



ALEXANDRIA PARK COMMUNITY SCHOOL – SSD 8373

INDEPENDENT AUDIT REPORT

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Revision	Date	Prepared By	Reviewed By	Description
V0	11/12/2019	DL	SF	For issue
V1	20/12/2019	DL	SF	Final

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Date	20/12/2019	Date	20/12/2019

Executive Summary

The NSW Department of Education – Schools 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).

The objective of this Independent Audit is to satisfy SSD 8373 Schedule 2, CoC C41. It requires that Independent Audits of the development be carried out in accordance with Project's Independent Audit Program and the *Independent Audit Post Approval Requirements* (Department 2018). The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the second Independent Audit for the construction period, covering the period from 24 June 2019 to 30 November 2019.

Savills has been appointed as the client representative on behalf of School Infrastructure NSW. Richard Crookes Construction (RCC) is the principal contractor. Construction works began 29 April 2019. Works undertaken since the previous Independent Audit includes demolition, remediation, hazardous materials removal, bulk earthworks, footing and slabs and ground.

The overall outcome of the Independent Audit was positive. Compliance records were very well organised and available at the time of the site inspection and interview with Savills and RCC personnel on 18 November 2019. 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.

There were 108 CoCs and 24 Construction Environmental Management Plan and Sub-plan mitigation measures assessed. There were two non-compliances identified against the CoC. The non-compliances related to late or omitted publication of compliance or audit reports. There were no non-compliances identified against the assessed mitigation measures within the Project's strategies and plans.

There were three observations identified in relation to the CoC and the Aboriginal Heritage Management Plan.

Detailed findings are presented in Section 3. Actions proposed by the Project team to address the findings of this Independent Audit are set out in Section 4.

The overall outcome of the Independent Audit was indicative of a high degree of compliance and environmental performance by Savills, RCC and their contractors carrying out the works. The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Independent Audit.

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1. Introduction

1.1 The Project

The NSW Department of Education – Schools 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, 2.75km 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
- Operation of the upgraded school.

During the construction the existing students and staff will be accommodated through the establishment of two temporary schools comprising of demountable classroom and supporting spaces and facilities. The existing school hours will remain unchanged.

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.

Savills has been appointed as the client representative on behalf of Schools Infrastructure NSW. Richard Crookes Construction (RCC) is the principal contractor. Construction works began 29 April 2019. Works undertaken since the previous Independent Audit includes demolition, remediation, hazardous materials removal, bulk earthworks, footing and slabs and ground.

1.2 Approval requirements

Conditions of Consent (CoC) C38 – C43 of Schedule 2 of SSD 8373 set out the requirements for undertaking Independent Audits (IAs or audit). The CoCs give effect to the Department's *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:

- Derek Low (Auditor): Masters of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283)
- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498)

Approval of the Audit Team was provided by the Department on 1 May 2019. The letter of approval is presented in Appendix C.

1.4 The objectives of the audit

The objective of this IA 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 IA 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 IA Program (and CoC C40) specifies that the first IA must be undertaken within eight weeks of commencement of construction.

The IAPAR sets out the scope, methodology and reporting requirements for IAs.

This IA 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 The audit scope

This IA relates to the Project works from 24 June 2019 to 30 November 2019.

The scope of the IA comprises:

- an assessment of:
 - CoCs applicable to the phase of the development that is being audited;
 - post approval documents prepared to satisfy the CoCs, including an assessment of the implementation of Environmental Management Plans and Sub-plans;
 - all environmental licences and approvals applicable to the development (excluding environmental protection licences issued under the *Protection of the Environment Operations Act 1997*);
- an assessment 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, and any potential off-site impacts;
 - 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;
 - feedback received from the Department, and other agencies and stakeholders, including the community, on the environmental performance of the project during the audit period;
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
- a high-level review of the Project's environmental management systems, including assessment of any third-party certification of them, the type, nature and scope of the

systems having regard to the nature and scale of the development, and the implementation of the systems;

- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- details of any other matters considered relevant by the Auditor or the Department, taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

2. Audit methodology

2.1 Audit process

The IA was conducted in a manner consistent with AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in the standard, is presented in Figure 2.

