

INDEPENDENT AUDIT NO. 7 – AUDIT REPORT

ALEXANDRIA PARK COMMUNITY SCHOOL – SSD 8373

JULY 2022

Authorisation

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EXECUTIVE SUMMARY

The NSW Department of Education – School Infrastructure NSW are responsible for delivering the Alexandria Park Community School Redevelopment (APCS, or the Project). The Project involves a staged upgrade to the school to accommodate 1,000 primary students and 1,200 secondary students. Consent for the Project, State Significant Development (SSD) 8373, was granted on 11 February 2019, subject to a number of Conditions of Consent (CoC) which have been modified on two occasions.

Savills Australia (Savills) has been appointed as the client representative on behalf of School Infrastructure NSW (SINSW). Richard Crookes Construction (RCC) is the principal contractor. The Principal Certifying Authority (PCA or the Certifier) is Blackett, Maguire & Goldsmith Pty Ltd.

Conditions of Consent (CoC) C38 – C43 of Schedule 2 of SSD 8373 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning Industry and Environment (the Department) document entitled *Independent Audit Guideline Post Approval Requirements*, 2018 (IAPAR).

This Audit Report presents the findings from the seventh Independent Audit for the construction period, covering the period from November 2021 to April 2022 (the audit period). The objective of the Independent Audit is to satisfy SSD 8373 Schedule 2, Part C, CoC C41. It requires that Independent Audits of the development be carried out in accordance with Project's Independent Audit Program and the requirements set out in the IAPAR. The Auditor notes that the Project has elected to adopt the 2020 revision of the IAPAR and, therefore, the timing, methodology and reporting requirements specified in that revision have been adopted for this Independent Audit.

Works undertaken since the previous Independent Audit include completion of Phase 2.1 and ongoing construction of Phases 2.2 and 2.3 including sports field ground remediation, earthworks and construction, plus public domain works, outside the site boundary, which includes the works on Park Road introduced as part of Modification 2 to be delivered for the City of Sydney.

The overall outcome of the Independent Audit indicated that compliance is being proactively tracked by Savills and RCC. Compliance records were very well organised and available during the Independent Audit. Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with recommended actions to address each of the findings. The findings are summarised as follows:

- With respect to the status of open findings and recommendations from the sixth Independent Audit:
 - One finding remains open. This relates to the preparation of an Operational Compliance Report.
- With respect to the seventh Independent Audit:
 - A total of 161 CoCs were assessed.

- Two (2) non-compliances were identified. These relate to content of the site notice and the delayed notification of the review of project documentation.
- One (1) observation was identified. This relates to the storage of waste paint cans and cleaning products.

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education – School Infrastructure are responsible for delivering the Alexandria Park Community School Redevelopment (APCS, or the Project). The Project site is located on approximately 2.83ha of land at 7 – 11 Park Road, Alexandria, 2.75 km south of the Sydney Central Business District. The Project location is presented in Figure 1.

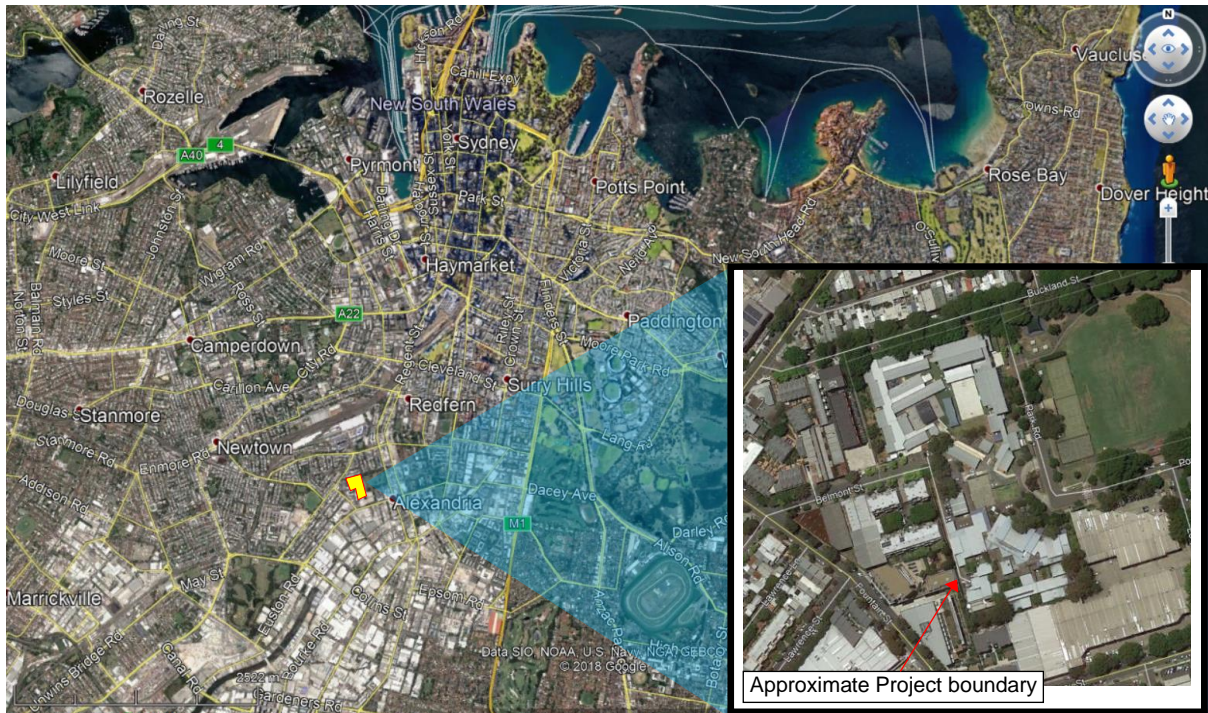


Figure 1: APCS location (modified from GoogleEarth, 2019).

The Project involves an upgrade to the school to accommodate 1,000 primary students and 1,200 secondary students. The Project comprises:

- Staged demolition of all existing buildings on-site, including the temporary pop-up schools
- Remediation of specific areas of the site containing contaminated fill
- Construction of multiple school buildings of up to five stories, arranged along the western and southern parts of the site comprising a variety of classrooms, learning spaces, administration spaces, library and canteen
- Construction of a sports hall, outdoor sports courts, synthetic sports field, play areas and a Covered Outdoor Learning Space (COLA)
- Construction of a community centre, pre-school and parking facilities
- Landscaping, utility adjustments and ancillary works; and
- Operation of the upgraded school.

The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 11 February 2019, State Significant Development (SSD) 8373, subject to a number of conditions.

An application to modify SSD 8373 was submitted on 3 April 2020 (Modification 1). The application sought to amend the construction phasing which will enable the staged construction and use of the first three levels of the high school component, and a delayed final construction phase of level 4, along with minor design changes. Modification 1 was approved 21 July 2020.

A second application to modify SSD 8373 was submitted on 2 June 2020 (Modification 2). Modification 2 approved the extension of the site over part of Park Road for a widened sports field, which is a joint use facility with the City of Sydney. Modification 2 was approved on 18 April 2021.

A third application to modify SSD 8373 was submitted on 13 April 2022. The application seeks to modify condition A2 of the consent to amend the approved architectural drawings to allow additional mid-way stairs between the public domain and the sports field. The Department has submitted a Request for Additional Information dated 9 May 2022.

Savills Australia (Savills) has been appointed as the client representative on behalf of School Infrastructure NSW (SINSW). Richard Crookes Construction (RCC) is the principal contractor. The Principal Certifying Authority (PCA or the Certifier) is Blackett, Maguire & Goldsmith Pty Ltd.

The project consists of the following stages:

- Enabling Works – Construction of 2 temporary demountable schools on Buckland Street side of the school (not part of this application)
- Phase 1 – Demolition of the existing Park Road building and construction of the southern part of the new building, including new COLA and associated external works
- Phase 2 – Demolition of Pop-up School 1 and construction of the remaining part of the new building, carpark and two outdoor sport courts
- Phase 3 – Demolition of Pop-up School 2 and construction of the new synthetic sports field and completion of the entry forecourt.

Construction works began 29 April 2019. Phase 1 was completed in October 2020. Phase 2 works are split into the following three sub-phases:

Works	Proposed Timing
Phase 2.1	
Demolition of temporary school	October 2020 to December 2020
Earthworks including ground remediation, construction of school building, basketball courts and staff car park.	January 2021 to December 2021
Landscaping works	August 2021 to December 2021

Works	Proposed Timing
Phase 2.2	
Earthworks including ground remediation	February 2021 to May 2021
Construction of sports field, flood culverts and raingarden	June 2021 to February 2022
Landscaping works	August 2021 to February 2022
Phase 2.3	
Design and approvals	August 2021 to November 2021
Construction of Public Domain	December 2021 to July 2022
Phase 3	
High school construction (Level 4)	To be confirmed

Works undertaken since the previous Independent Audit include:

- completion of Phase 2.1
- ongoing construction of Phases 2.2 and 2.3 including sports field ground remediation, earthworks and construction; and
- public domain works, outside the site boundary, which includes the works on Park Road introduced as part of Modification 2 to be delivered for the City of Sydney.

1.2 Approval requirements

Conditions of Consent (CoC) C38 – C43 of Schedule 2 of SSD 8373 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning Industry and Environment (the Department) document entitled *Independent Audit Guideline Post Approval Requirements*, 2018 (IAPAR).

1.3 The audit team

In accordance with Schedule 2, CoC C38 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Peter Hatton (Auditor): Exemplar Global Certified Environmental Lead Auditor (Certificate No 206417).
- Derek Low (Lead Auditor), Exemplar Global Certified Lead Environmental Auditor (Certificate No 114283).

Approval of the Audit Team was provided by the Department on 31 May 2022. The letter of approval is presented in Appendix B.

1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 8373 Schedule 2, CoC C41. It states:

Independent Audits of the development must be carried out in accordance with:

- a) *the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 (sic) of this consent; and*
- b) *the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)*

The Independent Audit Program was prepared in accordance with the IAPAR and submitted to the Department and the Certifying Authority within four weeks of the date notified for the commencement of construction as required by CoC C39.

The Auditor notes that the Project has elected to adopt the 2020 revision of the IAPAR and, therefore, the timing, methodology and reporting requirements specified in that revision have been adopted for this Independent Audit.

This Independent Audit seeks to fulfill the requirements of CoC C41, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

1.5 Audit scope

This Independent Audit relates to the Project works from November 2021 to April 2022 (the audit period).

The scope of the Independent Audit, as per the 2020 revision of the IAPAR, comprises:

- *“an assessment of compliance with:*
 - *all conditions of consent applicable to the phase of the development that is being audited*
 - *all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and*
 - *all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.*
- *a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:*
 - *actual impacts compared to predicted impacts documented in the environmental impact assessment*
 - *the physical extent of the development in comparison with the approved boundary*

- *incidents, non-compliances and complaints that occurred or were made during the audit period*
- *the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and*
- *feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period*
- *the status of implementation of previous Independent Audit findings, recommendations and actions (if any)*
- *a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and*
- *any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices".*

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department's IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

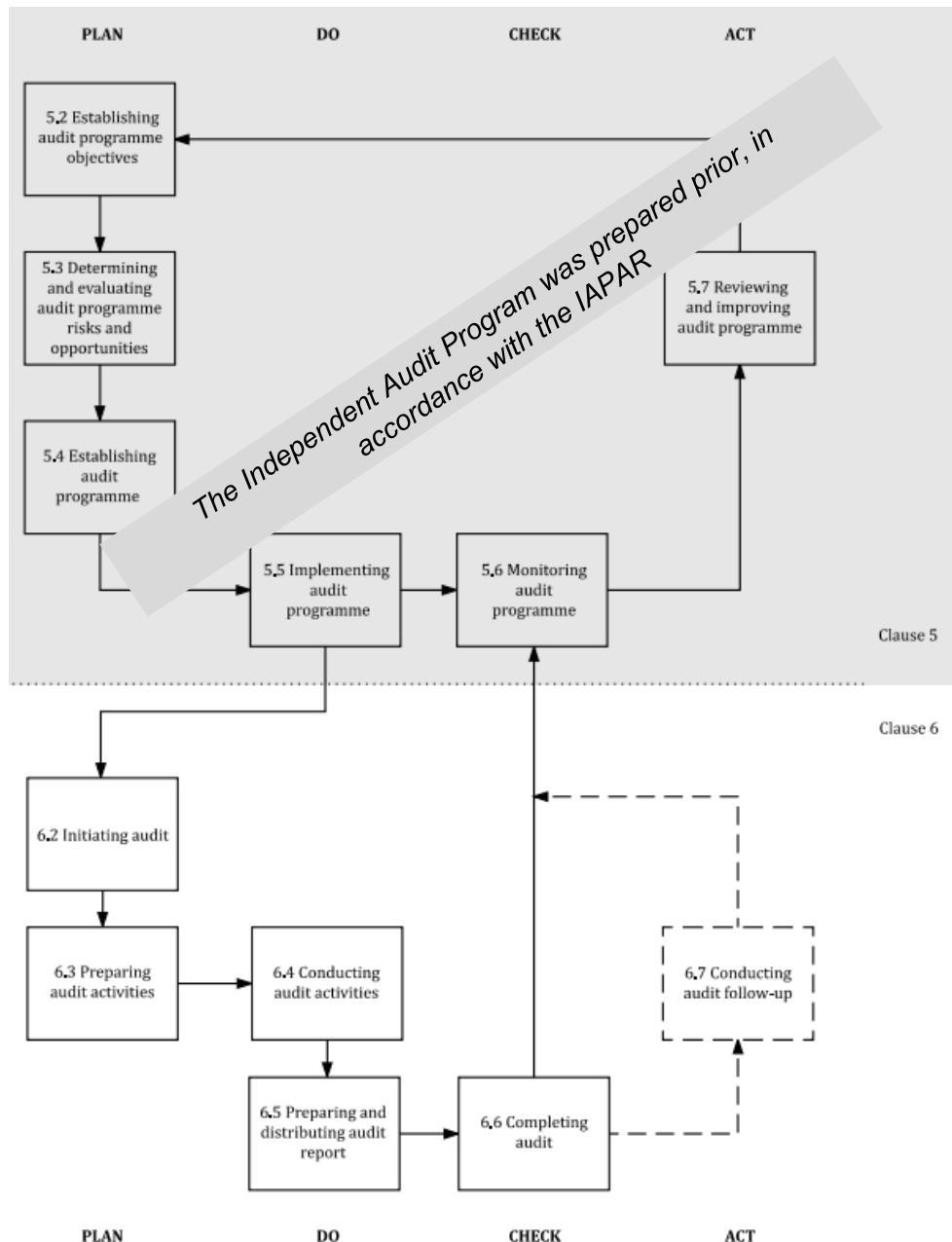


Figure 1 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

On 16 May 2022 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The consultation records are presented in Appendix C.

A summary of the key issues and areas of focus raised are presented in Table 1.

Table 1 Key issues and areas of focus raised during consultation

Stakeholder	Issues and Focus	How Addressed
Department of Planning, and Environment	No specific key issues to raise other than what is already required under the Independent Audit Post Approval Requirements. The Department requests you consult with the local Council for the upcoming Independent Audit. If the consultation advice is not obtained via written correspondence, please document the details of the consultation in the Independent Audit Report. The Department requests that the Independent Audit is completed and signed off by the same auditor who undertook the site inspections and interviews.	Included in the scope.
City of Sydney	No additional matters to be considered	Included in the scope.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklist) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed prior to the site visit are as follows:

- *Environmental Impact Statement for SSD 17_8373 Alexandria Park Community School*, Urbis, December 2017 (the EIS)
- *SSD 17_8373 Alexandria Park Community School Response to Submissions*, 3 October 2018
- *Development Consent SSD 8373*, 11 February 2019 (the Consent), including Modifications 1 and 2.
- Alexandria Park Community School MOD3 – Addition of stairs from the multipurpose sports field, April 2022

- *Community Communication Strategy Alexandria Park Community School*, April 2019 (CCS)
- *Alexandria Park Community School No. 1161 Construction Environmental Management Plan*, Richard Crookes Constructions, Rev 1, 14 March 2019 (CEMP)
- *Construction Traffic and Pedestrian Management Plan, Alexandria Park Community School K-12*, Sydney Traffic Control, 10 December 2020 (CTPMSP)
- *Alexandria Park Community School Construction Noise Vibration Management Plan*, Acoustic Logic, 22 January 2020 (CNVMSP)
- *Construction Soil and Water Management Plan*, Rev F, SCP Engineers and Development Consultants, 26 July 2019 (CSWMSP)
- *Construction Waste Management Sub-Plan (CWMSP)*, Richard Crookes Construction, 6 May 2021
- *Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School Buckland Street*, Alexandria NSW 2015, Coffey, 3 April 2019
- *Alexandria Park Community School- Complaints Register*, last updated 30 May 2022

The audit checklist was reviewed and prepared comprising all conditions from Schedule 2 of SSD 8373.

