the Demo CC.</p>
C4)	<p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; and</p> <p>(d) set out procedures and mechanisms:</p> <p>i) through which the community can discuss or provide feedback to the Applicant;</p> <p>ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>Prior to the commencement of construction, a copy of the Community Communications Strategy must be submitted to the Principal Certifying Authority and the Planning Secretary, and must be implemented for a minimum of 12 months following the completion of construction.</p>	<p>What's Required - Evidence that the CCS has been sent through to the Planning Secretary. 30/09/2019 SN - Previously closed out as part of the Demo CC.</p>

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
C5)	<p>At least 48 hours before the commencement of construction and until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>i) the documents referred to in Condition A4 of Schedule 2 and Condition A2 of Schedule 3 of this consent;</p> <p>ii) all current statutory approvals for the development;</p> <p>iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>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;</p> <p>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;</p> <p>vi) a summary of the current stage and progress of the development;</p> <p>vii) contact details to enquire about the development or to make a complaint;</p> <p>viii) a complaints register, updated monthly;</p> <p>ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; and</p> <p>x) any other matter required by the Planning Secretary.</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>What's Required - Evidence that all such documentation are available on the school's website (ie. provide a url to Formiga1). 30/09/2019 SN - Previously closed out as part of the Demo CC.</p>
C6)	<p>A Pre-Construction Compliance Report must be prepared for the development, and submitted to the PCA for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction.</p>	<p>What's Required - A copy of the Pre-construction Compliance Report AND evidence that it has been submitted to the Department.</p>
C7)	<p>The Pre-Construction Compliance Report must include:</p> <p>(a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and</p> <p>(b) the expected commencement date for construction.</p>	<p>What's Required - PCR must include these details.</p>
C8)	<p>Prior to the commencement of construction works, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <p>(a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>(b) a postal address to which written complaints and enquires may be sent; and</p> <p>(c) an email address to which electronic complaints and enquiries may be transmitted.</p>	<p>What's Required - It has been deemed that the best way to make this information available to the community is via signage on the site. Therefore, photos of the installed signage will be required. 30/09/2019 SN - Previously closed out as part of the Demo CC.</p>
C9)	<p>A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and maintained for the duration of these works. The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints received about the development during the carrying out of any works associated with the development. The Complaints Register must record the:</p> <p>(a) number of complaints received;</p> <p>(b) number of people affected in relation to a complaint; and</p> <p>(c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation.</p> <p>The Complaints Register must be provided to the Planning Secretary upon request, within the timeframe stated in the request.</p>	<p>What's Required - A copy of the Complaints Management System prepared. 30/09/2019 SN - Previously closed out as part of the Demo CC.</p>
C10)	<p>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</p>	<p>Noted</p>