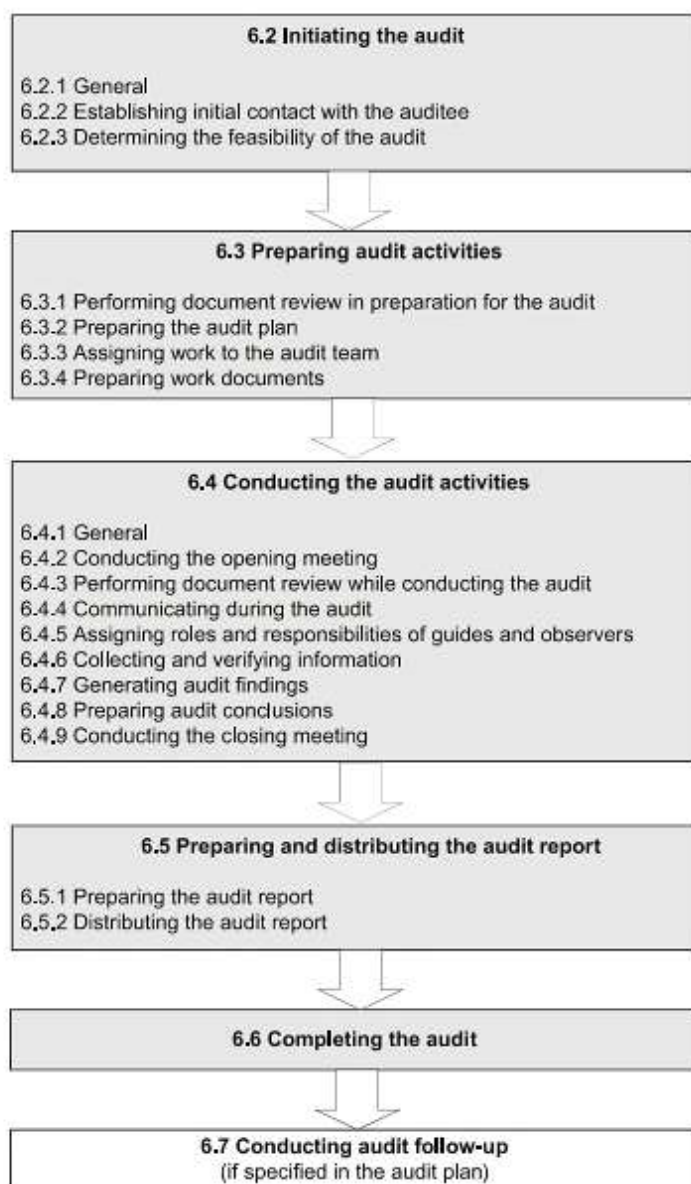


Figure 2: Audit activities overview (AS/NZS ISO 19011:2014). Subclause numbering refers to the relevant subclauses in the Standard.

2.1.1 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 5 November 2019 WolfPeak consulted with the Department, the City of Sydney Council, Heritage NSW, the Environment Protection Authority and Transport for NSW, to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D.

A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

Table 1: Key issues and areas of focus raised during consultation

Stakeholder	Issues and areas of focus	How addressed
Department of Planning, Industry, and Environment	The Department requests that all conditions of consent for SSD 8373 are assessed, and that the audit is conducted in accordance with the requirements of condition C41 of SSD 8373. In addition to the above, please focus on assessing compliance with conditions C6 and C15 – C21 which relate to construction hours and construction noise and vibration.	Included in scope
Heritage NSW	Nothing to add to the scope of the audit.	-
Environment Protection Authority	No response	-
Transport for NSW	No response	-
City of Sydney	Nothing further to the audit of the CoCs.	-