2.2.3 Site personnel involvement

The site inspection took place on 16 May 2022, with an online document review session held on 22 May 2022.

The names of personnel interviewed during the audit are provided in Table 2.

Table 2: Name and position of personnel who participated in the audit.

Name	Role	Organisation
Joseph Elias	Project Manager	Richard Crookes Construction
Raiza Arcilla	Senior Project Manager	Savills Project Management

2.2.4 Meetings

Opening and closing meetings were held with the Auditors and Project personnel.

During the opening meeting the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditors conducted interviews remotely with key personnel during and following the site inspection. During the inspection key sites were inspected with personnel involved in on-site Project delivery, including those with responsibility for environmental management, to assist with

verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

2.2.6 Site inspection

A site inspection was conducted on 16 May 2022. The on-site audit activities included an inspection of the entire site and work activities. Photos are presented in Appendix D.

2.2.7 Document review

The Independent Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendix A.

2.2.8 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities and processes.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, being:

Table 3: Compliance status descriptors

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

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document; or
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 8373 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans that relate to compliance:

- CEMP
- CTPMSP
- CNVMSP
- CWMSP; and
- CSWMP.

The evidence sighted against each requirement is detailed within Appendix A.

3.2 Non-compliances, Observations and Actions

This Section presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A.

- With respect to the status of open findings and recommendations from the sixth Independent Audit:
 - One finding remains open. This relates to the preparation of an Operational Compliance Report.
- With respect to the seventh Independent Audit:
 - A total of 161 CoCs were assessed.
 - Two (2) non-compliances were identified. These relate to content of the site notice and the delayed notification of the review of project documentation.
 - One (1) observation was identified. This relates to the storage of waste paint cans and cleaning products.

Table 4 Status of open findings from the sixth Independent Audit.

Item	Ref.	Type	Details of Item	Proposed or Completed Action	By Whom & By When	Status
IA6_01	CoC B36	Non-compliant	<p><i>Requirement: 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 Certifying Authority.</i></p> <p><i>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</i></p> <p><i>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</i></p> <p>Non-compliance: The Compliance Reporting, Post Approval Requirements (May, 2020) states that operational compliance reports must be prepared at intervals no greater than 52 weeks from the date of commencement of operation. As Phase 1 operations commenced on 12 October 2020 an operational compliance report was due to be prepared covering the 12 months of operation of Phase 1 up to 12 October 2021. At the time of the audit an operational compliance report had not been prepared.</p>	Prepare an Operational Compliance Report for the period October 2020 to October 2021	RCC	<p>OPEN</p> <p>In SINSW's response to the audit findings they stated that SINSW shall prepare an Operational Compliance Report for the period October 2020 to October 2021, to comply with CoC B36, and submit to DPIE by end of January 2022.</p> <p>There is no evidence of this having been completed.</p>

Table 5 Findings from the seventh Independent Audit.

Item	Ref.	Type	Details of Item	Proposed or Completed Action	By Whom & By When	Status
IA7_1	C3	Non-compliance	<p><i>Requirement: A site notice(s):</i></p> <p><i>(a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</i></p> <p><i>(b) is to satisfy all but not be limited to, the following requirements:</i></p> <p><i>i. 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;</i></p> <p><i>ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period;</i></p> <p><i>iii. 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</i></p> <p><i>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.</i></p> <p>Non-compliance: The site notice on the boundary does not include the details of the Certifier or structural engineer as is required by this condition.</p>	Erect a site notice which includes the details of the certifier and structural engineer.	RCC 30/09/22	OPEN
IA7_2	C32	Observation	<p><i>Requirement: Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</i></p>	RCC photos demonstrate that the waste paint cans and cleaning products were removed prior to the finalisation of this report.	RCC	CLOSED

Item	Ref.	Type	Details of Item	Proposed or Completed Action	By Whom & By When	Status
			Observation: During the site inspection it was observed that waste paint cans and cleaning products were not stored within bunded area. Nevertheless there was no risk of the materials leaving site.			
IA7_3	C46	Non-compliance	<p>Requirement: <i>Within three months of:</i></p> <p>(a) <i>the submission of a compliance report under condition B36;</i></p> <p>(b) <i>the submission of an incident report under condition C44;</i></p> <p>(c) <i>the submission of an Independent Audit under condition C41;</i></p> <p>(d) <i>the issue of a direction of the Planning Secretary under condition A2 which requires a review,</i></p> <p><i>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</i></p> <p>Non-compliance: A review was not notified until ~6 months after the submission of the sixth Independent Audit Report.</p>	A review was subsequently notified after the timeframe specified by the condition.	SINSW	CLOSED

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document; and
- Whether there are any opportunities for improvement.

A review was conducted of the:

- CEMP
- CTPMSP
- CNVMSP
- CWMSMSP; and
- CSWMSMSP.

The documents are considered to be generally adequate for the works being undertaken.

3.4 Summary of notices from agencies

The Auditor is not aware of any notices served on the Project by agencies.

3.5 Other matters considered relevant by the Auditor or DPE

The Auditor has no additional matters to raise. No additional matters were raised by the Department during the consultation on the audit scope.

3.6 Complaints

A complaints register is being maintained by the Project. The register is published monthly on the Project website.

A total of 5 complaints were recorded during the audit period. These related humming and ringing noises from operations of the school (not construction), mobile reception in a building and pedestrian safety during footpath works. With respect to the complaints regarding the humming noise. Investigations found this to be emanating from the plant room. Noise monitoring verified the noise emissions to be below the relevant amenity criteria. Nevertheless, the complaints continued. Therefore, the Project team added additional attenuation to the plant room to further reduce noise levels. The complaints regarding humming ceased in November 2021. Two complaints regarding ringing relate to the operational school bell going off during standard school hours. The Auditor considers the response and management of the complaints to be adequate.

3.7 Incidents

The Project has not identified any notifiable incidents as defined by the Consent.

3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 6.

Table 4: Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Physical extent of the development in comparison with the approved boundary and any potential off-site impacts	The approved Project boundary is defined within the stamped plans listed under CoC A2.	Site inspection 16/05/22 observed a fenced off area which may be outside the approved SSD footprint. This was approved by the Council through a deed and s138 approval.	Y
Biodiversity	The Project would result in the loss of 69 mature trees and protect those being retained	Tree removal had occurred prior to the audit period in the approved locations. Tree protection measures inspected by the arborist and deemed adequate.	Y
Traffic and access	Minor and temporary disruptions to parking, traffic and access. No heavy vehicles to be parked beyond the Project boundaries.	Heavy vehicle movements were minor at the time of the site inspection and using approved gates and routes. No complaints received regarding vehicle movements during the audit period.	Y
Noise and vibration	Moderate short term construction noise and vibration impacts on nearby receivers above the relevant Noise Management Levels.	High generating noise impacts finished before the beginning of the audit period. Noise impacts associated with Phase 2.2 and Phase 2.3 works are considered to align with Table 1 of the CNVMSP.	Y
Heritage	Further investigations are required as part of a full ACHA	Investigations for Phase 1 works are complete. No unexpected finds to date.	Y
Contaminated land	There is known and suspected contamination on the site needing to be managed under documents prepared in accordance with the CLM Act 1997 and WHS Act 2011.	The site is being progressively remediated and validated. The Contaminated Sites Auditor is also issuing Site Audit Statements verifying that the land is suitable for its intended use.	Y

4. CONCLUSIONS

This Audit Report presents the findings from the sixth Independent Audit for the construction period, covering the period of November 2021 to April 2022 (the audit period).

The overall outcome of the Independent Audit indicated that compliance is being proactively tracked by Savills and RCC. Compliance records were very well organised and available at the time of the site inspection and interview with Savills and RCC personnel following the site visit. Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarised as follows:

- With respect to the status of open findings and recommendations from the sixth Independent Audit:
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The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Independent Audit.

5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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This Document was prepared between 22 May 2022 and 27 June 2022 and is based on the conditions encountered and information reviewed at the time of preparation. To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

APPENDIX A – SSD 8373 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																																																
Part A Administrative conditions																																																																																																				
Obligation to Minimise Harm to the Environment																																																																																																				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	Compliant																																																																																																
Terms of Consent																																																																																																				
A2	<div>The development may only be carried out:<div><div>a) in compliance with the conditions of this consent;</div><div>b) in accordance with all written directions of the Planning Secretary;</div><div>c) generally, in accordance with the EIS and Response to Submissions;</div><div>d) in accordance with the approved plans in the table below:</div></div><table><tr><th colspan="4">Architectural Drawings prepared by Tanner Kibble Denton Architects</th></tr><tr><th>Dwg No.</th><th>Rev.</th><th>Name of Plan</th><th>Date</th></tr><tr><td>AR.DA. 1001</td><td>P1</td><td>Existing Site Plan</td><td>08.12.17</td></tr><tr><td>AR.DA. 1101</td><td>A B</td><td>Proposed Site Plan – Completed Project</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1102</td><td>A B</td><td>Proposed Site Plan – Phase 2 Completion</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1201</td><td>A B</td><td>Existing and Proposed Site Plans</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1202</td><td>P2 A</td><td>Phase 1 – Construction Extent</td><td>20.04.18 12.03.20</td></tr><tr><td>AR.DA. 1203</td><td>A B</td><td>Phase 2 – Construction Extent</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1204</td><td>A</td><td>Phase 3 – Construction Extent</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1205</td><td>A</td><td>Existing and Proposed Site Plans - Phase 2 Completion</td><td>12.03.20</td></tr><tr><td>AR.DA. 2001</td><td>P5</td><td>Campus Plans- Ground and First Floors</td><td>28.11.18 06/04/2020</td></tr><tr><td>AR.DA. 2002</td><td>P4</td><td>Campus Plans— Second and Third Floors</td><td>24.04.18 06/04/2020</td></tr><tr><td>AR.DA. 2003</td><td>A-B</td><td>Campus Plans – Fourth Floor and Roof</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 2004</td><td>A</td><td>Roof Plan - Completed Project</td><td>12.03.20</td></tr><tr><td>AR.DA. 2010</td><td>P2 A</td><td>Key Plan</td><td>20.04.18 12.03.20</td></tr><tr><td>AR.DA. 2011</td><td>P2 A</td><td>Key Plan- Building References</td><td>20.04.18 12.03.20</td></tr><tr><td>AR.DA. 2101</td><td>P3 A</td><td>Ground Floor Plan – Northern Hubs</td><td>20.04.18 06/04/2020</td></tr><tr><td>AR.DA. 2102</td><td>P3</td><td>Ground Floor Plan – Southern Hubs</td><td>20.04.18</td></tr><tr><td>AR.DA. 2201</td><td>P3-A</td><td>First Floor Plan – Northern Hubs</td><td>20.04.18 06/04/2020</td></tr><tr><td>AR.DA. 2202</td><td>P4</td><td>First Floor Plan – Southern Hubs</td><td>24.04.18</td></tr><tr><td>AR.DA. 2301</td><td>P3</td><td>Second Floor Plan – Northern Hubs</td><td>20.04.18</td></tr><tr><td>AR.DA. 2302</td><td>P4</td><td>Second Floor Plan – Southern Hubs</td><td>24.04.18</td></tr><tr><td>AR.DA. 2401</td><td>P3</td><td>Third Floor Plan – Northern Hubs</td><td>20.04.18</td></tr><tr><td>AR.DA. 2402</td><td>P3</td><td>Third Floor Plan- Southern Hubs</td><td>20.04.18</td></tr></table></div>	Architectural Drawings prepared by Tanner Kibble Denton Architects				Dwg No.	Rev.	Name of Plan	Date	AR.DA. 1001	P1	Existing Site Plan	08.12.17	AR.DA. 1101	A B	Proposed Site Plan – Completed Project	12.03.20 06/04/2020	AR.DA. 1102	A B	Proposed Site Plan – Phase 2 Completion	12.03.20 06/04/2020	AR.DA. 1201	A B	Existing and Proposed Site Plans	12.03.20 06/04/2020	AR.DA. 1202	P2 A	Phase 1 – Construction Extent	20.04.18 12.03.20	AR.DA. 1203	A B	Phase 2 – Construction Extent	12.03.20 06/04/2020	AR.DA. 1204	A	Phase 3 – Construction Extent	12.03.20 06/04/2020	AR.DA. 1205	A	Existing and Proposed Site Plans - Phase 2 Completion	12.03.20	AR.DA. 2001	P5	Campus Plans- Ground and First Floors	28.11.18 06/04/2020	AR.DA. 2002	P4	Campus Plans— Second and Third Floors	24.04.18 06/04/2020	AR.DA. 2003	A-B	Campus Plans – Fourth Floor and Roof	12.03.20 06/04/2020	AR.DA. 2004	A	Roof Plan - Completed Project	12.03.20	AR.DA. 2010	P2 A	Key Plan	20.04.18 12.03.20	AR.DA. 2011	P2 A	Key Plan- Building References	20.04.18 12.03.20	AR.DA. 2101	P3 A	Ground Floor Plan – Northern Hubs	20.04.18 06/04/2020	AR.DA. 2102	P3	Ground Floor Plan – Southern Hubs	20.04.18	AR.DA. 2201	P3-A	First Floor Plan – Northern Hubs	20.04.18 06/04/2020	AR.DA. 2202	P4	First Floor Plan – Southern Hubs	24.04.18	AR.DA. 2301	P3	Second Floor Plan – Northern Hubs	20.04.18	AR.DA. 2302	P4	Second Floor Plan – Southern Hubs	24.04.18	AR.DA. 2401	P3	Third Floor Plan – Northern Hubs	20.04.18	AR.DA. 2402	P3	Third Floor Plan- Southern Hubs	20.04.18	<div>Evidence referred to elsewhere in this table.</div> <div>Interview with Auditee on 20/05/2022</div> <div>Environmental Impact Statement for SSD 17_8373, Alexandria Park Community School, Urbis, December 2017.</div> <div>SSD 17_8373 Alexandria Park Community School Response to Submissions, Urbis, 03/10/18</div> <div>BCA CC1 190080/01, 24/4/19</div> <div>BCA CC2 190080/02, 01/07/19</div> <div>BCA CC3 190080/03, 08/10/19</div> <div>BCA CC3.1 Crown Certificate Requirements 06/11/19</div> <div>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</div> <div>BCA CC4 Crown Certificate CRO-20057, 30/07/20</div> <div>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</div> <div>BCA CC5 Crown Certificate CRO-20104, 12/03/21</div>	<div>Whilst some non-compliances were identified, these were assigned a non-compliance against the condition to which they relate. On this basis the Auditor does not consider it appropriate to assign a non-compliance with this condition.</div> <div>There have been no written directions from the Planning Secretary.</div> <div>The Project design and delivery is consistent with the EIS and RtS except where modified under Mods 1 and 2.</div> <div>The approved design is used as the basis for IFC plans, as verified by the Certifier through issue of the Crown Certificates.</div>	Compliant
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Phase 2</td><td>12.03.20</td></tr><tr><td>AR.DA.3014</td><td>A</td><td>Detailed Elevations 3 - Phase 2</td><td>12.03.20</td></tr><tr><td>AR.DA.3015</td><td>A</td><td>Detailed Elevations 3 - Phase 2</td><td>12.03.20</td></tr><tr><td>AR.DA.3101</td><td>P2 A</td><td>Sections-1 Sections 1 – Completed Project</td><td>20.04.18 12.03.20</td></tr><tr><td>AR.DA.3102</td><td>A</td><td>Revision A</td><td>12.03.20</td></tr><tr><td>AR.DA.3111</td><td>P2</td><td>Detailed Section Sheet 1</td><td>20.04.18</td></tr><tr><td>AR.SD.3111</td><td>A</td><td>Revision A</td><td>20.03.20</td></tr><tr><td>AR.DA.3112</td><td>A</td><td>Revision A</td><td>20.03.20</td></tr><tr><td>AR.DA.4001</td><td>A</td><td>Revision P1</td><td>08.12.17</td></tr><tr><td>AR.CD.1002</td><td>A</td><td>Sports Field Plan</td><td>18.06.20</td></tr><tr><td>AR.CD.1003</td><td>A</td><td>Sports Field Sections</td><td>18.06.20</td></tr><tr><td>AR.CD.1004</td><td>A</td><td>Sports Field Elevations Sheet 01</td><td>18.06.20</td></tr><tr><td>AR.CD.1005</td><td>A</td><td>Sports Field Elevations Sheet 02</td><td>18.06.20</td></tr><tr><td>AR.CD.1006</td><td>A</td><td>Sports Field Detailed Section</td><td>18.06.20</td></tr><tr><td>AR.DA.1007</td><td>A</td><td>Modes of Change</td><td>18.06.20</td></tr><tr><td>AR.DA.1008</td><td>A</td><td>Sports Field Perspective Sheet 01</td><td>18.06.20</td></tr><tr><td>AR.DA.1009</td><td>A</td><td>Sports Field Perspective Sheet 02</td><td>18.06.20</td></tr><tr><td colspan="4">Landscape Drawings prepared by Context Landscape Design Pty Ltd</td></tr><tr><td>L.COS.9001</td><td>C</td><td>Finishes & Levels Plan 1 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9002a</td><td>C</td><td>Finishes & Levels Plan 2a of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9002</td><td>C</td><td>Finishes & Levels Plan 2 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9003</td><td>C</td><td>Finishes & Levels Plan 3 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9004</td><td>C</td><td>Finishes & Levels Plan 4 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9004a</td><td>C</td><td>Finishes & Levels Plan 4a of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9005</td><td>C</td><td>Finishes & Levels Plan 5 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9006</td><td>C</td><td>Finishes & Levels Plan 6 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9007</td><td>C</td><td>Finishes & Levels Plan 7 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9008</td><td>C</td><td>Finishes & Levels Plan 8 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9100</td><td>C</td><td>Section Sheet 1</td><td>17/06/2020</td></tr><tr><td>L.COS.9101</td><td>C</td><td>Section Sheet 2</td><td>17/06/2020</td></tr><tr><td>L.COS.9102</td><td>C</td><td>Section Sheet 3</td><td>17/06/2020</td></tr></table> MOD-2				AR.DA.2501	P3 A	Fourth Floor Plan – Northern Hubs	20.04.18 12.03.20	AR.DA.2504	A	Fourth Floor Plan - 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AR.CD.1005	A	Sports Field Elevations Sheet 02	18.06.20																																																																																																																																																																													
AR.CD.1006	A	Sports Field Detailed Section	18.06.20																																																																																																																																																																													
AR.DA.1007	A	Modes of Change	18.06.20																																																																																																																																																																													
AR.DA.1008	A	Sports Field Perspective Sheet 01	18.06.20																																																																																																																																																																													
AR.DA.1009	A	Sports Field Perspective Sheet 02	18.06.20																																																																																																																																																																													
Landscape Drawings prepared by Context Landscape Design Pty Ltd																																																																																																																																																																																
L.COS.9001	C	Finishes & Levels Plan 1 of 8	17/06/2020																																																																																																																																																																													
L.COS.9002a	C	Finishes & Levels Plan 2a of 8	17/06/2020																																																																																																																																																																													
L.COS.9002	C	Finishes & Levels Plan 2 of 8	17/06/2020																																																																																																																																																																													
L.COS.9003	C	Finishes & Levels Plan 3 of 8	17/06/2020																																																																																																																																																																													
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L.COS.9007	C	Finishes & Levels Plan 7 of 8	17/06/2020																																																																																																																																																																													
L.COS.9008	C	Finishes & Levels Plan 8 of 8	17/06/2020																																																																																																																																																																													
L.COS.9100	C	Section Sheet 1	17/06/2020																																																																																																																																																																													
L.COS.9101	C	Section Sheet 2	17/06/2020																																																																																																																																																																													
L.COS.9102	C	Section Sheet 3	17/06/2020																																																																																																																																																																													
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in (a) above.				Interview with Auditee on 20/05/2022	No directions have been made by the Planning Secretary.	Not Triggered																																																																																																																																																																									
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				These conditions of consent and documents referred to elsewhere in this audit table Interview with Auditee on 20/05/2022	This audit assesses compliance with the conditions of consent No change in the current audit period.	Not Triggered																																																																																																																																																																									