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
	consent relevant to activities they carry out in respect of the development.	
C11)	The Applicant must remediate the Subject Site in accordance with the Remedial Action Plan (RAP) (Doc. Ref E30067KMrpt2) prepared by Environmental Investigation Services and dated 27 September 2017 and the Hazmat Report required by this development consent (Condition C42). Amendments to the approved RAP required as a result of further investigations must be prepared by a suitably qualified and experienced expert and approved by the site auditor.	Noted
C12)	The Applicant must carry out the remediation works using suitably qualified and experienced contractor(s).	Noted
C13)	Prior to the commencement of remediation works, the RAP must be certified by an accredited site auditor.	What's Required - Evidence that the RAP has been certified by an accredited site auditor. 30/09/2019 SN - Previously closed out as part of the EW CC.
C14)	Upon completion of the remediation works and the validation report on the Subject Site, the Applicant must submit a site audit report and a site audit statement prepared by an accredited site auditor. The site audit report and site audit statement must verify that the land is suitable for the proposed uses and be provided to the Principal Certifying Authority and Council prior to the issue of the Occupation Certificate. Note: The Applicant must comply with clauses 17 and 18 of State Environmental Planning Policy No.55— Remediation of Land. Note: Words and expressions used in these conditions have the same meaning as in the Contaminated Land Management Act 1997	What's Required - A copy of the Site Audit Report and Site Audit Statement. Only applicable after the remediation works are complete. 18/05/2020 SN - Site Audit received as part of the Structure CC.
C15)	The Applicant must prepare a Validation Report for the development. The Validation Report must: (a) be prepared by an EPA accredited Site Auditor; (b) be submitted to EPA and the Planning Secretary for review one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); (d) include, but not be limited to: i) comment on the extent and nature of the remediation undertaken; ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements; iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation; iv) if treated material is to remain on the Subject Site, results of sampling of treated material, compared with the treatment criteria in the Remedial Action Plan (RAP) (Doc. Ref E30067KMrpt2) prepared by Environmental Investigation Services and dated 27 September 2017; v) results of any validation sampling, compared to relevant guidelines/criteria; and vi) confirmation of the suitability the remediated areas for the intended land use (See Condition C14).	What's Required - A copy of the Validation Report including items (a)-(d). Only applicable after the remediation works are complete. 18/05/2020 SN - Validation Report received as part of the structure CC.
C16)	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with Condition C28 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results	What's Required - A copy of the unexpected contamination procedure forming part of the of the CEMP in accordance with Condition C28. It must state that any material identified as contaminated must be disposed off-site, with the disposal location and

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
	of testing submitted to the Planning Secretary, prior to its removal from the site.	results of testing submitted to the Planning Secretary, prior to its removal from the site. 27/09/2019 SN - CEMP contains unexpected contamination procedure. Awaiting results of testing being submitted to the department. This only needs to be carried out prior to removal of the contaminated material.
C17)	The Applicant must engage a suitably qualified and experienced heritage expert for all stages of design and construction to provide input on design and supervise all works on heritage aspects, ensuring works are undertaken by appropriately qualified tradespeople.	What's Required - Evidence that a suitably qualified and experienced heritage expert has been engaged for all 4 stages (ie. executed contract). 30/09/2019 SN - Previously closed out as part of the Demo CC.
C18)	The Applicant must complete archival recordings for all items of heritage significance directly and/or physically altered by the Development, including the existing buildings at the Subject Site. Archival recordings are to include photographic recording of the intact item, unless otherwise agreed by the Planning Secretary.	What's Required - A copy of the archival recordings for all items of heritage significance directly and/or physically altered by the Development, including the existing buildings at the Subject Site. Archival recordings are to include photographic recording. (Not required for Stages CC1 if a heritage planner is able to provide written confirmation that B-Block is not a heritage item or is not within a heritage conservation area). 30/09/2019 SN - Previously closed out as part of the Demo CC.
C19)	The archival recording must be undertaken by an experienced heritage consultant in accordance with the Guideline issued by the Heritage Division. The area containing the heritage item must be clearly identified and delineated until the completion of the archival recordings. Within six months of the completion of archival recording, the Applicant must submit a report containing the archival and photographic recordings and the historic research, where required to Council.	What's Required - Evidence that the archival recording has been sent through to Council. 30/09/2019 SN - Previously closed out as part of the Demo CC.
C20)	An Interpretation Strategy, prepared by a suitably qualified and experienced expert in consultation with Council and in accordance with the recommendation in the Stage 1 Works Heritage Impact Statement Report (HIS) prepared by GML Heritage dated July 2017. A copy of the report must be submitted to Council and the Department.	What's Required - Evidence that the Interpretation Strategy has been submitted to Council and the Department. 30/09/2019 SN - Previously closed out as part of the Demo CC.
C21)	A Schedule of Conservation Works for the heritage significant buildings must be prepared and its recommendations implemented.	What's Required - A copy of the Schedule of Conservation Works AND evidence that its recommendations have been implemented. 08/09/2020 SN - Schedule of Conversion Works received.