2.1.2 Preparing audit activities

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

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)
- *Aboriginal Cultural Heritage Management Plan Alexandria Park Community School 7-11 Park Road Alexandria NSW (City of Sydney LGA)*, Archaeological Management and Consulting Group & Streat Archaeological Services, Version 2, May 2019 (AbHMP)
- *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, [no date or revision] (CTPMSP)
- *Alexandria Park Community School Construction Noise Vibration Management Plan*, Acoustic Logic, 5 August 2019 (CNVMSP)
- *Construction Soil and Water Management Plan*, Rev F, SCP Engineers and Development Consultants, 26 July 2019 (CSWMSP)
- *Construction Waste Management Sub-Plan (CWMSP)*, comprising:
 - *DECC Construction Waste Management Plan, Alexandria Park Community School*, Rev 5
 - *DECC Asbestos Management and Removal Plan, Alexandria Park Community School*, Rev 3.6, 4 January 2019
 - *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 31 October 2019
- *Heritage Management Plan, Alexandria Park Community School*, Heritage 21, April 2019 (HMP)
- *Alexandria Park Community School 1161, Pre-Construction Compliance Report*, Rev 4, Richard Crookes Constructions, 31 May 2019 (PCCR)

Audit checklists were reviewed and prepared. These comprised:

- Schedule 2 of SSD 8373 CoCs
- Select environmental management and mitigation measures as set out in the Project's CEMP, Sub-plans and CCS.

2.1.3 Site personnel involvement

The on-site audit activities took place on 18 November 2019. The following personnel took part in the audit:

- Nicholas Clay – Senior Project Manager (Savills Project Management)
- Obadiah Williams – Site Engineer (RCC)
- John Healy – WHS Manager (RCC)
- Derek Low – Auditor (WolfPeak).

Meetings

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

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

Interviews

The Auditor conducted interviews with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development.

2.1.4 Site inspection

The on-site audit activities took place on 18 November 2019. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix F.

2.1.5 Document review

The IA 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 with Appendices A and B.

2.1.6 Generating audit findings

IA 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.

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:

- **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.

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; and
- 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 were 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.

2.1.7 Completing the audit

The IA 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:

- AbHMP
- CCS
- CEMP
- CTPMSP
- CNVMSP
- CWMSP
- CSWMP.

The evidence sighted against each requirement is detailed within Appendices A and B.

3.2 Compliance Status

This Section presents the findings of the November 2019 IA.

Section 4 presents a summary of the findings from this IA and actions proposed or undertaken in response to the findings. The Audit Checklists provided in Appendices A and B present details of all the evidence collected, observed and provided in support of a finding.

3.2.1 Summary

There were 108 CoCs and 24 CEMP and Sub-plan mitigation measures assessed.

There were two non-compliances identified against two CoCs. There were no non-compliances identified against commitments within the CEMP and Sub-Plans.

3.2.2 Details

Non-compliance against CoC B36

CoC B36 provides that Compliance Reports for the Project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). CoC B36 also requires that the Project 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.

The second PCCR represents the first Construction Compliance Report within phased construction. This Compliance Report was prepared in accordance with Compliance Reporting Post Approval

Requirements (Department 2018) and submitted to the Department on 17 July 2019. However there is no evidence of publication (or notification of that publication) within the timeframes specified by the condition.

Non-compliance against CoC C42

CoC C42 sets out matters the Applicant must attend to in relation to Independent Audit Reports, including that it submit its response to each report to the Department and the Certifying Authority and make each Independent Audit Report and response publicly available within 60 days after submission (and notify the Department and the Certifying Authority in writing at least seven days before this is done).

The June 2019 Audit Report, along with the APCS response was submitted to the Department and Certifying Authority on 24 June 2019. However, the publication of the June 2019 Audit Report was not within 60 days of its submission as required by CoC C42.

3.2.3 Corrective action requests and observations

There were three observations identified in relation to the CoC and the AbHMP.

Observation in relation to CoC B5, C30 and section 8.1 of the AbHMP

CoC B5 requires the preparation of a Heritage Management Plan addressing a number of requirements with respect to Aboriginal Cultural Heritage. Heritage management plans (including an Aboriginal Heritage Management Plan) were prepared as part of the application for Crown Certificate 1 (CC1), which was granted 24 April 2019 and updated in May 2019.

CoC C30 sets out a number of matters that must occur in the event that surface disturbance identifies a new Aboriginal object (including that all works must halt in the immediate area, and that there must be consultation with a suitably qualified archaeologist, the registered Aboriginal representatives, and OEH to develop and implement management strategies).