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Design Amendments				
A5	To ensure that adverse privacy impacts are not generated, the southern and western elevations of the upper levels of the development, being levels three, four and five, are to be fitted with privacy screens and/or louvres to restrict direct overlooking into adjoining residential flat building developments. Details must be provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	Interview with Auditee on 20/05/2022 TKD architects CC requirements item A5, 17/05/19 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 BCA CC5 Crown Certificate CRO-20104, 12/03/21	The louvre design was approved by the Certifier on 01/07/19 and verified as built through the Crown Completion Certificate (for phase 1) and to be built for phase 2 via CC5. No change in the current audit period.	Compliant
A6	All approved Architectural Drawings must be updated to reflect the amended location of the rooftop shade structure from the western edge to the inner eastern edge of the Southern Hub rooftop play area as shown on the approved Drawing No. AR.DA. 2003, Revision P4 Campus Plans- Fourth Floor and Roof, dated 29 November 2018. Details must be provided to the satisfaction of the Certifying Authority prior to the commencement of construction	Interview with Auditee on 20/05/2022 TKD architects CC requirements item A6, 17/05/19 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 BCA CC5 Crown Certificate CRO-20104, 12/03/21	The shade structure design was approved by the Certifier on 01/07/19 and verified as built through the Crown Completion Certificate (for phase 1) and to be built for phase 2 via CC5. Refer to previous audits No change in the current audit period.	Compliant
Limits of Consent				
A7	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Notification for commencement of works, DoE to DPIE dated 8/4/19	Works commenced 10 April 2019	Compliant
Prescribed Conditions				
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation	Site inspection 16/05/22 Interview with Auditees 20/05/22 CC1 granted 24/4/19. Signage sighted 04/06/19 and 20/05/20. BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19 BCA CC3.1 Crown Certificate Requirements 06/11/19 BCA CC3.2 Crown Certificate CRO-20007, 10/02/20 BCA CC4 Crown Certificate CRO-20057, 30/07/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 BCA CC5 Crown Certificate CRO-20104, 12/03/21	Part 6, Division 8A of the EPA Reg relates to prescribed conditions for: a) compliance with the BCA b) erection of signs (not relevant) c) residential building work (not relevant) d) entertainment venues (not relevant) e) signage for max number of persons for entertainment purposes (not relevant) f) shoring and adjoining properties (not relevant) The issue of Crown Certificates demonstrates compliance with the BCA to the extent of works that it covers.	Compliant
Planning Secretary as Moderator				
A9	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter	Interview with Auditees 20/05/2022	No disputes identified by the auditees.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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			
Long Service Levy				
A10	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	Payments made as per Instalments No 9000722 (Long Service Corporation) 2 March 2019	Payments made.	Compliant
Legal Notices				
A11	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with Auditees 20/05/2022	No identification of notices being served	Not Triggered
Evidence of Consultation				
A12	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Interview with Auditees 20/05/2022 Consultation is referred to elsewhere in this Audit Table, including but not limited to CoC B35, Public Domain works as well as B22, B23, B25.	No change in the current audit period. Consultations have been completed and reported in the previous audits.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	With the approval of the Planning Secretary, the Applicant may: <ul style="list-style-type: none"> a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); 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 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). 	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674 DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)	The Staging Report was developed prior to the current audit period and approved by the Department (most recently) on 12/11/21.	Compliant
A14	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674 DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)	The Staging Report was developed prior to the current audit period and approved by the Department (most recently) on 12/11/21.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A15	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	Refer management plans evidence referred to elsewhere in this table. Interview with Auditees 20/05/2022	All plans were prepared for the entire project. No staging of the plans was required. Minor changes were made to the management plans following findings in previous audits. These were implemented once finalised. Compliant	Compliant
Demolition				
A16	Demolition work 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 Certifying Authority before the commencement of works	Interview with Auditees 20/05/2022 Site inspection 16/05/22	No demolition works occurred during the audit period.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Structural Adequacy				
A17	<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><i>Notes:</i></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 	<p>Interview with Auditees 20/05/2022</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3 190080/03, 08/10/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p>	<p>The issue of Construction Certificate and Crown Completion Certificate by Certifier demonstrates compliance with the BCA to the extent of works that it covers.</p>	Compliant
External Walls and Cladding				
A18	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA</p>	<p>Interview with Auditees 20/05/2022</p> <p>External wall elements table by TKD architects, 31/5/19.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3 190080/03, 08/10/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p>	<p>External wall specifications stated as being compliant by TKD and verified as-built by the Certifier through Crown Construction and Completion Certificate.</p> <p>No change in the auditing period</p>	Compliant
Applicability of Guidelines				
A19	<p>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.</p> <p>However, 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</p>	<p>The CEMP and sub-plans referred to elsewhere in this Audit Table</p>	<p>The CEMP and sub-plans refer to the relevant guidelines and policies.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	version of such a guideline, protocol, Standard or policy, or a replacement of them.			
Monitoring and Environmental Audits				
A20	<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, compliance reporting and 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>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Vibration Monitoring May 2022, Pulse White Noise Acoustics, May 2022</p> <p>Validation Report, Tetra Tech Coffey, November 2021</p> <p>Airborne Fibre Monitoring, Tetra Tech Coffey, May 2022</p> <p>Independent Audit Report, Alexandria Park Community School, SSD 8373, WolfPeak, 14/12/21</p>	<p>This audit has been conducted in accordance with the Departments IAPAR.</p> <p>Reports indicate compliance with CoC.</p> <p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.</p> <p>The asbestos air monitoring results referred to appear to be carried out consistent with the relevant Standards (NOHSC: 3003).</p> <p>Noise and vibration monitoring reports indicate that noise and vibration monitoring was conducted in accordance with the relevant standards.</p> <p>No comments were provided by the Department on the sixth Independent Audit. This Independent Audit has been conducted in accordance with the IAPAR and ISO19011.</p>	Compliant
Access to Information				
A21	<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> <ol style="list-style-type: none"> make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; 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; 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; a summary of the current stage and progress of the development; contact details to enquire about the development or to make a complaint; a complaints register, updated monthly; 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; any other matter required by the Planning Secretary; and keep such information up to date, to the satisfaction of the Planning Secretary. 	<p>Project website; https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html</p>	<p>a) (i), (ii), (iii) Required planning approval documentation, management plans and strategies found on website.</p> <p>(iv) and (v) the management plans do not specify reporting arrangements to be published, the conditions do not require monitoring to be undertaken.</p> <p>(vi) Current staging information and project updates provided on website.</p> <p>(vii) Contact details provided for feedback, questions and comments [schoolinfrastructure@det.nsw.edu.au].</p> <p>(viii) Complaints register found on website.</p> <p>(ix) The audit report is available on the website. The findings are the same as the response provided to the Department.</p> <p>(x) it is understood that no directions have been received from the planning Secretary.</p> <p>b) The website appears be maintained with up to date information.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Compliance				
A22	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development	<p>HammerTech Personnel/All Persons Register 5/3/22 observed</p> <p>RCC Canvas online induction and inspection tracking system</p> <p>Interview with Auditees 22/05/22</p>	<p>The RCC Canvas system allows for a check of workers induction, tickets, RCC Canvas includes environmental inspections (weekly)</p> <p>The Induction includes information relevant to the tasks being undertaken by the people undertaking construction works.</p> <p>Inspections are conducted regularly to ensure that works are proceeding as planned. Issues raised are communicated to the relevant subcontractor for action.</p> <p>RCC toolbox talks (weekly) and pre starts (daily) cover matters relevant to the works being undertaken (hazards and controls).</p>	Compliant
A23	The project may be constructed and operated in stages in accordance with the Staging Report prepared by Urbis dated June 2020. MOD-1	<p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>DPIE approval of Staging Report, 01/03/21</p> <p>Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674</p> <p>DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)</p>	The Staging Report was developed prior to the current audit period and approved by the Department (most recently) on 12/11/21. According to the findings from this Independent Audit, the Project is being constructed and operated in accordance with the approved Staging Report.	Compliant
A24	Staging of the proposed development may be varied in accordance with a revised Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary. MOD-1	<p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>DPIE approval of Staging Report, 01/03/21</p> <p>Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674</p> <p>DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)</p>	The Staging Report was developed prior to the current audit period and approved by the Department (most recently) on 12/11/21. According to the findings from this Independent Audit, the Project is being constructed and operated in accordance with the approved Staging Report.	Compliant
A25	Any revised Staging Report prepared in accordance with condition A24 must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. MOD-1	<p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>DPIE approval of Staging Report, 01/03/21</p> <p>Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674</p> <p>DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)</p>	The Staging Report was developed prior to the current audit period and covered the required set out in this condition. The Department (most recently) approved the document on 12/11/21. According to the findings from this Independent Audit, the Project is being constructed and operated in accordance with the approved Staging Report.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A26	The project must be staged in accordance with the Staging Report approved under condition A23 or in accordance with a revised Staging Report approved under condition A24. MOD-1	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674 DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)	The Staging Report was developed prior to the current audit period and approved by the Department (most recently) on 12/11/21. According to the findings from this Independent Audit, the Project is being constructed and operated in accordance with the approved Staging Report.	Compliant
A27	The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Staging Report as approved under condition A23 or a revised Staging Report approved under condition A24, must be complied with at the relevant time for that stage. MOD-1	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674 DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)	The Staging Report was developed prior to the current audit period and approved by the Department (most recently) on 12/11/21. According to the findings from this Independent Audit, the Project is being constructed and operated in accordance with the approved Staging Report.	Compliant
A28	The Applicant must provide a compensatory net increase of 1.6 trees for each tree removed on the site in accordance with the Proposed Tree Plan (Drawing Title: Proposed Trees 02 of 02, Drawing Number SK_021, Issue: D, Date: 6/11/2020). MOD-2	Interview with Auditees dated 20/05/22 Email – Arborist to RCC, FW: B_SK_021-PROPOSED TREES 02 OF 02, 19/10/21 @9:36am	Email from the Arborist dated 19 October 2021 confirming that the Project was compliant with the proposed tree numbers and the requirements of CoC A28 and A29. The Arborist also noted that the Project has three more trees than shown on the proposed tree plan as the plan does not include the additional three trees in the pavement in Park Road near the drop-off area as requested by CoS. Tree numbers have been confirmed. Refer to previous audits No change during the audit period	Compliant
A29	The Applicant must retain Tree 109, a mature Curtain Fig, and provide additional trees along Buckland Street (trees 130-139) to create a secondary layer of screening and mid canopy cover, as per the information provided in the Proposed Tree Plan (Drawing Title: Proposed Trees 02 of 02, Drawing Number SK_021, Issue: D, Date: 6/11/2020) and Proposed Trees Schedule, submitted as Appendix F to Response to Request for Additional Information: Alexandria Park Community School Redevelopment-Mod-2 (SSD-8373-Mod-1) (prepared by Urbis, dated 13 November 2020). MOD-2	Interview with Auditees dated 20/05/22 Arborist report dated 18/10/21	Email from the Arborist dated 19 October 2021 confirming that the Project was compliant with the proposed tree numbers and the requirements of CoC A28 and A29. The Arborist also noted that the Project has three more trees than shown on the proposed tree plan as the plan does not include the additional three trees in the pavement in Park Road near the drop-off area as requested by CoS. Mature fig was retained and protected No change during the audit period	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<p>Drawing - Relocation of Telstra network due to construction of new playing field, 02/02/21</p> <p>Drawing – Sydney Water, Watermain Adjustment, Park St, Alexandria, 29/04/21</p> <p>Email – Telstra to RCC, Telstra/NBN Completion, 18/10/21 @7:35am</p> <p>Email – Alliance Network Infrastructure to RCC, New Dates, 22/10/21 @7:48am</p> <p>Email – Hannabros to RCC, Watermain Relocation Works Completion, 18/10/21 @8:34am</p> <p>ROL 1818486 21 to 22/04/22</p> <p>Interview with Auditees dated 20/05/22</p> <p>Deed of variation, City of Sydney, 01/12/21</p> <p>Public Domain Works – Phase 2 Sections 138 and 139 - Roads Act, 1993 Approval, City of Sydney, 16/12/21</p>	The required approvals were obtained for works associated with utility adjustments, roadworks and public domain works.	Compliant
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	<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>Interview with Auditees dated 20/05/22</p> <p>Letter SINSW to DPE 19/10/21</p>	<p>No new stage of construction commenced during the audit period</p> <p>On 9/10/21 SINSW notified commencement of operations of Phase 2.1 to occur on 19/11/21.</p>	Compliant
Certified Drawings				
B2	<p>Prior to the commencement of construction, 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:</p> <ul style="list-style-type: none"> a) the relevant clauses of the BCA; and b) this development consent. 	<p>SCP structural engineer design compliance statement 17/09/19.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Certifier letter to TKD Architects, 23/03/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p> <p>Interview with Auditees dated 20/05/22</p>	<p>SCP structural engineer design compliance statement 17/09/19.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Certifier letter to TKD Architects, 23/03/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p> <p>No change for the current audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
External Walls and Cladding				
B3	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p>	<p>SCP structural engineer design compliance statement 17/09/19.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Certifier letter to TKD Architects, 23/03/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p> <p>Interview with Auditees dated 20/05/22</p>	<p>SCP structural engineer design compliance statement 17/09/19.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Certifier letter to TKD Architects, 23/03/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p> <p>No change for the current audit period.</p>	Compliant
Protection of Public Infrastructure				
B4	<p>Before the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> 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; prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and submit a copy of the dilapidation report to the Certifying Authority and Council. 	<p>SCP structural engineer design compliance statement 17/09/19.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Certifier letter to TKD Architects, 23/03/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p> <p>Interview with Auditees dated 20/05/22</p>	<p>SCP structural engineer design compliance statement 17/09/19.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Certifier letter to TKD Architects, 23/03/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p> <p>No change for the current audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Aboriginal Cultural Heritage				