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
		Awaiting confirmation of implementation. 29/10/2020 SN - Implementation certification received.
C22)	Prior to the commencement of any excavation works or remediation works that may disturb archaeological 'relics', the Applicant must nominate a suitably qualified Excavation Director who complies with the Heritage Division's Criteria for Assessment of Excavation Directors (July 2011) to oversee and advise on matters associated with historic archaeology and advise on archaeological issues.	What's Required - Evidence that a Excavation Director who complies with the Heritage Division's Criteria for Assessment of Excavation Directors (July 2011) has been engaged to over see excavation/remediation works (ie. executed contract). 30/09/2019 SN - Previously closed out as part of the EW CC.
C23)	The Excavation Director must be present to oversee the excavation and advise on archaeological issues. The Excavation Director must be given the authority to advise on the duration and extent of oversight required to ensure that archaeological 'relics' are recorded to an adequate standard.	Noted
C24)	Archaeological excavation must be undertaken in accordance with the Research Design and Methodology and be directed by the appointed Excavation Director. Areas of significant archaeology and substantially intact archaeological evidence must be appropriately managed and salvaged for re-use in the design.	Noted. Mainly a requirement of during construction.
C25)	A final archaeological excavation report must be prepared within 12 months of the completion of archaeological works on site. It should include details of any artefacts recovered, where they are located and details of their ongoing conservation. A copy of this report must be provided to the Department and the Heritage Division.	What's Required - Evidence that the Final Archaeological Excavation Report has been sent through to the Department and the Heritage Division within 12 months of completing the archeological works. 20/05/2020 SN - Arch Report received as part of Structure CC.
C26)	An Interpretation strategy must be prepared and provided to the Heritage Division for review and comments incorporated within 18 months of the completion of archaeological excavations on site. This strategy must include details of the archaeological investigation of the Subject Site and how the results will be incorporated into the completed development.	What's Required - Evidence that the Interpretation Strategy has been submitted to the Heritage Division AND a copy of the Heritage Division's comments. 22/08/2019 SN - Arch excavation will not be completed until the bulk earthworks are completed. Therefore this condition does not

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
		<p>need to be met as of yet. 10/09/2020 SN - Interpretation Strategy received and as part of CC4. 14/10/2020 SN - Council Approval received as part of CC4.</p>
C27)	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Principal Certifying Authority that the streetscape design and treatment meets the requirements of these authorities, including addressing pedestrian management and driver sightlines. The Applicant must submit documentation of approval for each stage from Council, to the Principal Certifying Authority.</p>	<p>What's Required - Written acceptance from Council streetscape design and treatment meets their requirements. 20/10/2020 SN - Confirmation received from FJMT that there is no work proposed within the public domain.</p>
C28)	<p>A Construction Environmental Management Plan (CEMP) must be prepared by the Applicant including the following: (a) Prior to the commencement of works on the Subject Site, a CEMP that addresses those works must be submitted to the satisfaction of the Principal Certifying Authority. The Plan must address, but not be limited to, the following matters where relevant: i) hours of works specifically indicating that excavation vehicle movements are restricted to be between 7:00 am - 2:00 pm, excluding the AM peak time between 8:00 am – 9:30 am and the afternoon pick-up period, prohibiting any excavation vehicle movements outside of these times; ii) hours of work specifically indicating that following excavation, construction delivery times are restricted to the hours outlined in Condition D3, excluding the school drop-off and pick-up period; iii) 24-hour contact details of Site manager; iv) traffic management, in consultation with the North Sydney Council's Local Traffic Committee, including a designated off-street car parking area for construction related vehicles (excluding construction workers); v) construction noise and vibration management, prepared by a suitable qualified person; vi) management of dust to protect the amenity of the neighbourhood; vii) erosion and sediment control; viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; ix) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; x) an Unexpected Finds Protocol (UFP) and associated communications procedure, that also considers potential for finds associated with defence use of the land and measures for acid soil management; and xi) waste classification (for materials to be removed) and validation (for materials to remain) during construction to confirm the contamination status in these areas of the Subject Site. (b) The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent must prevail; and (c) The Applicant must submit a copy of the CEMP to the Department and to the Council, prior to commencement of work. The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.</p>	<p>What's Required - A copy of the CEMP AND evidence that it has been submitted to Council and the Department. 23/03/2020 SN - Updates required as per Independent Environmental Audit. 16/04/2020 SN - CEMP received and uploaded to Departments portal and emailed to Council and the department as part of the Structure CC.</p>