Section 8.1 of the AbHMP contains a flow chart setting out the procedure for the discovery of unexpected aboriginal archaeological material.

The Auditor observes that, on 10 July 2019, the Department advised the Project that it had received a complaint from a registered Aboriginal representative. The complaint related to the content of the AbHMP and the investigation process, amongst other items. On 10 July 2019 SINSW responded to each of the matters raised in the complaint. There have been no further issues raised by the Department or registered Aboriginal representatives.

Observation in relation to the CoC B13

CoC B13 provides that, prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure, which is to form part of the CEMP, to ensure that potentially contaminated material is appropriately managed.

The unexpected finds procedure exists in various forms within the RCC CEMP, HMMP, the Contamination EMP and within DECC documentation. The Auditor recommends that these procedures should be reviewed to ensure they are in alignment. Where discrepancies are found, the documents should be updated so that the unexpected finds procedures align.

Observation in relation to CoC B23

CoC B23 sets out matters that the CNVMSP must address, including (at (b) and (c)) describing procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) and describing the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers.

The Auditor observes that it was agreed by the attendees at the audit that further clarification be provided in Section 11 of the CNVMSP to state that the processes in Section 10 represents the application of reasonable and feasible mitigations and that Section 11 deal with scenarios where noise impacts differ from those predicted or result in genuine noise complaints.

Observation in relation to CoC B36

CoC B36 provides that a Compliance Monitoring and Reporting Program (CMRP) be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) and be submitted to the Department and the Certifying Authority.

As the Project has prepared Compliance Reports at a greater frequency than that required by the CMRP, the Auditor observes that the CMRP could be updated to establish new timeframes going forward (to provide clarity).

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

- AbHMP
- CCS
- CEMP
- CTPMSP
- CNVMSP
- CWMSPP
- CSWMSP.

The documents are generally adequate, other than the observations in Section 3.2.3 relating the CNVMSP.

3.4 Project's EMS

RCC operate an EMS for the Project. In carrying out the audit, it was evident that the elements of AS/NZ ISO 14001-2016 Environmental Management Systems are being implemented. Evidence to support this include the documents sighted during the audit (detailed in Appendices A and B) and controls observed in the field.

3.5 Summary of notices from agencies

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

3.6 Other matters considered relevant by the auditor or DPIE

3.6.1 Positive initiative regarding the movement of Project personnel

RCC operate an office within Alexandria that is not on the Project site. Where staff are required to attend the site office or Project works, RCC have arranged for electric scooters to be used. This mode of transport is quiet and efficient, and enables RCC to avoid the use of cars whilst allowing the personnel to attend the site a great deal faster than walking. This is the first time the Auditor has seen this implemented on a Project and considers it to be a notable positive initiative.

3.6.2 Management of noise

As in the June 2019 Audit Report, the Auditor notes that CoC C15 requires that the Project be constructed to achieve the Noise Management Levels (NMLs) 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 CNVMSP.

It remains the case that, despite the Project demonstrating that reasonable and feasible controls are being implemented, the Auditor recognises that purely as a result of the approved works, and the proximity to nearby receivers that exceedances of the NMLs are likely, as are complaints. Ongoing diligence in the management of noise and vibration appears to be continuing.

3.6.3 Discharge of waters

As in the June 2019 Audit Report, the Auditor notes that CoC C29 requires that any seepage or rainwater collected on-site during construction 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* (POEO Act).

The Project does not currently have the need to pump water off site. However this standard condition is problematic as the EPA is generally reluctant to license non-scheduled activities unless otherwise justified by the applicant. This means that the Project must reuse all water captured on site or pay for it to be removed as liquid waste or tradewaste at significant cost. The Auditor notes that Sydney Water are also typically reluctant to permit disposal of rainwater captured on construction sites to sewer due to potential risks associated with sediment loading.

Considering the supposed intention of this condition (to prevent the pollution of waters), the Auditor suggests the Project contact the Department to seek clarification as to whether discharges to stormwater without EPA approval are considered a contravention of the Consent even if the discharges comply with s120 of the POEO Act (and do not result in the pollution of waters).