B5	Prior to the commencement of any works involving ground disturbance, the Applicant must engage a suitably qualified heritage consultant to prepare a Heritage Management Plan addressing the HMP requirements in the report titled Aboriginal Cultural Heritage Assessment: Alexandria Park Community School, prepared by Extent Heritage Pty Ltd and dated 7 November 2018 have been complied with in full. A copy of the HMP must be submitted to the satisfaction of the Certifying Authority.	Heritage Management Plans were prepared by as part of application for CC1 which was granted 24/4/19 and updated in May 2019.	The Aboriginal Cultural Heritage Management Plan addresses matters detailed in the Extent Aboriginal Cultural Heritage Assessment including further investigations (excavation and salvage if required), consultation, unexpected finds, reporting. No change during audit period	Compliant
Flooding				
B6	Prior to the commencement of any works (excluding demolition and remediation works), details must be submitted to the satisfaction of the Certifying Authority that demonstrated the finished floor levels of the approved development are 0.5m above the 1% AEP flood event level.	Finished floor levels design statement by TKD architects, 10/5/19. Interview with Auditees dated 20/05/22.	Floor levels were deemed to be compliant by TKD and Certifier. No change during audit period	Compliant
Site Contamination				
B7	Following the completion of demolition works but prior to the commencement of building works or vegetation clearing, additional site investigation for contaminants across previously untested areas of the site must be undertaken in accordance with: <ul style="list-style-type: none"> a) NSW EPA Sampling Design Guidelines; b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; c) https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-forthensw-site-auditor-scheme-third-edition d) Guidelines for Consultants Reporting on Contaminated Sites, 2011 www.epa.nsw.gov.au/resources/clm/20110650consultantsqlines.pdf e) The National Environment Protection (assessment of contamination) Measures 2013 as amended Testing must include assessment of both the soil and groundwater profile 	. Coffey's Phase 1 and Phase 2 Data Gap Investigation Report 07/06/19. Coffey, Remedial Works Plan, 18/06/19, Ref: SYDEN224285-R02 ZOIC Site Auditor advice 03/06/20. Letter – DPIE to SINSW, Alexandria Park Community School Redevelopment - SSD 8873 Remedial Works Plan Addendum - Condition B8, 27/04/20, Ref: SSD-8373 PA-35 Zoic, Interim Advice 13 (IA13) – Review and Endorsement of Coffey Data Gap Reports and Addendums to the Remedial Strategy for APCS Phase 2 Development, 05/03/21, Ref: 19062IA13HRA_RWP 5Mar2021 Interview with Auditees dated 20/05/22.	The Remedial Works Plan represents the updated RAP, and it and the RAP was submitted prior to commencement of remediation (19/07/19 start). Further investigations were carried out after demolition. The existing contamination environmental management plan was deemed suitable, as was the whole of site capping method proposed. It informed the development of the Remedial Works Plan (RWP). The Contaminated Sites Auditor directed the project to carry out further investigations under Phase 2 (following removal of structures). The Remedial Works Plan (2019) includes details on these investigations and remains unchanged from that previously approved. Interim advice from the Site Auditor for Phase 2 dated 5 March 2021 concluded that the based on the data reviewed the Auditor considered CoC B7 and CoC B8 to be satisfied. A letter from the Department to SINSW dated 27 April 2021 confirmed that the: <ul style="list-style-type: none"> • Remedial Works Plan Addendum is an interim document confirmed by the Auditor, dated 5 March 2021, that conditions B7 and B8 have been satisfied. • Remedial Action Plan will be further updated based on Sydney Water and the City of Sydney requests. Remedial Action Plan is planned to be updated by the end of May 2021 and will be submitted to the Department along with Auditor's approval for information The Senior Project Manager reported that the RAP did not need to be updated as there were no additional contaminants identified that were not capture in the original RAP No change during audit period	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B8	The Remediation Action Plan, titled Alexandria Park Community School Remediation Action Plan, prepared by Coffey, dated 8 December 2017, must be updated to reflect the findings of the additional site investigations required by condition B7. The updated Remediation Action Plan must be approved by a NSW EPA Accredited Site Auditor and submitted to the Planning Secretary prior to commencement of remediation works.	<p>Interview with Auditees dated 20/05/22.</p> <p>Coffey's Phase 1 and Phase 2 Data Gap Investigation Report 07/06/19.</p> <p>ZOIC Site Auditor advice 20/06/19</p> <p>Coffey, Remedial Works Plan, 18/06/19, Ref: SYDEN224285-R02</p> <p>Submission of Remedial works plan to the Department 28/06/19.</p> <p>ZOIC Site Auditor advice 03/06/20.</p> <p>Coffey, Alexandria Park Public School – Remedial Works Plan Addendum (Chlorinated Hydrocarbons in Groundwater), 04/03/21, Ref: 754-SYDEN224285-L16</p> <p>Letter – DPIE to SINSW, Alexandria Park Community School Redevelopment - SSD 8873 Remedial Works Plan Addendum - Condition B8, 27/04/20, Ref: SSD-8373 PA-35</p> <p>Zoic, Interim Advice 13 (IA13) – Review and Endorsement of Coffey Data Gap Reports and Addendums to the Remedial Strategy for APCS Phase 2 Development, 05/03/21, Ref: 19062IA13HRA_RWP 5Mar2021</p>	<p>Site Auditor advises that RAP is appropriate and LTEMP to be developed on the title for residual contamination held on site.</p> <p>The Remedial Works Plan represents the updated RAP, and it and the RAP was submitted prior to commencement of remediation (19/07/19 start).</p> <p>The Contaminated Sites Auditor has directed the project to carry out further investigations under Phase 2 (following removal of structures). The Remedial Works Plan (2019) includes details on these investigations and remains unchanged from that previously approved.</p> <p>Interim advice from the Site Auditor for Phase 2 dated 5 March 2021 concluded that based on the data reviewed the Auditor considered CoC B7 and CoC B8 to be satisfied.</p> <p>A Remedial Works Plan Addendum dated 4 March 2021 was prepared prior to the audit period.</p> <p>A letter from the Department to SINSW dated 27 April 2021 confirmed that the:</p> <ul style="list-style-type: none"> Remedial Works Plan Addendum is an interim document confirmed by the Auditor, dated 5 March 2021, that conditions B7 and B8 have been satisfied. Remedial Action Plan will be further updated based on Sydney Water and the City of Sydney requests. <p>Remedial Action Plan is planned to be updated by the end of May 2021 and will be submitted to the Department along with Auditor's approval for information.</p> <p>No change during audit period</p>	Compliant
B9	Prior to the commencement of remediation works, an asbestos works management plan must be prepared and submitted for review by a NSW EPA accredited Site Auditor. The asbestos works management plan must be implemented following the receipt of confirmation from the NSW EPA accredited Site Auditor that the asbestos works management plan is considered appropriate.	<p>Site Auditor approval 20/5/19.</p> <p>Contamination EMP (Asbestos Management Plan) 16/5/19.</p> <p>Asbestos Clearance Certificates, Coffey 21/04/21, 04/06/21, 27/10/21, 28/10/21</p> <p>Interview with Auditees dated 20/05/22.</p>	<p>The Contamination EMP was prepared and approved by the auditor prior to remediation works.</p> <p>Coffey's clearance and surveyor marker layer inspections indicate implementation. No issues.</p>	Compliant
B10	Remediation works approved as part of this development consent must be carried out in accordance with the report titled, as required to be updated by condition B8, Alexandria Park Community School Remediation Action Plan, prepared by Coffey, dated 8 December 2017 (as amended as required by Condition B8).	<p>Asbestos Clearance Certificates, Coffey 21/04/21, 04/06/21, 27/10/21, 28/10/21</p> <p>Interview with Auditees dated 20/05/22.</p>	<p>Coffey's clearance and surveyor marker layer inspections indicate implementation. No issues.</p> <p>The Site Auditor is due to issue Site Audit Statement and Site Audit Report for Phase 2.1 week commencing in early November 2021</p> <p>No change during audit period</p>	Compliant
B11	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the educational land use and be provided to the satisfaction of the Certifying Authority.	<p>Interview with Auditees dated 20/05/22.</p> <p>Site Audit Statement 10/11/21</p> <p>Site Audit Report, Geosyntec 10/11/21</p> <p>Site Audit Statement, SAS148-1, ZOIC</p> <p>Site Audit Report, ZOIC, 18/09/20</p>	<p>The Contaminated Sites Auditor has confirmed the site is suitable for high school use provided the LTEMP is implemented</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B12	<p>Upon completion of remedial works and prior to the commencement of construction (excluding demolition), a Long Term Environmental Management Plan (LTEMP) must be prepared and submitted to a NSW EPA accredited Site Auditor for review. The LTEMP must:</p> <ul style="list-style-type: none"> a) identify the location and requirements for ongoing management of asbestos impacted soil and other contaminated soil contained on the site; b) detail the expected limitations on the site land use; c) identify relevant environmental, and health and safety processes and procedures; d) identify management processes, procedures and responsibilities to be adopted by future site users within the site; e) detail the location and extent of placed or residual asbestos impacted soil and other contaminated fill materials, capping layers and marker barriers within the site. 	<p>Interview with Auditees dated 20/05/22.</p> <p>Long Term Environmental Management Plan Alexandria Park Community School (Phase 1) – Park Road, Alexandria NSW SYDEN224285-R03 21 June 2019</p> <p>LTEMP submission to auditor 02/07/19</p> <p>Site Audit Statement, SAS148-1, ZOIC</p> <p>Site Audit Report, ZOIC, 18/09/20</p> <p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>DPIE approval of Staging Report, 01/03/21</p> <p>Coffey, Alexandria Park Public School – Remedial Works Plan Addendum (Chlorinated Hydrocarbons in Groundwater), 04/03/21, Ref: 754-SYDEN224285-L16</p> <p>Alexandria Park Community School (Phase 2), Long Term Environmental Management Plan, 03/11/21</p> <p>Site Audit Statement 10/11/21</p> <p>Site Audit Report, Geosyntec 10/11/21</p>	<p>The LTEMPs for both phases were prepared and submitted to the Contaminated Sites Auditor. LTEMPs address requirements of the CoC.</p> <p>Site Audit Statements and Site Audit Reports were completed by the Contaminated Sites Auditor.</p>	Compliant
Unexpected Contamination Procedure				
B13	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.</p>	<p>Interview with Auditees dated 20/05/22</p> <p>The unexpected finds procedure is developed and is part of the CEMP. Refer to previous audits</p>	<p>The unexpected finds procedure is developed and is part of the CEMP.</p> <p>No unexpected finds during the current audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Utilities and Services				
B14	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<p>Interview with Auditees dated 20/05/22</p> <p>DBYD applications and files provided from Ausgrid, Telstra, Verizon, Sydney Water, Jemena.</p> <p>NBN approval of telecoms 20/09/19</p> <p>Sydney Water approval 7/06/19 (case 175142)</p> <p>MGP (authorised service provider) approval notice for Sydney Water works 14/11/19.</p> <p>Ausgrid Preliminary Assessment letter 12/09/19 and certified design drawing (cert no: 3475099/20191017 for Kiosk, 6245409/20191031, for TDS).</p> <p>Jemena 28/10/19 email stating sufficient supply (relevant for Phase 2 only).</p> <p>ROL 1818486 21 to 22/04/22</p> <p>Interview with Auditees dated 20/05/22</p> <p>Deed of variation, City of Sydney, 01/12/21</p> <p>Public Domain Works – Phase 2 Sections 138 and 139 - Roads Act, 1993 Approval, City of Sydney, 16/12/21</p>	Approvals to undertake utility works had been obtained prior to commencing the relevant works.	Compliant
B15	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<p>Refer to evidence sighted in CoC B14 above.</p> <p>Interview with Auditees dated 20/05/22</p>	<p>Refer to response to CoC B14 above</p> <p>No change during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Community Communication Strategy				
B16	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ol style="list-style-type: none"> identify people to be consulted during the design and construction phases; set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; set out procedures and mechanisms: <ol style="list-style-type: none"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and 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>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>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</p>	<p>https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html#category-reports</p> <p>4/4/19 DPIE to SINSW Approval of CCS.</p> <p>2/4/19 APCS CCS, Dept Ed</p> <p>Interview with Auditees dated 20/05/22</p>	<p>CCS was prepared and approved by DPE prior to commencement of works. DPE note that it contains the information as required by the conditions of consent. Refer to previous audits</p> <p>No change during audit period</p>	Compliant
Ecologically Sustainable Development				
B17	<p>Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia, unless otherwise agreed by the Planning Secretary and submit evidence of registration to the Certifying Authority.</p>	<p>Green star registration for 4 Star 01/04/19.</p> <p>Submission to CA 27/06/19.</p>	<p>Registration was completed and submitted to the Certifier prior to commencement of stage 2 as required by the condition. Refer to previous audits</p> <p>No change during audit period</p>	Compliant
Outdoor Lighting				
B18	<p>Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces- Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority</p>	<p>Electrical design statement 30/09/19</p> <p>CC3 granted 08/10/19.</p> <p>Interview with Auditees dated 20/05/22</p>	<p>The design statement was prepared to the satisfaction of the Certifier prior to the relevant stage (stage 3). Refer to previous audits</p> <p>No change during audit period</p>	Compliant
Access for People with Disabilities				
B19	<p>The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p>	<p>Interview with Auditees dated 20/05/22</p> <p>The design was reviewed by specialist as being compliant and approved by Certifier prior to stage 3. Refer to previous audits</p>	<p>No change during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Environmental Management Plan				
B20	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) Details of: <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 vi. roadway by vehicles leaving the site; vii. groundwater management plan including measures to prevent groundwater contamination; viii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; ix. community consultation and complaints handling; b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22); c) Construction Noise and Vibration Management Sub-Plan (see condition B23); d) Construction Waste Management Sub-Plan (see condition B24); e) Construction Soil and Water Management Sub-Plan (see condition B25); f) an unexpected finds protocol for contamination and associated communications procedure; g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and 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>Alexandria Park Community School No:1161 Construction Environmental Management Plan (CEMP) 14 March 2019</p> <p>Reference of Heritage Management Plan, April 2019. Refer CoC B5.</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP), Craig Reeves, 10/12/20, V6</p> <p>Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020. Refer CoC B23</p> <p>Construction Soil and Water Management Plan, SCP Engineers and Development Consultants, 26 July 2019. Refer CoC 25</p> <p>RCC Alexandria Park Community School 1161 Construction Waste Management Plan 06/05/21 (CWMSP)</p> <p>RCC Alexandria Park Community School 1161 Construction Waste Management Plan 06/05/21 (CWMSP)</p>	<p>CEMP includes:</p> <ul style="list-style-type: none"> a) (i) Details of hours of work, (ii) 24 hour contact details of site manager, (iii) management of dust and odour (iv) stormwater control and discharge and (v) sediment measures and (vii) groundwater (viii) external lighting (ix) Community Communications Strategy [CoC B16]. <p>b) Construction Traffic and Pedestrian Management Sub-Plan [this plan addresses item vi of this condition]</p> <p>c). Construction Noise and Vibration Management Sub-Plan</p> <p>d). Construction Waste Management Sub-Plan</p> <p>e). Construction Soil and Water Management Sub-Plan</p> <p>f). Unexpected finds protocol – contamination</p> <p>g). unexpected finds protocol for Aboriginal and Non-Aboriginal Heritage, refer attached Heritage Management Plan CoC 5</p> <p>h). Waste Classification and Validation, refer documents Asbestos Management plan Rev 1. Construction Waste Management Plan rev 1 and Hazardous Materials Management Plan.</p> <p>Refer to responses to CoC B22 – B25 regarding the adequacy of the sub-plans.</p> <p>The CEMP and Sub-plans were not updated during the audit period.</p>	Compliant
B21	<p>The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.</p>	<p>10/4/19 Schools Infrastructure NSW Submission APCS & SSD8373: Certifier approved CEMP to DPIE.</p> <p>8/4/19 BM+G Certifying Authority, accepted CEMP.</p> <p>5/4/19 Email Crown Certificate List of Requirements for Demolition [BM+G]</p> <p>CEMP, 14 March 2019.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3 190080/03, 08/10/19</p>	<p>10/4/19 Schools Infrastructure NSW Submission APCS & SSD8373: Certifier approved CEMP to DPIE.</p> <p>8/4/19 BM+G Certifying Authority, accepted CEMP.</p> <p>5/4/19 Email Crown Certificate List of Requirements for Demolition [BM+G]</p> <p>CEMP, 14 March 2019.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3 190080/03, 08/10/19No change from the previous audit.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B22	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and RMS; 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: <ul style="list-style-type: none"> 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) 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>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP), Craig Reeves, 10/12/20, V6</p> <p>Correspondence from City of Sydney 23/05/19 and 30/05/19, and updated correspondence 05/05/21.</p> <p>RMS correspondence of review 31/07/19</p> <p>Email RCC to RMS, 31/05/21</p> <p>Certifier acceptance 28/05/21</p> <p>Post approval portal lodgment 03/06/21</p> <p>Daily traffic control inspection</p> <p>Site Inspection 21/10/21</p>	<p>The CTPMSP adequately addresses requirements a), c), d), e), f), g). Refer to previous audits with regards to detailed assessment of the content of the document.</p> <p>The CTPMSP was updated in late 2020 and consulted on, approved by the Certifier and submitted to the Department prior to the finalization of the sixth Audit Report.</p> <p>No change during audit period</p>	Compliant