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
C29)	<p>The Applicant must prepare a CNVMP and the plan must:</p> <ul style="list-style-type: none"> (a) incorporate the recommendations of the Stage 1 DA operation and Construction Noise and Vibration Report (TJ415-01F05) prepared by Renzo Tonin and Associates dated 17 August 2017; (b) incorporate the vibration monitoring requirements of the Geotechnical Assessment Report prepared by JK Geotechnics dated 10 July 2017; (c) be prepared by a suitably qualified expert and submitted to the satisfaction of the Principal Certifying Authority; (d) be prepared in consultation with all noise sensitive receivers where noise levels exceed the construction noise management level, in accordance with EPA guidelines; (e) describe the measures that would be implemented to ensure: <ul style="list-style-type: none"> i) best management practice is being employed; and ii) compliance with the relevant conditions of this consent. (f) describe the proposed noise and vibration management measures in detail; (g) identify the selection of alternative construction appliances to avoid the generation of excessive noise levels; (h) include strategies that have been developed to address impacts to noise sensitive receivers, where noise levels exceed the construction noise management level, for managing high noise generating works; (i) implement intra-day respite periods for construction activities identified as annoying; (j) implement noise reducing Site or work practices and require regular noise checks of equipment; (k) describe the consultation undertaken to develop the strategies in b) above; and (l) evaluates and reports on the effectiveness of the noise and vibration management measures (m) include a complaints management system that would be implemented for the duration of the project. <p>The Applicant must submit a copy of the CNVMP to the Department and to the Council, prior to commencement of work. The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.</p>	<p>What's Required - A copy of the CMVMP AND evidence that it has been submitted to Council and the Department. 23/03/2020 SN - Updates required as per Independent Environmental Audit. 16/04/2020 SN - CNVMP received however a, b, ei, f, g, h and j do not appear to have been addressed in accordance with the Environmental Audit. Please provide further details. 6/11. Updated report acceptable</p>
C30)	<p>The Applicant must prepare a CSWMP and the plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert; (b) be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction; (c) describe all erosion and sediment controls to be implemented during construction; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Subject Site); (e) detail all off-site flows from the Subject Site; and (f) 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). <p>The Applicant must submit a copy of the CSWMP to Council, prior to commencement of work. The CSWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.</p>	<p>What's Required - A copy of the CSWMP AND evidence that it has been submitted to Council and the Planning Secretary. 23/03/2020 SN - Updates required as per Independent Environmental Audit. 16/04/2020 SN - CSWMP received as part of the Structural CC</p>

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
C31)	<p>The Applicant must comply with the following requirements:</p> <p>(a) Prior to the commencement of works on the Subject Site, a CWMP, prepared by a suitably qualified person in consultation with the Council, must be submitted to the satisfaction of the Principal Certifying Authority. The CWMP must address, but not be limited to, the following matters:</p> <p>i) recycling of demolition materials including concrete; and</p> <p>ii) removal of hazardous materials 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.</p> <p>(b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Principal Certifying Authority prior to the removal of any hazardous materials;</p> <p>(c) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work; and</p> <p>(d) The Applicant must notify the Roads and Maritime Service's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site.</p>	<p>What's Required - A copy of the CWMP AND evidence that it has been submitted to Council and the Department.</p> <p>23/03/2020 SN - Updates required as per Independent Environmental Audit.</p> <p>16/04/2020 SN - CWMP received, however, aii, b and d do not appear to have been addressed.</p> <p>6/11. Updated report acceptable</p>
C32)	<p>The Applicant must submit a copy of the CWMP to the Department and to the Council, prior to commencement of work.</p>	<p>What's Required - Evidence that the CWMP has been submitted to Council and the Department.</p> <p>16/04/2020 SN - CCd into email provided to Department and Council as part of the Structure CC</p>
C33)	<p>The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.</p>	<p>Noted</p>