3.6.4 CoC C46

CoC C46 requires that, within three months of:

- 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,*

the strategies, plans and programs required under the Consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.

The Project already undertakes regular reviews of its documentation through 6 monthly Compliance Reports, 6 – 12 month IAs, plus any frequencies of reviews set by the RCC Project plans or corporate standards. The Project is also required to report to the Department on incidents and non-compliances, of which include the need to identify corrective actions to prevent recurrence. The Auditor is unclear on the purpose of this additional reporting requirement and notes that it appears to only set an additional administrative burden on the Project and on the Department and Certifying Authority.

3.7 Complaints

A complaints register is being maintained by the Project. The register is published monthly on the Project website at <https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html>

A total of 10 complaints were recorded during the period covered by this Independent Audit. These related to vibration, dust, work hours, noise, and light spill. All 10 were considered by the Project to be closed.

3.8 Incidents

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

3.9 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (current works being site establishment, survey and investigations, hazardous materials removal and demolition) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 2.

Table 2: 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.	The Project footprint is the same as that approved.	Y
Biodiversity	The Project would result in the loss of 69 mature trees and protect those being retained	Tree removal had occurred in the approved locations. Trees to be retained were protected.	Y
Traffic and access	Minor and temporary disruptions to parking, traffic and access. No heavy vehicles to be parked beyond the Project boundaries.	All construction vehicles were confined to site. Heavy vehicle movements are minor and using approved gates and routes.	Y
Noise and vibration	Moderate short term construction noise and vibration impacts on nearby receivers above the relevant Noise Management Levels.	Noise impacts are occurring but appear to be generally consistent with that predicted.	Y
Heritage	Further investigations are required as part of a full ACHA	Investigations for phase 1 works are complete. The Project advise that there were no heritage finds. The Report is pending.	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.	Works to date have involved remediation hazardous material removal. The remediation works appear to be conducted in accordance with the Remediation Action Plan and Remedial Works Plan. Both have been endorsed by the Site Auditor. Asbestos removal works appear to have been conducted in accordance with the WHS Act (under an Asbestos Control Removal Plan and with the relevant licences and notifications in place).	Y

4. Actions

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
JUNE 2019 AUDIT FINDINGS						
Conditions of Consent SSD 8373 Schedule 2						
1	CoC B22 (and A12)	Non-compliance	<p>CoC B22 requires that a Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) be prepared in consultation with Council and RMS.</p> <p>CoC A12 requires that, where a condition requires consultation with an identified party, consultation be undertaken prior to submission of the document to which it relates and that details of the consultation be included in the submission of the document to which it relates.</p> <p>Whilst the CTPMSP states that the document was prepared in consultation with the relevant stakeholders, there is no evidence to demonstrate that the CTPMSP was consulted on with RMS. The Auditor notes that APCS has consulted with the RMS on routes for trucks transporting waste in accordance with CoC B29. These routes are the same as the routes nominated for construction in the CTPMSP.</p>	Consultation is to be undertaken with RMS on the CTPMSP.	SINSW Prior to the next audit.	CLOSED Consultation with RMS on the CTPMSP was sighted.
2	CoC B23	Observation	<p>If the Project were to follow the CNVMSP without regard to the CoCs then there is risk of failing to comply with other requirements on the Project.</p> <p>The complaints management system described in the CNVMSP does not refer to the complaints management processes and benchmarks as set out in the Community Communications Strategy.</p> <p>The CNVMSP does not address the requirement set out in CoC C8, C17, C20. It is unclear how the Project would comply with these requirements if following the CNVMSP without regard to the CoCs.</p> <p>Section 11 of the CNVMSP provides an overview of the management approach when noise or vibration levels are predicted to exceed the applicable criteria. There is no detail provided as to how the construction contractor would determine if the predicted impact for a given activity would comply with the criteria or not, and therefore makes it difficult to</p>	The CNVMSP will be reviewed and updated as required	SINSW 24/07/2019	CLOSED The CNVMSP was updated to capture the recommended changes. A new observation in relation to the CNVMSP was identified. Refer