B23	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B23(d); and f) include a complaints management system that would be implemented for the duration of the construction. 	<p>. Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020.</p> <p>Consultant curriculum vitae</p> <p>Consultation records from SINSW to strata agents 05/07/19</p>	<p>The CNVMSP adequately addresses requirements a), b), c), d) and f). and remains unchanged from the previous audit. Refer to previous audits with regards to detailed assessment of the content of the document</p> <p>No change during audit period</p>	Compliant
B24	<p>The Construction Waste Management Sub-Plan (CWMSPP) 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 	<p>Coffey, Hazardous Materials Management Plan Alexandria Park Community School Buckland Street, Alexandria NSW 2015, 3 April 2019 (HMMP)</p> <p>RCC Alexandria Park Community School 1161 Construction Waste Management Plan 06/05/21 (CWMSPP)</p> <p>Letter – SINSW to DPIW, Alexandria Park Community School Redevelopment SSD 8373: Submission for Information of the Certifier approved CWMSPP in accordance with Condition B24 and C47, 02/06/21</p> <p>Certifier acceptance of CWMSPP update, June 2020 and again on 28/05/21.</p> <p>Post approval portal lodgement 18/06/20</p> <p>Post approval portal lodgement 03/06/21</p>	<p>The CWMSPP includes the information required by the condition for Phase 1 and Phase 2. Updated 6 May 2021</p> <p>Letter from SINSW to the Department dated 2 June 2021 confirming provision of an updated Construction Waste Management Sub-plan dated 6 May 2021.</p> <p>No change during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B25	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI) 	<p>Construction Soil and Water Management Plan, SCP Engineers and Development Consultants, 26/07/19 (CSWMSP)</p> <p>Author curriculum vitae</p> <p>Consultation with Council 22/7/19</p>	<p>The CSWMSP adequately addresses requirements a) – e). Refer to previous audits with regards to detailed assessment of the content of the document.</p> <p>No change during audit period</p>	Compliant
Construction Parking				
B26	<p>The Applicant must provide sufficient parking facilities on-site for heavy vehicles (unless alternative parking is agreed to in writing by the relevant road authority), to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities</p>	<p>APCS Site Induction</p> <p>HammerTech Personnel/All Persons Register Phase 2</p> <p>Site inspection 16/05/22</p> <p>Interview with Auditees dated 20/05/22</p>	<p>Construction traffic and parking demand is now minimal.</p> <p>Sufficient construction vehicle parking provided and requirements communicated to workforce.</p> <p>No trucks queuing on public roads observed or identified in the complaints register.</p>	Compliant
Stormwater Management System				
B27	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; 	<p>SCP stormwater management design certificate 13/9/19.</p> <p>Compliance Certification 3 CC3 granted 08/10/19.</p> <p>Interview with Auditees dated 20/05/22</p>	<p>The stormwater management system has been designed in accordance with this condition and approved by the Certifier.</p> <p>No change during audit period</p>	Compliant
Operational Noise- Design of Mechanical Plant and Equipment				
B28	<p>Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2019, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels identified in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2019.</p>	<p>Acoustic Design Certificate, 6/9/19.</p> <p>CC3 granted 08/10/19.</p> <p>Pure White Noise Acoustics, APCS Hot Water Acoustic Assessment, 25/03/21, Rev 1</p> <p>Interview with Auditees dated 20/05/22</p>	<p>The acoustic consultant and Certifier have verified that the design has incorporated the noise mitigations and performance specifications required by the condition.</p> <p>Sighted APCS Hot Water Acoustic Assessment. The assessment concluded that “acoustic testing noise levels resulting from the operation of the building services (including the hot water equipment) on the site are compliant with the projects Development Consent including the noise emissions requirements detailed within the proposed Alexandria Park Community School, Development Application Acoustic Assessment”.</p> <p>No change during audit period</p>	Compliant
Construction and Demolition Waste Management				
B29	<p>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,</p>	<p>12/4/19 Email Mark Carruthers, RMS, Notification of Truck Routes</p> <p>Interview with Auditees dated 20/05/22</p>	<p>RMS Traffic Management notified of truck routes prior to commencement of work, via email 12/4/19, email reply of receipt received. No change.</p> <p>No change during audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	prior to the commencement of the removal of any waste material from the site.			
Operational Waste Storage and Processing				
B30	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Operational Waste management plan swept path 21/5/19. Council agreement 18/06/19 Interview with Auditees dated 20/05/22	Council has reviewed and approved the operational waste storage area design. 18/06/19 No change during audit period	Compliant
Mechanical Ventilation				
B31	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 Certifying Authority prior to the commencement of construction.	Design certificate 26/8/19 CC3 granted 08/10/19. Interview with Auditees dated 20/05/22	The ventilation specialist and the Certifier have verified that mechanical ventilation design complies with this requirement. No change during audit period	Compliant
Rainwater Harvesting				
B32	Prior to the commencement of construction, 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.	Sparks design certificate 12/9/19 CC3 granted 08/10/19 Interview with Auditees dated 20/05/22	The hydraulic engineer and Certifier have verified that the design complies with this condition. No change during audit period	Compliant.
Car Parking and Service Vehicle Layout				
B33	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 28 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	TKD design certificate 31/5/19. CC2 01/07/19 Interview with Auditees dated 20/05/22	The architect and Certifier have verified the car parking and vehicle layout plan complies with this requirement. No change during audit period	Compliant
Bicycle Parking and End-of-Trip Facilities				
B34	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) the provision of a minimum 144 bicycle parking spaces, comprising a minimum 20 staff, 100 secondary student and 30 primary school student bicycle parking spaces; (b) the provision of details identifying the suitable relocation of the 15 student bicycle parking spaces clear of the Belmont Street staff car	TKD design certification 17/05/19 CC2 01/07/19 Interview with Auditees dated 20/05/22	The architect and Certifier have verified that the bike facilities comply with this requirement. No change during audit period	Compliant.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>park/indoor sports hall, to minimise the risk of conflict between motor vehicles and student cyclists;</p> <p>(c) the provision details of the proposed lightweight canopy to ensure a minimum 50 per cent of student bicycle parking spaces (i.e. 75 spaces) are suitably weather protected;</p> <p>(d) details of any proposed staged delivery of bicycle parking spaces to ensure the demand generated during staged redevelopment is met;</p> <p>(e) 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;</p> <p>(f) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool, including a minimum 2 staff shower facilities;</p> <p>(g) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>(h) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>			
Public Domain Works				
B35	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management.</p> <p>The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.</p>	<p>Site inspection 16/05/22</p> <p>Interview with Auditees dated 20/05/22</p>	<p>Observation 01:</p> <p>Site inspection 16/05/22 observed a fenced off area which may be outside the approved SSD footprint (Plate 3 and Plate 4)</p> <p>Recommended Action:</p> <p>Confirm that the site is compliant with Public Domain provisions. Provide evidence of approval to undertake works in the area.</p>	Compliant
Compliance Reporting				
B36	<p>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 Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>Compliance Reporting, Post Approval Requirements, May 2020</p> <p>Letter from Department, entitled Compliance Reporting and Independent Environmental Audit, 10/07/20</p> <p>Pre-Operation Compliance Report, 18/09/20</p> <p>Post Approval Portal Lodgement 10/11/20</p>	<p>The project has adopted the 2020 revision of the Compliance Reporting Post Approval Requirements.</p> <p>Non-compliance from the sixth Independent Audit: The Compliance Reporting, Post Approval Requirements (May, 2020) states that operational compliance reports must be prepared at intervals no greater than 52 weeks from the date of commencement of operation. As Phase 1 operations commenced on 12 October 2020 an operational compliance report was due to be prepared for the operation of Phase 1 up to 12 October 2021. At the time of the sixth audit an operational compliance report had not been prepared. In response to this finding the auditees stated that 'SINSW shall prepare an Operational Compliance Report for the period October 2020 to October 2021, to comply with CoC B36, and submit to DPIE by end of January 2022.' There is no evidence available to demonstrate that this has been completed.</p>	Non-compliant
B37	<p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance</p>	<p>Compliance Reporting, Post Approval Requirements, May 2020</p> <p>Letter from Department, entitled Compliance Reporting and Independent Environmental Audit, 10/07/20</p> <p>Pre-Operation Compliance Report, 18/09/20</p> <p>Post Approval Portal Lodgement 10/11/20</p>	<p>The project has not requested to cease compliance reports.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Landscaping				
B38	<p>Prior to commencement of construction of the building, the Applicant must prepare a Landscape Management Plan to manage the approved landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) be generally in accordance with the approved landscape plan outlined in condition A2 prepared by Context Landscape Design Pty Ltd; (b) ensure that no more than 69 trees are removed from the site and identifies all existing trees to be retained (i.e. a minimum 47 trees); (c) detail the species to be planted on-site, including the 69 advanced compensatory trees 75 L to 100 L in size; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (e) be consistent with the Applicant's Management and Mitigation Measures in the EIS; (f) provide for the planting of trees and vegetation to soften the visual impact of the approved built form from the public domain and provide shade. 	<p>Context Landscape Management Plan 27/6/19.</p> <p>CC2 01/07/19</p> <p>Interview with Auditees dated 20/05/22</p>	<p>The Landscape Management Plan has been prepared and verified by the Certifier as addressing this condition.</p> <p>No change during audit period</p>	Compliant
Unencumbered Outdoor Play Space				
B39	<p>Prior to the commencement of construction, plans are to be submitted to the Certifying Authority demonstrating that a minimum of 273 square metres of unencumbered outdoor play space is to be provided for the use of the pre-school/Out of School Hours service in accordance with regulation 108 of the Education and Care Services National Regulations.</p>	<p>TKD design certificate and attached plan 21/5/19.</p> <p>CC2 01/07/19</p> <p>Interview with Auditees dated 20/05/22</p>	<p>The architect and Certifier have verified that the outdoor play space has been designed as required by this condition.</p> <p>No change during audit period</p>	Compliant
PART C DURING CONSTRUCTION				
Interpretation Strategy				
C1	<p>Within 6 months of commencement of construction, a Heritage Interpretation Strategy (HIS) must be prepared by a suitably qualified heritage consultant identifying the interpretive values of the site, and specifically Aboriginal heritage values across the site, and to provide direction for potential interpretive installations. A copy of the HIS must be submitted to the Certifying Authority.</p>	<p>Aboriginal Cultural heritage Interpretation strategy Benjamin Streat & Yolanda Pavincich Archaeological Management and Consulting Group & Streat Archaeological Services (18/09/19)</p> <p>Submission to Certifier 18/11/19.</p> <p>Interview with Auditees dated 20/05/22</p>	<p>The HIS was prepared by the qualified heritage consultant on 18/09/19 (within 6 months of commencement) and provided to the Certifier on 18/11/19.</p> <p>No change during audit period</p>	Compliant
Approved Plans to be On-site				
C2	<p>A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.</p>	<p>The evidence referred to elsewhere in this Audit Table.</p> <p>Aconex files containing approved plans</p>	<p>Approved and certified plans and documents were readily available.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Site Notice				
C3	<p>A site notice(s):</p> <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> i. 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; ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii. 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 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. 	<p>Interview with Auditees dated 20/05/22</p> <p>Site inspection 16/05/22</p>	<p>Non-compliance: The site notice on the boundary does not include the details of the Certifier or structural engineer as is required by this condition.</p>	Non-compliant
Operation of Plant and Equipment				
C4	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner 	<p>HammerTech Online System</p> <p>Compactor Plant Risk Assessment, 11/10/21</p> <p>Interview with Auditees dated 20/05/22</p>	<p>The HammerTech online platform is used for management of plant and equipment. Plant onboarding process includes inspections maintenance records, risk assessment (for high risk plant), lifting plans (for cranes) SafeWork registration (for mobile cranes etc.), operator Licence check. Upon induction all plant operates must present their operating licences, otherwise they cannot use the plant.</p> <p>No change during the audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Demolition				
C5	Demolition work 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 Certifying Authority before the commencement of works.	Interview with Auditees on 20/05/22	No demolition during the audit period	Not triggered
Construction Hours				
C6	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 7:30 am and 3:30 pm, Saturdays. No work may be carried out on Sundays or public holidays.	HammerTech Personnel/All Persons Register Phase 2 RCC Canvas online induction and inspection tracking system Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020. Veyor truck booking mobile app Interview with Auditees on 20/05/22 Complaints register current to June 2022	Approved project hours are included in project documentation and communicated to the workforce. Section 10 of the CNVMSP recommends more stringent periods of work, for works predicted to exceed 75dB(A) at the nearest receiver. The project advises that extended construction hours are generally not being used for Saturdays and Sundays pursuant to the COVID-19 Development – Construction Work Days Order 2020 (when in force). No other OOHW were conducted during the audit period. The Veyor truck booking app enables truckies to book times for arrival, within permissible hours. There were no OOHW related complaints received during the audit period that were attributable to construction activities. Several complaints were received during the audit period concerning noise from operational plant in Phase 1 (refer to CoC E5) and not construction.	Compliant
C7	Activities may be undertaken outside of the hours in condition C6 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 her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with Auditees 20/05/22 Complaints register current to June 2022	No OOHW activities during the audit period.	Not Triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9 am to 12 pm, Monday to Friday; (b) 2 pm to 5 pm Monday to Friday; and (c) 9 am to 12 pm, Saturday.	Interview with Auditees 20/05/22 Site inspection 16/05/22	No rock breaking, rock hammering, sheet piling or pile driving required for works being undertaken.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<p>HammerTech Personnel/All Persons Register 5/3/22 observed</p> <p>RCC Canvas online induction and inspection tracking system</p> <p>Site inspection 16/5/22</p> <p>HammerTech record of inspections up to 10/06/22</p> <p>Vibration Monitoring May 2022, Pulse White Noise Acoustics, May 2022</p> <p>Validation Report, Tetra Tech Coffey, November 2021</p> <p>Airborne Fibre Monitoring, Tetra Tech Coffey, May 2022</p> <p>Interview with auditees 20/05/22</p> <p>Installation of Temporary work sheds, Redgum, 12/05/22</p> <p>Phase two - Ongoing Monitoring Assessment of retained specimen/s within the development, Alexandria Park Community School, Redgum, 11/07/22</p> <p>Project ERSED Plans, SCP-CV-DWG-1500, 1501 and 3560</p> <p>Site Audit Report, Geosyntec 10/11/21</p> <p>Monthly Waste Report 2021 total and Jan to June 2022</p> <p>Alexandria Park Community School, Validation Report: Phase 2.1 Development, Tetra Tech, 02/11/21</p>	<p>Evidence observed during the audit indicated that the CEMP and sub-plans were being implemented on site.</p> <p>The site induction and pre-start training material includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds, access and being a good neighbour etc.</p> <p>The Hammertech system is used to schedule, track and record inspections, incident identification and response, induction and training records, plant maintenance records and so forth. These are consistent with the requirements in the CEMP and sub-plans.</p> <p>Inspections are occurring with deficiencies identified, responsible person assigned, and actions addressed.</p> <p>Monitoring of tree protection, dust, noise and vibration is ongoing.</p> <p>Erosion and sediment control plans were being progressively updated, noting that the vast majority of the site is now sealed, and the controls primarily relate to protection of operational stormwater infrastructure.</p>	Compliant
Construction Traffic				
C10	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.	<p>Complaints register to June 2022</p> <p>Site inspection 16/5/22</p> <p>Interview with auditees 20/05/22</p>	<p>Workers are instructed to keep construction vehicles inside the site. There is sufficient space for parking of construction vehicles.</p> <p>No complaints received regarding this requirement during the audit period.</p>	Compliant
Road Occupancy Licence				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	ROL 1818486 for works on Buckland St for the period 21 April 2022 to 22 April 2022	Required ROL obtained	Compliant
SafeWork Requirements				
C12	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	Site inspection 16/5/22	The site is suitably secured to prevent unauthorised access.	Compliant