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
C34)	<p>(a) Prior to the commencement of construction, the Construction Traffic and Pedestrian Management Plan (CTPMP) must be updated in consultation with the Council. A copy of the final plan is to be submitted to Council for approval by the North Sydney Local Traffic Committee, prior to the commencement of construction.</p> <p>(b) The CTPMP must address, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> i) identification of construction traffic routes for all required vehicles during construction, inclusive of any crane delivery, including any known road closures and consideration of alternate routes and construction traffic volumes (including heavy vehicle/spoil haulage) on these routes; ii) identification of work zone and construction hours; iii) estimate of total number of construction vehicle movements including details of duration, parking, dedicated vehicle turning areas, and ingress and egress points; iv) discussion of construction impacts that could result in disruption of traffic, public transport, pedestrian and cycle access, access to public land, property access, including details of oversize load movements, and the nature and duration of those impacts; v) discussion of truck travel paths on Council assets such as road medians or alterations to on-street parking provisions; vi) provide updated swept path analysis for truck and dog combination vehicles; vii) update swept paths for articulated vehicles to avoid entering the opposite lane or coming into contact with parked vehicles; viii) should the swept paths not achieve the requirement of this condition, Traffic Control Plans for the following areas need to separately prepared: <ul style="list-style-type: none"> - in the proximity of 71 Broughton Street, - in the proximity of 31 Broughton Street, Kirribilli; - the intersection of Broughton Street and Bligh Street, Kirribilli; - opposite 27A/27B Elamang Avenue, Kirribilli; - the intersection of Hipwood Street and High Street; and - the intersection of Elamang Avenue and Willoughby Street, Kirribilli. ix) discussion of potential cumulative construction impacts on the surrounding road network as a result of the simultaneous construction of adjoining developments; x) details of management measures to minimise traffic impacts, including temporary road work traffic control measures and measures to minimise peak period congestion; xi) details of measures to maintain or provide alternative safe and accessible routes for pedestrians throughout the duration of construction; xii) details of measures to maintain connectivity for cyclists, with particular emphasis on providing adequate access between key existing cycle routes for commuter cyclists; xiii) details of methods to be used to communicate proposed future traffic changes to affected road users, pedestrians and cyclists; xiv) details of consultation strategy with the surrounding stakeholders; xv) an adaptive response plan which sets out a process for response to any traffic, construction or other incident; xvi) mechanisms for the monitoring, review and amendment of the CTPMP; and xvii) ingress and egress of vehicles to the Subject Site, including Swept path analysis for the longest vehicle entering and existing the site, as well as manoeuvrability through the site, in accordance with Austroads requirements. <p>(c) Any alterations to the public road, involving traffic and parking arrangements, must be referred to and approved by the relevant traffic committee.</p> <p>(d) The Applicant must submit a copy of the final plan to the Council, RMS and the Department, prior to the commencement of works.</p>	<p>What's Required - A copy of the CTPMP AND written approval from the North Sydney Local Traffic Committee AND evidence that the final report has been submitted to Council, RMS and the Department. 23/03/2020 SN - Updates required as per Independent Environmental Audit. 08/04/2020 SN - CTPMP received and approval letter from Council received. Awaiting evidence that it has been sent to the department and RMS as part of Structure CC. 09/04/2020 SN - CCd into email to RMS and department as part of Structure CC.</p>
C35)	<p>The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.</p>	<p>Noted</p>
C36)	<p>A Road Safety Audit of the CTPMP and CEMP must be conducted by a suitably qualified person prior to the commencement of construction works.</p>	<p>What's Required - A copy of the Road Safety Audit of the CTPMP and CEMP. 23/03/2020 SN - Awaiting Road Safety Audit. 20/10/2020 SN -</p>