			<p>ensure compliance with CoC C15 and CoC C21. It is unclear when monitoring or modelling should be undertaken to inform these decisions. To note, the predictions included in Section 9 of the CNVMSP relate to large phases of works and do not describe whether the mitigation measures in Section 11 have been applied or not.</p> <p>The CNVMSP commits to noise monitoring being carried out from time to time and does not specify any methodology. It would be beneficial to provide the construction team with greater guidance on when monitoring should be undertaken and how it should be undertaken (i.e.: Australian Standard 1055).</p> <p>The CNVMSP does not detail whether the noise penalties specified in the ICNG have been applied to the Noise Management Levels for potentially annoying noise characteristics.</p>			response to CoC B23.
NOVEMBER 2019 AUDIT FINDINGS						
Conditions of Consent SSD 8373 Schedule 2						
3	CoC B5 CoC C30 AbHMP Section 8.1	Observation	<p>CoC B5 requires the preparation of a Heritage Management Plan addressing a number of requirements with respect to Aboriginal Cultural Heritage. Heritage management plans (including an Aboriginal Heritage Management Plan) were prepared as part of the application for CC1, which was granted 24 April 2019 and updated in May 2019.</p> <p>CoC C30 sets out a number of matters that must occur in the event that surface disturbance identifies a new Aboriginal object (including that all works must halt in the immediate area, and that there must be consultation with a suitably qualified archaeologist, the registered Aboriginal representatives, and OEH to develop and implement management strategies).</p> <p>Section 8.1 of the AbHMP contains a flow chart setting out the procedure for the discovery of unexpected aboriginal archaeological material.</p> <p>The Auditor observes that on 10 July 2019, the Department advised that it had received a complaint from a registered Aboriginal representative. The complaint related to the content of the HMP and the investigation process, amongst other items. On 10 July 2019, SINSW responded to each of the matters raised in the complaint.</p>	There have been no further issues raised by the Department or registered Aboriginal representatives. No further action is required at this time.	N/A	CLOSED

4	CoC B13	Observation	<p>CoC B13 provides that, prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure, which is to form part of the CEMP, to ensure that potentially contaminated material is appropriately managed.</p> <p>The unexpected finds procedure exists in various forms within the RCC CEMP, HMMP, the Contamination EMP and within DECC documentation. The Auditor recommends that these procedures should be reviewed to ensure they are in alignment. Where discrepancies are found, the documents should be updated so that the unexpected finds procedures align.</p>	Noted. The CEMP will be reviewed for alignment across RCC CEMP, Contamination EMP and DECC Documentation.	SINSW 31 Jan 2020	OPEN
5	CoC B23	Observation	<p>CoC B23 sets out matters that the CNVMSP must address, including (at (b) and (c)) describing procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) and describing the measures to be implemented to manage high noise generating works.</p> <p>The Auditor observes that it was agreed by the attendees at the audit that further clarification be provided in Section 11 of the CNVMSP to state that the processes in Section 10 represents the application of reasonable and feasible mitigations and that Section 11 deal with scenarios where noise impacts differ from those predicted or result in genuine noise complaints.</p>	SINSW to address this clarification.	SINSW 31 Jan 2020	OPEN
6	CoC B36	Non-compliance and observation	<p>CoC B36 provides that Compliance Reports for the Project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). Additionally, B36 requires that the Project 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>Non-compliance: The second PCCR represents the first Construction Compliance Report within phased construction. This Compliance Report was submitted to the Department on 17 July 2019. However there is no evidence of publication (or notification of that publication) within the timeframes specified by the condition.</p> <p>Observation: As the Project has prepared Compliance Reports at a greater frequency than that required by the CMRP, the Auditor observes that the CMRP could be updated to establish new timeframes going forward (to provide clarity).</p>	<p>We agree with Auditor's observation that the CMRP could be updated to establish new timeframes going forward (to provide clarity).</p> <p>The first PCCR was submitted to the Dept on 17 Jul 2019 and was made public within SINSW website.</p>	SINSW 31 Jan 2020	OPEN