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	must be conducted at all times in accordance with relevant SafeWork requirements.	Interview with auditees 20/05/22 HammerTech Online System Compactor Plant Risk Assessment, 11/10/21	Work areas are suitably demarcated and separated (i.e.: exclusion zones, vehicle movement zones), material stockpiling well organised. Plant onboarding process includes inspections maintenance records, risk assessment (for high-risk plant), lifting plans (for cranes) SafeWork registration (for mobile cranes etc.), operator licence check. Upon induction all plant operates must present their operating licences, otherwise they cannot use the plant. SWMS / Risk assessment identifies risks associated with plant, and required controls. Asbestos removal completed accordance with Remediation Works Plan. Clearance certificates are issued as each area is cleared. The auditees did not advise of any directions from SafeWork during the audit period.	
Hoarding Requirements				
C13	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.	Site inspection 16/05/22 Deed of variation, City of Sydney, 01/12/21 Public Domain Works – Phase 2 Sections 138 and 139 - Roads Act, 1993 Approval, City of Sydney, 16/12/21	No advertising or graffiti was observed during site inspection. No hoarding was on third party land. Works on Council land were being undertaken under a Deed and S138 approval.	Compliant
No Obstruction of Public Way				
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Site inspection 16/05/22 Deed of variation, City of Sydney, 01/12/21 Public Domain Works – Phase 2 Sections 138 and 139 - Roads Act, 1993 Approval, City of Sydney, 16/12/21 Complaints register current to June 2022	No obstructions were observed during the inspection. Public domain works were being undertaken under a Deed and S138. One complaint regarding pedestrian safety was raised during the audit period. This does not appear to indicate obstruction of way.	Compliant
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	HammerTech Personnel/All Persons Register Phase 2 RCC Canvas online induction and inspection tracking system Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020. Veyor truck booking mobile app Interview with Auditees on 20/05/22 Complaints register current to June 2022 Interview with Auditees 20/05/22	The scale and intensity of construction has diminished significantly since previous audit periods. Noise risk has reduced. Controls appear to be consistent with the CNVMSP. Complaints register recorded three complaints relating to noise during the audit period which did not relate to construction noise.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C6.	<p>HammerTech Personnel/All Persons Register Phase 2</p> <p>RCC Canvas online induction and inspection tracking system</p> <p>Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020.</p> <p>Veyor truck booking mobile app</p> <p>Interview with Auditees on 20/05/22</p> <p>Complaints register current to June 2022</p> <p>Interview with Auditees 20/05/22</p>	There were no OOHW works undertaken during the audit period. There were no OOHW related complaints received during the audit period that were attributable to this requirement.	Compliant
C17	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	<p>Interview with Auditees 20/05/22</p> <p>Site Inspection 16/05/22</p>	Mobile plant on site is now negligible. Trucks are fitted with tonal beepers however these are only on site for a delivery or pick up and are not able to be enforced by the project.	Compliant
C18	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.	<p>Interview with Auditees 20/05/22</p> <p>Complaints register current to June 2022</p>	Refer to responses to CoC C15, C16 and C17. Noise impacts are likely to be as predicted in the EIS and the CNVMSP.	Compliant
Vibration Criteria				
C19	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> (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). 	<p>Pulse White Noise Acoustics Vibration Report June 2022</p> <p>Pulse White Noise Acoustics, Construction Noise Vibration Management Plan (CNVMSP), 20/01/21, Rev 1</p>	<p>No vibration intensive works occurred in proximity to external structures or residences.</p> <p>Vibration monitoring was conducted on the Sydney Water culverts (within the site). Several short term exceedances were recorded. The elevated readings were not prolonged, demonstrating a change in works practices as per the CNVMSP.</p>	Compliant
C20	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 C19	<p>Site Inspection 16/05/22</p> <p>Interview with Auditees 20/05/22</p>	<p>No vibrator compactors were observed during the site inspection.</p> <p>No residential properties are located within 30 metres of works.</p>	Not triggered
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.	Pulse White Noise Acoustics, Construction Noise Vibration Management Plan (CNVMSP), 20/01/21, Rev 1	The CNVMSP was prepared so that it established a process whereby exceedances of the criteria are managed.	Compliant
Tree Protection				
C22	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site must be suitably protected during construction as per recommendations of the report titled Report: A) Arboricultural 	<p>Horticulture Consultants, Pruning Report: Selective Pruning requirements for retained tree specimens for delivery access – Alexandria Park Community School, Park Road, Alexandria NSW 18/10/21</p> <p>Installation of Temporary work sheds, Redgum, 12/05/22</p> <p>Phase two - Ongoing Monitoring Assessment of retained specimen/s within the</p>	<p>No street trees were trimmed or removed during the audit period. The arborist has periodically attended the site to supervise works and reports that controls are adequate.</p> <p>At the audit site inspection, the Auditor noted incursions into tree protection zones. Works have occurred within tree protection zones for the purposes of removing kerb and gutter. In response evidence was provided that demonstrated that the arborist has inspected the works and controls and deemed them to be adequate.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Impact Assessment and B) Tree Management Plan, prepared by Redgum Horticultural and dated 2 December 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	development, Alexandria Park Community School, Redgum, 11/07/22 Site Inspection 16/05/22 Interview with Auditees 20/05/22		
Flora and Fauna Protection				
C23	During construction works, the Applicant must comply with the recommendations in the report titled Technical Studies: Flora & Fauna Survey for the Proposed Redevelopment of Alexandria Park Community School, Alexandria, prepared by UBM Ecological and dated 24 April 2018.	Technical Studies: Flora & Fauna Survey for the Proposed Redevelopment of Alexandria Park Community School, Alexandria, prepared by UBM Ecological and dated 24 April 2018 Phase two - Ongoing Monitoring Assessment of retained specimen/s within the development, Alexandria Park Community School, Redgum, 11/07/22 Interview with Auditees 20/05/22 Site inspection 16/05/22	The report recommendations relate to retaining mature trees where possible, protecting trees to be retained, replant for trees that are removed, enhance habitats where possible, carry out preclearance surveys, stop works if unexpected fauna identified during works. No clearing had occurred during the audit period. No unexpected finds had occurred during the audit period. Replanting is occurring as per the approved landscape design.	Non-compliance
Dust Minimisation				
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site Inspection 16/05/22 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500, 1501 and 3560 Complaints Register current to June 2022	The site is stabilized or has suitable erosion and sediment controls in place to manage fugitive dust. Surface works were occurring on the sports pitch at the time of the site inspection. Landscaping works were in the process of being completed. Rock has been installed on the haul road. No complaints have been received during the audit period in relation to this requirement.	Compliant
C25	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site Inspection 16/05/22 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500, 1501 and 3560 Complaints Register current to June 2022	The site is stabilized or has suitable erosion and sediment controls in place to manage fugitive dust. Surface works were occurring on the sports pitch at the time of the site inspection. Landscaping works were in the process of being completed. Rock has been installed on the haul road. No complaints have been received during the audit period in relation to this requirement.	Compliant
Air Quality Discharges				
C26	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.	-	The project does not hold an EPL	Not triggered
Erosion and Sediment Control				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C27	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.	Site Inspection 16/05/22 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500, 1501 and 3560 Complaints Register current to June 2022	Operational stormwater is in place and temporary controls now largely relate to protection of pits, drains and lines. There is minimal risk of off site impacts. Controls in place appear to align with the erosion and sediment control plans.	Compliant
Imported Soil				
C28	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site. (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifying Authority upon request.	Interview with Auditees 20/05/22 Aconex Transmission 07/06/22 Ref RCC-GCOR-013450 Site Audit Statement 10/11/21 Site Audit Report, Geosyntec 10/11/21 Alexandria Park Community School, Validation Report: Phase 2.1 Development, Tetra Tech, 02/11/21	Transmission confirms imported material is a quarried product from a facility operating under an EPL. Material import is included in the validation report and Site Audit Report. The reports confirm that imported material is either VENM or covered by an EPA exemption order.	Compliant
Disposal of Seepage and Stormwater				
C29	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 Protection of the Environment Operations Act 1997.	Site inspection 16/05/22 Interview with Auditees 20/05/22	No pumping to street stormwater system required during the audit period.	Not triggered
Unexpected Finds Protocol- Aboriginal Heritage				
C30	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 the written approval of OEH.	Environmental Actions and Monitoring Table (Items 19) Interview with Auditees 20/05/22 Site Inspection 16/05/22	The Aboriginal Cultural Heritage Management Plan addresses matters detailed in the Extent Aboriginal Cultural Heritage Assessment including further investigations (excavation and salvage if required), consultation, unexpected finds, reporting. No unexpected finds to date.	Not Triggered
Unexpected Finds Protocol- Historic Heritage				
C31	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Environmental Actions and Monitoring Table (Item 20) Interview with Auditees 20/05/22 Site Inspection 16/05/22	The Aboriginal Cultural Heritage Management Plan addresses matters detailed in the Extent Aboriginal Cultural Heritage Assessment including further investigations (excavation and salvage if required), consultation, unexpected finds, reporting. No unexpected finds to date.	Not Triggered
Waste Storage and Processing				
C32	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Environmental Actions and Monitoring Table (Items 14 and 15)	Observation: During the site inspection it was observed that waste paint cans and cleaning products were not stored within bunded area. Nevertheless there was no risk of the materials leaving site.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interview with Auditees 20/05/22 Site Inspection 16/05/22		
C33	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Environmental Actions and Monitoring Table (Items 14 and 15) Monthly Waste Report 2021 total and Jan to June 2022 Site Inspection 16/05/22 Interview with Auditees 20/05/22 Alexandria Park Community School, Validation Report: Phase 2.1 Development, Tetra Tech, 02/11/21	According to the validation report, RCC has stated that no soil material generated from the Phase 2.1 development was disposed offsite as a waste. Surplus soil from Phase 2.1 was moved onto the Phase 2.2 development plot. 0.74 tonnes of contaminated PPE was classified and disposed of as Special Waste at the SUEZ Recycling and Recovery facility located at 1725 Elizabeth Drive, Kemps Creek NSW. The facility is lawfully permitted to receive the waste (EPL 4068). Building and demolition was disposed during the audit period. This is classified as building and demolition waste which is pre-classified as General Solid Waste (GSW) non-putrescible under the Waste Classification Guidelines. A waste report is being maintained by the project. It identifies waste types, volumes, dates removed and % recycled.	Compliant
C34	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Site inspection 16/05/22 Complaints register current to June 2022.	Historically (in previous audits) is has been observed that trucks have roll-on covers as per heavy vehicle law. Truck movements are no negligible. There were no complaints regarding this requirement received during the audit period. Public roadways were observed to be clean during the site inspection	Compliant
C35	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Interview with Auditees 20/05/22 Site Inspection 16/05/22	A concrete washout bin was observed on site. Once cured the bin is sent off as GSW. (Plate 9). Refer to C33.	Compliant
Handling of Asbestos				
C36	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7-Transportation and management of asbestos waste' must also be complied with.	Interview with Auditees 20/05/22 Alexandria Park Community School, Validation Report: Phase 2.1 Development, Tetra Tech, 02/11/21	No asbestos encountered during the audit period.	Not Triggered
Community Engagement				
C37	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified in the EIS, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html Environmental Actions and Monitoring Table (Item 11) Works notification 07 April 2022	The community regularly is regularly consulted throughout construction, including consultation with the nearby sensitive receivers identified in the EIS, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Compliant
Independent Environmental Audit				
C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit	Letter – DPIE to SINSW, Agreement of Independent Auditor Team Alexandria Park Community School Redevelopment (SSD 8373), 02/08/21, Ref: SSD-8373-PA-14	A letter from the Department dated 2 August 2021 approved the addition of a new auditor as well as confirmation of existing auditors. No change during the audit period	Compliant
C39	No later than four weeks after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the	Independent Audit Program submission 15/05/19	Construction commenced 29/04/19. The program was submitted ~2 weeks after commencement	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.		No change during the audit period.	
C40	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: <ul style="list-style-type: none"> (a) an initial construction Independent Audit must be undertaken within 8 weeks of the notified commencement date of construction; and (b) a subsequent Independent Audit of construction must be undertaken no later than 26 weeks from the date of the initial construction Independent Audit. 	Independent Audit Program, WolfPeak, 13/05/19	The schedule reflects this condition No change during the audit period	Compliant
C41	Independent Audits of the development must be carried out in accordance with: <ul style="list-style-type: none"> (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). 	Independent Audit Program, WolfPeak, 13/05/19 Independent Audit Report, Alexandria Park Community School, SSD 8373, WolfPeak, 14/12/21	No comments were provided by the Department on the sixth Independent Audit Report. This audit occurred in the time frame specified in the Independent Audit Program and addressed the requirements and methodologies in the IAPAR.	Compliant
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C41 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. 	Independent Audit Report, Alexandria Park Community School, SSD 8373, WolfPeak, 14/12/21 Letter SINSW to DPE, 15/12/21 (submission of sixth audit report) https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/a/alexandria-park-community-school	The report and the response to the findings were submitted and published, and the Department was notified of publication more than 7 days prior.	Compliant
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required	Site Inspection 16/05/22	Works were in construction.	Not Triggered.
Incident Notification, Reporting and Response				
C44	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. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Interview with Auditees 20/05/22	No incidents as defined by the consent that involved the community occurred during the audit period.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Non-Compliance Notification				
C45	<p>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 Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p> <p>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.</p> <p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	Interview with Auditees 20/05/22	No non-compliances were identified by the auditees during the audit period.	Not triggered
Revision of Strategies, Plans and Programs				
C46	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B36; (b) the submission of an incident report under condition C44; (c) the submission of an Independent Audit under condition C41; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p>	<p>Interview with Auditees 20/05/22</p> <p>Letter SINSW to DPE, 15/12/21 (submission of sixth audit report)</p> <p>Aconex transmission dated 06/06/22 – APCS-Management Plans Review</p> <p>Notification to DPIE 02/06/22</p>	<p>There were no compliance reports submitted during the audit period.</p> <p>There were no incidents or directions from the Planning Secretary during the audit period.</p> <p>Non-compliance: A review was not notified until ~6 months after the submission of the sixth Independent Audit report.</p>	Non-compliant
C47	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development</i></p>	Interview with Auditees 20/05/22	No changes to any strategies or plans during the audit period	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	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.	Submission confirming occupancy for Phase 2.1 to DPE 19/10/21 Interview with Auditees 20/05/22	Submission advised commencement of Phase 2.1 scheduled for 19/11/21.	Compliant
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority 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.	External wall elements table by TKD architects, 31/5/19. CC2 01/07/19. Certifier list of acceptance 17/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20	External wall specifications stated as being compliant by TKD and Certifier.	Compliant
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it	Interview with Auditees 20/05/22 Certifier list of acceptance 17/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 Post approval portal lodgement, 16/09/20	The information was provided to the Department at the same time as the Certifier accepted it.	Compliant
Post-construction Dilapidation Report				
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.	Interview with Auditees 20/05/22 Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674 DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)	The auditees advise that the approved Staging Report designates this condition to be fulfilled prior to the operation of phase 2, that is: it will be completed prior to operation of phase 2 but cover both phase 1 and phase 2. Whilst a portion of phase 2 is in operations, construction of phase two is ongoing. The dilapidation report will be prepared following construction.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Protection of Public Infrastructure				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (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. <p><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 Error! Reference source not found, of this consent. (note direct quote from consent)</i></p>	<p>Interview with Auditees 20/05/22</p>	<p>There have been no directions from public utilities indicating damage and required repair for the audit period.</p> <p>Final dilapidation and repairs (if required) will be completed following construction.</p>	Not Triggered
Utilities and Services				
D6	<p>Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.</p>	<p>Section 73 compliance certificate, Sydney Water, 31/07/20</p> <p>Email RCC to Certifier, 03/08/20</p> <p>Interview with Auditees 20/05/22</p>	<p>Noted that Sydney Water is the infrastructure authority under the Water Management Act</p> <p>Council is not the authority of the infrastructure under the Water Management Act, Sydney Water is. As such the compliance certificate was not obtained from Council.</p> <p>Not triggered during the current audit period</p>	Not triggered
Works as Executed Plans				
D7	<p>Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.</p>	<p>WAE Stamped Plans, SCP, 27/07/20</p> <p>Email RCC to Certifier, 09/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>Interview with Auditees 20/05/22</p>	<p>IA6 reported that the works as executed plans were signed by the registered surveyor verifying stormwater drainage and finished ground levels were constructed as per design. This was submitted to the Certifier. The Crown Completion Certificate demonstrates Certifier acceptance of receipt of the work as executed plans.</p> <p>No change in the current audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Transport and Access Management Plan				
D8	<p>An OTAMP is to be prepared for the school (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following:</p> <ul style="list-style-type: none"> a) Detailed pedestrian analysis including the identification of safe route options- to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements; d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements. e) delivery and services vehicle and bus access and management arrangements; f) management of approved access arrangements; g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking; h) car parking arrangements and management associated with the proposed use of school facilities by community members; and i) a monitoring and review program. <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p> <p>The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development</p>	<p>Interview with Auditees 20/05/22</p> <p>Post approval portal lodgment, 29/06/20</p> <p>OTAMP, 27/06/20</p> <p>Evidence of consultation, 12/06/20, 27/05/20.</p> <p>Department approval of OTAMP, 10/08/20</p>	<p>The OTAMP was prepared in consultation with the identified stakeholders and addresses the requirements of this condition.</p> <p>The Department approved the OTAMP on 10/08/20</p> <p>No change in audit period</p>	Compliant
Green Travel Plan				
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the 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 Council and Transport for NSW; b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; c) include specific tools and actions to help achieve the objectives and mode share targets; d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year. 	<p>Interview with Auditees 20/05/22</p> <p>Green Travel Plan, Arup, 24/06/20</p> <p>Council approval of GTP, 26/05/20</p> <p>TfNSW approval, 07/07/20</p> <p>Post approval portal lodgement, 17/07/20</p>	<p>The Green Travel Plan was prepared and addresses the requirements of this condition via:</p> <ul style="list-style-type: none"> a) consultation with and approval from the identified stakeholders b) requirements b) – e) addressed in sections 2, 3, 4 of the GTP. <p>The GTP was submitted to the Department in July 2020.</p> <p>No change in the current audit period</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Parking Restrictions				