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
		Received as part of Structure CC.
C37)	No later than one month prior to the commencement of construction works or within another timeframe agreed with the Planning Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of AS/NZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Planning Secretary for information.	What's Required - A copy of the Program of Independent Environmental Audits stating compliance with AS/NZS ISO 19011-2014 AND evidence that it has been submitted to the Planning Secretary. 06/11/2019 SN - Department agreed to a timeframe of one week prior to work commencing and audit program to be provided prior to 10/11/2019. 08/11/2019 SN - Audit Program received and F1 CCd into email to the Department as evidence as part of BULK CC.
C38)	The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.	What's Required - As above. 08/11/2019 SN - Audit Program received and F1 CCd into email to the Department as evidence as part of BULK CC.
C39)	The environmental audit program prepared and submitted to the Planning Secretary must be implemented and complied with for the duration of the development.	Noted
C40)	All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which: (a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community; (b) assesses whether the development is complying with the terms of this consent; (c) reviews the adequacy of any document required under this consent; and (d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent.	What's Required - A copy of the Audit Report. 23/03/2020 SN - Report received as part of BULK CC
C41)	Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Planning Secretary, a copy of the audit report must be submitted to the Planning Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the approval of the Principal Certifying Authority.	What's Required - Evidence that it has been submitted to the Planning Secretary. Only required once the independent environmental audits have been carried out. 23/03/2020 SN - Lodged with Department. Recommendations still need to be adopted. 5/11: Initial report completed Feb 2020. Next report due Feb 2021

N.O.	Development Consent Conditions Prior to Work Commencing	Comments
C42)	The Applicant must undertake a Hazardous Materials Assessment (Hazmat) and prepare a register of hazardous materials (including asbestos and polychlorinated biphenyl capacitors (PCBs)) and ensure that asbestos and any other hazardous materials contained in buildings to be demolished (including PCB capacitors) are removed and validated by an appropriately qualified occupational hygienist prior to demolition works. A copy of the Hazmat must be submitted to the Principal Certifying Authority.	What's Required - A copy of the Hazmat Assessment. 30/09/2019 SN - Previously closed out as part of the Demo CC.

Appendix B – Compliance Report Declaration Form

Compliance Report Declaration Form

Project Name-Loreto Kirribilli Innovation Centre (LKIC) Project

Project Application
Number SSD 7919

Description of Project- • **Stage 1 of the development comprising:**

- demolition of B-Block, sections of the chapel and the sections of buildings in the eastern precinct excavation up to 13 metres (m);
- construction of a seven-storey learning hub including four-levels of basement and a roof-terrace;
- extension to the existing gymnasium;
- construction of a five-storey connector pod in the northern precinct;
- construction of a connector pod with ramps and stairs in the eastern precinct;
- construction of a four-storey connector pod in the southern precinct including learning studios and an external learning terrace;
- alteration and refurbishment of the chapel;
- walkways connecting buildings;
- landscaping works including removal of 10 trees;
- stormwater works and remediation works; and
- enrolment of 30 additional students and two additional staff members.

Project Address Carabella St Kirribilli 2060

Proponent Loreto Kirribilli Limited (Loreto)

Title of Compliance Report Condition C6 and C7

Date 6 November 2020

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
Mr Lee Thomson

Title Project Director

Signature 

Qualification Project Manager

Company Bloompark Consulting Pty Ltd

Company Address Level 2 Suite 2.04/41 McLaren St North Sydney 2060