				SINSW to make public the second PCCR upon agreeing to the new timeframes.		
7	CoC C42	Non-compliance	<p>CoC C42 sets out matters the Applicant must attend to in relation to Independent Audit Reports, including that it submit its response to each report to the Department and the Certifying Authority and make each Independent Audit Report and response publicly available within 60 days after submission (and notify the Department and the Certifying Authority in writing at least seven days before this is done).</p> <p>The June 2019 Audit Report, along with the APCS response was submitted to the Department and Certifying Authority on 24 June 2019. However, the publication of the June 2019 Audit Report was not within 60 days of its submission as required by CoC C42.</p>	The publication of the June 2019 Audit was made public within 7 days from 1 Oct 2019. See Appendix A.	N/A	CLOSED

5. Conclusions

The overall outcome of the IA was positive. Compliance records were very well organised and available at the time of the site inspection and interview with Savills and RCC personnel on 18 November 2019. 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.

There were 108 CoCs and 24 CEMP and Sub-plan mitigation measures assessed. There were two non-compliances identified against the CoC. The non-compliances related to late or omitted publication of compliance documentation and do not present a risk to the environment or community.

There were no non-compliances identified against the assessed mitigation measures within the CEMP and Sub-Plans.

There were four observations identified in relation to the CoC, the CNVMSP and the AbHMP. These related to a complaint from a registered Aboriginal representative in relation to a procedure in the AbHMP, updating of the CMRP, and clarification of a section of the CNVMSP.

Detailed findings are presented in Section 3. Actions proposed by the Project team to address the findings of this IA are set out in Section 4.

The overall outcome of the IA was indicative of a good degree of compliance and environmental performance by Savills and RCC. The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the IA.

6. 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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In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

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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	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
Schedule 2				
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	The development may only be carried out: <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below: 	Approved plans stamped 11/02/2019 available on site.	These drawings are the plans being used for the development.	Compliant

Unique ID	Compliance requirement				Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status																																																																																																																								
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L-SD-101-00	P8	Overall Landscape Plan Ground Floor	03.12.18																																																																																																																	
L-SD-200-00	P6	Landscape Detail Plan – Entry Plaza	03.12.18																																																																																																																	
L-SD-201-00	P4	Landscape Section – Entry Plaza	30.11.17																																																																																																																	
L-SD-210-00	P5	Landscape Detail Plan – Learning Lawn	23.04.18																																																																																																																	
L-SD-211-00	P4	Landscape Section – Learning Lawn	30.11.17																																																																																																																	
L-SD-220-00	P5	Landscape Detail Plan – Canopy Classroom East	19.04.18																																																																																																																	
L-SD-221-00	P4	Landscape Section – Canopy Classroom East	30.11.17																																																																																																																	
L-SD-230-00	P5	Landscape Detail Plan – Canopy Classroom West	19.04.18																																																																																																																	
L-SD-231-00	P4	Landscape Section – Canopy Classroom West	30.11.17																																																																																																																	
L-SD-250-00	P4	Landscape Detail Plan – Northern Roof	30.11.17																																																																																																																	
L-SD-251-00	P4	Landscape Detail Plan – Southern Roof	30.11.17																																																																																																																	
L-SD-260-00	P7	Fencing Strategy Plan	23.04.18																																																																																																																	
L-SD-261-00	P7	Fencing Strategy Plan School Hours	23.04.18																																																																																																																	
L-SD-262-00	P7	Fencing Strategy Plan After Hours + Weekends	23.04.18																																																																																																																	
L-SD-263	P5	Fencing Strategy Sports Fence (Park Rd Interface) Elevation	09.03.18																																																																																																																	
L-SD-301-00	P6	Existing Tree Plan and Schedule Sheet 1 of 2	03.12.18																																																																																																																	
L-SD-302-00	P6	Existing Tree Plan and Schedule Sheet 2 of 2	03.12.18																																																																																																																	
L-SD-303-00	P6	Proposed Trees	03.12.18																																																																																																																	
L-SD-304-00	P3	Indicative Planting Palette	30.11.17																																																																																																																	
Stormwater/Drainage Drawings prepared by Woolacotts Consulting Engineers																																																																																																																				
Dwg No.	Rev.	Name of Plan	Date																																																																																																																	
SW1	A	Stormwater Management