D10	<p>Prior to the commencement of operations of Phase 1, the Applicant must submit to Council, for approval from Council's Pedestrian Cycling and Traffic Calming Committee, documentation for the installation of '15P Parking' and associated 'No Parking' restrictions on the southern side of Buckland Street in accordance with the Transport Assessment titled Alexandria Park Community School, prepared by ARUP and dated 29 November 2018. The restrictions are to apply on a part-time basis on School Days only between 8 am to 9.30 am and 2.30 pm- 4 pm.</p> <p>Any fees associated with reporting to the Pedestrian Cycling and Traffic Calming Committee must be paid by the Applicant prior to processing the application. The installation of the signs must be at no cost to Council. Evidence of approval and installation of relevant signage must be submitted to the Planning Secretary prior to the commencement of operations of Phase 1.</p>	<p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>DPIE approval of Staging Report, 01/03/21</p> <p>Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674</p> <p>DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)</p>	<p>The Staging Report identifies this requirement as being triggered in Phase 3. Which has yet to commence.</p>	Not Triggered
Evacuation and Emergency Management Plan				
D11	<p>No later than six weeks prior to the commencement of operations, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person in consultation with the NSW State Emergency Services (SES) and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007). The plan should detail specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including the PMF and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of:</p> <ul style="list-style-type: none"> a) predicted flood levels; b) flood warning time and flood notification; c) assembly points and evacuation routes; d) shelter in place, evacuation and refuge protocols; and e) awareness training for employees and contractors. <p>A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.</p>	<p>Interview with Auditees 20/05/22</p> <p>Emergency Management Plan for Alexandria Park Community School – effective 22/11/21</p>	<p>Council and SES did not provide any comments on the Operational Flood Evacuation and Emergency Management Plan (OFEMP). The OFEMP was submitted to the Department for information in June 2020.</p> <p>The OFEMP addresses the requirements from this condition via:</p> <ul style="list-style-type: none"> a) preparation by a senior civil engineer (MIE No. 4192513) / identification of flood levels in section 2.6 b) flood warning time and flood notification included in section 4 c) assembly points and evacuation routes in Section 6 and Appendix B; d) shelter in place, evacuation and refuge protocols in Section 6 e) awareness training for employees and contractors in Section 5. <p>The purpose of the 11/21 plan is “to ensure the health, safety and welfare of all staff, students and others at the workplace in the event of an emergency. In terms of scope of the plan, it should address emergencies that can take place during activities away from the workplace (e.g., excursions or sporting events)”</p>	Compliant
Mechanical Ventilation				
D12	<p>Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:</p> <ul style="list-style-type: none"> a) the BCA; b) AS 1668.2-2012 The use of air-conditioning in buildings- Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade. 	<p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>Mechanical Services, Installation Certificate, 31/08/20</p> <p>Pure White Noise Acoustics, APCS Hot Water Acoustic Assessment, 25/03/21, Rev 1</p> <p>Interview with Auditees 20/05/22</p>	<p>The Installation Certificate states that the installation was completed in accordance with the BCA and relevant standards. The Certifier verified compliance via issue of the Crown Completion Certificate.</p> <p>No change during the audit period</p>	Compliant
Road Damage				
D13	<p>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.</p>	<p>Interview with Auditees 20/05/22</p> <p>Site Inspection 16/05/22</p>	<p>No damage has been identified by the Project. No third parties have notified the Project of any damage.</p> <p>No damage was observed during the site inspection.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Deed of variation, City of Sydney, 01/12/21 Public Domain Works – Phase 2 Sections 138 and 139 - Roads Act, 1993 Approval, City of Sydney, 16/12/21	Final dilapidation and repairs (if required) will be completed following construction. Public domain works will need to be signed under the S138 permit.	
Fire Safety Certification				
D14	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Interview with Auditees 20/05/22 Email RCC to Council, 24/09/20 Fire Safety Certificate, Buildings B, C, D, E (phase 1) Fire Certification Displayed in Main Reception.pdf	School infrastructure authorised the Fire Safety Certificate and it was submitted to Council. Evidence shows that it is prominently displayed in the building.	Compliant
Structural Inspection Certificate				
D15	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. c) person/s authorised to, for the life of the development	Structural Inspection Certificate, SCP, 16/09/20 Email RCC to Council, 24/09/20 Email RCC to Certifier, 17/09/20 Email Certifier to RC, 18/09/20 Post approval portal lodgement, 29/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20	The Structural Inspection Certificates were prepared by SCP engineers and submitted to the Department, Council and the Certifier. Certifier provided approval on 18/09/20. No change for the current audit period.	Compliant
Compliance with Food Code				
D16	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 Certifying Authority prior to occupation.	Interview with Auditees 20/05/22 Kitchen Construction Compliance Certificate, 28/09/20 Email RCC to Certifier and acceptance, 08/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20	The Kitchen Construction Compliance Certificate states that the facilities comply with the relevant standard. The Certifier confirmed satisfaction. No change during the audit period	Compliant
Stormwater Quality Management Plan				
D17	Prior to occupation of the building, 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	Alexandria Park Community School Hydraulic Services Operations & Maintenance Manual (Asbuilt), Planet Plumbing, 04/09/20 SCP, Maintenance Schedule, Stormwater Operation and Maintenance Schedule, 14/08/20	The Operations and Maintenance Manual includes: a) maintenance schedules; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements	Compliant
D18	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Alexandria Park Community School Hydraulic Services Operations & Maintenance Manual (Asbuilt), Planet Plumbing, 04/09/20	The Certifier has verified acceptance of D17 submission.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email RCC to Certifier (and response), 02/09/20 and 08/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 SCP, Maintenance Schedule, Stormwater Operation and Maintenance Schedule, 14/08/20		
Rainwater Harvesting				
D19	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Works as Executed Plans, Planet Plumbing, 16/09/20 Email RCC to Certifier, 16/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 Interview with Auditees 20/05/22	The works-as-executed Rainwater Re-use Plan was previously signed and submitted to the Certifier. No change during the audit period	Compliant
Outdoor Lighting				
D20	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 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) be mounted, screened and 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 Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	Installation Certificate, Pro Electrical, 11/06/20 Email Certifier to RCC, 26/08/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 Interview with Auditees 20/05/22	The installation certificate confirms compliance with this condition and the standards and requirement within. The Certifier provided acceptance. No change during the audit period	Compliant
Warm Water Systems and Cooling Systems				
D21	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings- Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Installation Certificate Mechanical Water Cooling Water Systems, ARA Mechanical, 31/08/20 Interview with Auditees 20/05/22	The installation certificate confirms compliance with this condition and the standards and requirement within. The Certifier provided acceptance. No change during the audit period	Compliant
Signage				
D22	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Signage photo series IMG2299 – 2814 Installation certificate 18/09/20 Interview with Auditees 20/05/22	Signage identifying the location of staff car parking and bicycle facilities and non-potable water. No issues. No change during the audit period	Compliant
D23	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Signage photo series IMG2299 – 2814 Installation certificate 18/09/20 Interview with Auditees 20/05/22	Signage identifying the location of staff car parking and bicycle facilities and non-potable water. No issues. No change during the audit period	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D24	'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.	Installation certificate 18/09/20 Interview with Auditees 20/05/22	Signage identifying the location of staff car parking and bicycle facilities and non-potable water. No issues. No change during the audit period	Compliant
Operational Waste Management Plan				
D25	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must: <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 and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in RtS 	Operational Waste Management Plan, Foresight Environmental, 12/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20	The Operational Waste Management Plan was prepared and submitted to the Certifier. It addresses: <ul style="list-style-type: none"> a) type and quantity of waste to be generated during operation of the development is presented in section 2; b) handling, storage and collection of all waste streams generated on site is in section 4, 5 and 6; c) the materials to be reused or recycled, either on or off site; and d) Management and Mitigation Measures included in same plan prepared as part of the RtS are included in Section 6 and 8 	Compliant
Validation Report				
D26	The Applicant must prepare a Validation Report for the development. The Validation Report must: <ul style="list-style-type: none"> a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; c) be prepared in accordance with the RAP, as required to be updated in accordance with condition B9 and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011); d) include, but not be limited to: <ul style="list-style-type: none"> i. comment on the extent and nature of the remediation undertaken; ii. describe the location, nature and extent of any remaining contamination on site; iii. results of sampling of treated material, compared with the treatment criteria in the report titled Detailed Site Investigation, Alexandria Park Community School, Park Road, Alexandria NSW, prepared by Coffey and dated 26 October 2017 or as agreed by the site auditor; iv. results of any validation sampling, compared to relevant guidelines/criteria; v. discussion of the suitability the remediated areas for the intended land use; and vi. any other requirement relevant to the project 	Validation Report, Coffey, 16/09/20 Post approval portal lodgement, 28/09/20 Email RCC to Certifier, 16/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 Site Audit Statement, SAS148-1, ZOIC Site Audit Report, ZOIC, 18/09/20 EPA automated response to submission 17/11/20. Email Zoic to RCC, 18/09/20 @4:46pm Interview with Auditees 20/05/22 Site Audit Statement 10/11/21 Site Audit Report, Geosyntec 10/11/21 Alexandria Park Community School, Validation Report: Phase 2.1 Development, Tetra Tech, 02/11/21	<u>Phase 1</u> Remediation works were completed at the end of landscaping (which comprises installing capping and marker layers) in September 2020. The Validation Report was prepared by the Project contaminations consultants. The report identifies investigation results, remediation undertaken, validation results and suitability for future use subject to implementation of an LTEMP (to manage the presence of asbestos below the capping and marker layers). The Validation Report was submitted to the Department on 28/09/20. The Certifier confirmed acceptance via issue of the Crown Completion Certificate. The Contaminated Sites Auditor reviewed the Validation Report and accepted the information provided. The Site Audit Statement and Site Audit Report verified the findings from the Validation Report and deemed the site to be fit for its intended use (subject to implementation of the LTEMP which forms part of the Site Audit Statement). The Validation Report was issued to the EPA until 17/11/20, more than one month after completion of remediation works. The Contaminated Sites Auditor confirmed lodgement of the Site Audit Statement and Report with the EPA on 18/09/20. <u>Phase 2</u> A validation report has been prepared for Phase 2.1. The validation report includes the information required by this condition. The Report was reviewed by the Contaminated Sites Auditor. A Site Audit report and Sites Audit Statement was provided for this portion. Validation of Phases 2.2 and Phase 2.3 (if required) is pending. Submission to the EPA, the Department and Certifier will occur once these remedial works are completed and validated.	Compliant
Site Audit Report and Site Audit Statement				
D27	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	Refer D26	Refer D26	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D28	Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).	Refer D26	Refer D26	Compliant
Landscaping				
D29	Following completion of all demolition work, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition B38 to the satisfaction of the Certifying Authority.	<p>Interview with Auditees 20/05/22</p> <p>Kitchen Construction Compliance Certificate, 28/09/20</p> <p>Email RCC to Certifier and acceptance, 08/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p>	<p>Phase 2.1</p> <p>Context Landscape Architecture provided a Landscape Architecture Certificate of Practical Completion for Stage 2.1 on 3 November 2021 stating that <i>"completed works of Phase 2.1 conform and are in accordance with the landscape documentation and the relevant conditions of the development consent and is complete to the extent that will not prevent the reasonable use and enjoyment of the completed landscape spaces for students"</i>.</p> <p>This Condition is staged. The satisfaction of the Certifier will be provided upon completion of Phase 2.2.</p>	Compliant
Ecologically Sustainable Development				
D30	Within 6 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating, unless otherwise agreed by the Planning Secretary. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary	<p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>DPIE approval of Staging Report, 01/03/21</p> <p>Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674</p> <p>DPE approval of Revised Staging Report dated 12/11/2021 (ref SSD-8373-PA-44)</p>	The approved Staging Report identifies this requirement as being triggered within 6 months of commencement of Phase 2, and (separately) Phase 3. Phase 2 construction is ongoing.	Not triggered
PART E POST OCCUPATION				
Operation of Plant and Equipment				
E1	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. 	<p>Interview with Auditees 20/05/22</p> <p>Mechanical plant Operation and Maintenance Manual, ARA Mechanical, 17/09/20</p> <p>Electrical plant and equipment Operation and Maintenance Manual, Pro Electrical (no date)</p> <p>Hydraulic services Operation and Maintenance Manual, Planet Plumbing, 04/09/20</p> <p>Lift services Operation and Maintenance Manual, OTIS, 31N10517-</p>	Operation and Maintenance Manuals have been prepared for all plant and equipment. Plant and equipment is still within the 12 month defects and liability period.	Compliant
Community Communication Strategy				
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Interview with Auditees 20/05/22	<p>Construction is ongoing.</p> <p>Community Communication Strategy identifies ongoing commitments. Requirements relevant to operation continue to be implemented. These include</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html#community-info-tab https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html#library-tab https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html#category-project-updates https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html#category-reports https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html#category-works-notifications https://alexparkcs-c.schools.nsw.gov.au/	welcome packs, updates, operation of the SINSW website, the use of the CRM software and complaints register.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Out of Hours Event Management Plan				
E3	<p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) measures to minimise localised traffic and parking impacts; and f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.</p>	Interview with Auditees 20/05/22	<p>There are no events of this size planned.</p> <p>None undertaken during the audit period</p> <p>The OOHEMP has not yet been prepared.</p>	Not Triggered
E4	<p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, in consultation with Council, and include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); e) measures to minimise localised traffic and parking impacts; and f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.</p>	Interview with Auditees 20/05/22	<p>There are no events of this size planned.</p> <p>None undertaken during the audit period</p> <p>The OOHEMP has not yet been prepared.</p>	Not Triggered
Operational Noise Limits				
E5	<p>The Applicant must ensure that noise generated by operation of the development does not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels as detailed in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2018.</p>	<p>Interview with Auditees 27/10/21</p> <p>Post approval portal lodgement, 08/07/20</p> <p>White Noise Acoustic Monitoring Report, 13/11/20</p> <p>Pure White Noise Acoustics, APCS Hot Water Acoustic Assessment, 25/03/21, Rev 1</p> <p>Complaints register current to June 2022</p>	<p>Acoustic Monitoring was conducted within 2 months of commencement. Results show that noise levels are below the amenity criteria.</p> <p>Further testing of plant during operations in response to a complaint. Results were satisfactory. Complaints regarding a hum or ringing sound were received during the audit period. The auditees have continued to rely on the historical noise monitoring results which demonstrated that results were satisfactory.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E6	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Interview with Auditees 27/10/21 Post approval portal lodgement, 08/07/20 White Noise Acoustic Monitoring Report, 13/11/20 Pure White Noise Acoustics, APCS Hot Water Acoustic Assessment, 25/03/21, Rev 1 Complaints register current to June 2022	Acoustic Monitoring was conducted within 2 months of commencement. Results show that noise levels are below the amenity criteria. Further testing of plant during operations in response to a complaint. Results were satisfactory. Complaints regarding a hum or ringing sound were received during the audit period. The auditees have continued to rely on the historical noise monitoring results which demonstrated that results were satisfactory.	Compliant
After Hours Use of Outdoor Sports Courts and Playing Fields				
E7	The use of the outdoor sports courts and playing fields is restricted as follows: a) between 7:00 am and 10:00 pm, Mondays to Fridays for training and social recreation activities; b) between 8:00 am to 6:00 pm, Saturdays and Sundays for organised events and competitions; and c) no organised events on public holidays.	Interview with Auditees 20/05/22 Site inspection 16/05/22	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
E8	Notwithstanding E7 above, the outdoor sports courts and playing fields may operate between 6.00 pm to 10.00 pm, Saturdays and 6.00 pm to 8.00 pm on Sundays and public holidays for training and social recreation activities for a trial period of 6 months from the date of commencement of school operations. Notification of the commencement of use is to be submitted in writing to the Planning Secretary.	Interview with Auditees 20/05/22 Site inspection 16/05/22	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
E9	Use of the outdoor sports courts and playing fields must be undertaken in accordance with the recommended noise mitigation measures detailed in the report titled Alexandria Park Community School Development Application Acoustic Assessment prepared by Wilkinson Murray and dated 19 April 2018.	Interview with Auditees 20/05/22 Site inspection 16/05/22	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
E10	If investigation of complain(s), through appropriate noise testing, establishes that offensive noise has occurred or use of the outdoor sports courts and playing fields is in breach of conditions E7 to E9, and the complaint is justified, the Department may require by notice to the applicant, that the use and operation of the outdoor sports courts and playing fields revert to the hours as detailed in condition E7.	Interview with Auditees 20/05/22 Site inspection 16/05/22	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
E11	A further application may be lodged to continue the operating hours in E8 above, before the end of the trial period. The Department's consideration of a proposed continuation of the hours permitted by the trial will be based on, among other things, performance of the school in managing the use of the outdoor courts and playing fields in relation to compliance with development consent conditions and any substantiated complaints.	Interview with Auditees 20/05/22 Site inspection 16/05/22	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
Unobstructed Driveways and Parking Areas				
E12	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment	Site Inspection 16/05/22 Interview with Auditees 20/05/22 Complaints Register to June 2022	No obstruction of driveways and parking areas associated with operation of the school was observed at the time of the site inspection. No complaints received.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			
Green Travel Plan				
E13	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	Green Travel Plan, Arup, 24/06/20 Post approval portal lodgment, 08/07/20	Implementation of the Green Travel Plan will not occur until the school occupies Phase 2.	Not Triggered
Outdoor Lighting				
E14	Notwithstanding Condition D20, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Interview with Auditees 20/05/22 Complaints Register to May 22	There were no complaints relating to operational lighting during the audit period. Phase 2 works had yet to be completed at the time of the audit.	Not Triggered
Fire Safety Certificate				
E15	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.	Interview with Auditees 20/05/22,	Fire Safety Certificate that had been signed RCC (27 October 2021) noted in previous audit. Next statement due to be submitted before 27/10/22	Not Triggered
Landscaping				
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B38 for the duration of occupation of the development.	Post approval portal lodgement, 08/07/20	Term 4 was the first day of operations, which was 12/10/20. Landscaping is new. Phase 2 works had yet to be completed at the time of the audit.	Not Triggered

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning and Environment

Our reference: SSD-8373-PA-47

School Infrastructure NSW
via Major Projects Portal

Attention: Robert Crestani, Project Director

31 May 2022

Subject: Alexandria Park Community School (SSD-8373) - Independent Auditor Agreement

Dear Mr Crestani,

I refer to your submission (SSD-8373-PA-47) seeking the Secretary's agreement to additional independent auditors for the Alexandria Park Community School (SSD-8373, as modified).

In accordance with Condition C38 of SSD-8373, and superseding the letter dated 02 August 2021 (SSD-8373-PA-41), the Secretary has agreed to the following Wolfpeak audit team:

- Mr Steve Fermio as Lead Auditor, or
- Mr Derek Low as Lead Auditor, or
- Mr Peter Hatton as Lead Auditor, or
- Mr Ibrahim Awad as Lead Auditor.

Please ensure this correspondence is appended to the independent audit report.

Independent audits must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements*, noting that the proponent has elected to comply with the revised version (2020). Failure to meet these requirements will require revision and resubmission.

The department reserves the right to request an alternate auditor/s for future audits. Further, the department notes that the Exemplar Global certifications for above auditors may expire imminently. Please note that this agreement to the above auditors is conditional upon them maintaining certification as a lead or principal auditor with a relevant industry body.

Notwithstanding the agreement to the above auditors, each respective project approval or consent requires a request be submitted to the department for consideration of the Secretary.

Should you wish to discuss the matter further, please contact Alfarid Hussain, Compliance Officer, at compliance@planning.nsw.gov.au.

Yours sincerely



Rob Sherry

Team Leader- Compliance (Government Projects)
As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

Derek Low

From: Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au>
Sent: Monday, 6 June 2022 11:16 AM
To: Derek Low
Subject: RE: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Hi Derek,

No specific key issues to raise other than what is already required under the Independent Audit Post-Approval Requirements. The Department requests you consult with the local Council for the upcoming Independent Audit. If the consultation advice is not obtained via written correspondence, please document the details of the consultation in the Independent Audit Report.

The Department requests that the Independent Audit is completed and signed off by the same auditor who undertook the site inspections and interviews.

If you have any questions, please do not hesitate to contact me.

Alfarid Hussain

Compliance Officer
Development Assessment
Department of Planning and Environment

T 02 9274 6456 | M 0436 681 733 | E Alfarid.Hussain@planning.nsw.gov.au
www.dpie.nsw.gov.au
Locked Bag 5022|Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 5:00pm



The Department of Planning and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

Privacy/Legal disclaimers go here.

Please consider the environment before printing this email.

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Monday, 16 May 2022 7:10 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Hi there.

I am one of the approved independent auditors on the Alexandria Park Community School Redevelopment (SSD 8373).

We are currently preparing to undertake the seventh independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (or IAPAR). The proponent has elected to adopt the 2020 revision of the IAPAR and, as such, the 2020 revision will be applied to the audit process.

The consent is available at the following link: <https://pp.planningportal.nsw.gov.au/major-projects/projects/alexandria-park-community-school-redevelopment>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to commence in May 2022, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so I request that the Department identify those parties.

Any questions please let me know. I look forward to hearing from you.

Kind regards,

Derek Low | Principal Environmental Consultant
General Manager





E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au

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From: Reinah Urqueza <RUrqueza@cityofsydney.nsw.gov.au>

Sent: Wednesday, 22 June 2022 5:08 PM

To: Derek Low <dlow@wolfpeak.com.au>

Subject: RE: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Dear Derek,

Thank you for your email, which requests for Council's input to the scope of the independent audit of the Alexandria Park Community School Redevelopment, as required by Condition C41 of SSD 8373.

Council is satisfied with the scope outlined in Section 3.3 of the IAPAR and provides no additional matters to be considered in the audit.

Should you require anything else, do not hesitate to contact me.

Kind regards,

Reinah Urqueza
Senior Planner
Planning Assessments



Telephone: +612 9288 5882
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our Local Area.

Derek Low

From: Derek Low
Sent: Monday, 6 June 2022 11:54 AM
To: council@cityofsydney.nsw.gov.au
Subject: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Hi there.

I am one of the approved independent auditors on the Alexandria Park Community School Redevelopment (SSD 8373).

We are currently undertaking the seventh independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (or IAPAR). The proponent has elected to adopt the 2020 revision of the IAPAR and, as such, the 2020 revision will be applied to the audit process.

The consent is available at the following link: <https://pp.planningportal.nsw.gov.au/major-projects/projects/alexandria-park-community-school-redevelopment>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The audit is being conducted in June 2022 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Council on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Council confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

Any questions please let me know. I look forward to hearing from you.

Kind regards,

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

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APPENDIX D – SITE INSPECTION PHOTOGRAPHS




Observations from the site inspection are provided in Table 5. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.




Table 5: Site inspection photographs

No.	Comment	Photograph
01	Tree protection in place at compound. No issues	
02	Cleaning products at compound need to be placed on a bund	
03	Site compound appears to be outside the SSD approved footprint. This is approved by City of Sydney through a Deed and S138 permit.	

No.	Comment	Photograph
04	<p>There is no site notice on the boundary as required by condition C3.</p> <p>The works to the left of the white hoarding appear to be outside the SSD footprint. This is approved by City of Sydney through a Deed and S138 permit.</p>	
05	<p>The works in this area appear to be outside the SSD footprint. This is approved by City of Sydney through a Deed and S138 permit.</p> <p>Tree protection zones not in place to enable removal of kerb and gutter for public domain works. The arborist has inspected and deemed the controls to be adequate.</p>	
06	<p>The works in this area appear to be outside the SSD footprint. This is approved by City of Sydney through a Deed and S138 permit.</p> <p>Tree protection zones not in place to enable removal of kerb and gutter for public domain works. The arborist has inspected and deemed the controls to be adequate.</p>	

No.	Comment	Photograph
07	Tree protection zones are being worked within for the purpose of landscaping. The arborist has inspected and deemed the controls to be adequate.	
08	Asbestos monitoring. No issues.	

No.	Comment	Photograph
09	Concrete washout and waste collection. No issues	
10	Flammables storage. No issues.	
11	Cured concrete ready for collection and offsite disposal. No issues.	

No.	Comment	Photograph
12	Waste paint not stored on bund. To be rectified.	
13	Construction of OSD / pitch foundation nearly complete. Ready for turfing.	
14	Construction of OSD / pitch foundation nearly complete. Ready for turfing.	

APPENDIX F – DECLARATIONS

Declaration of Independence - Auditor




Project Name:	Alexandria Park Community School
Consent Number:	8373
Description of Project:	Redevelopment and operation of Alexandria Park Community School
Project Address:	7 – 11 Park Road, Alexandria, NSW 2015
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 7
Date:	14/07/22

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

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) 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 Auditor:	Peter Hatton
Signature:	
Qualification:	Bachelor of Science (Forestry), Australian National University Diploma in Natural Resources, University of New England, Master of Natural Resources, University of New England Exemplar Global Lead Auditor, Environmental Management Systems – Certificate 206417
Company:	WolfPeak Environment and Heritage

Declaration of Independence - Auditor




Project Name:	Alexandria Park Community School
Consent Number:	8373
Description of Project:	Redevelopment and operation of Alexandria Park Community School
Project Address:	7 – 11 Park Road, Alexandria, NSW 2015
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 7
Date:	14/07/22

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

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 Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd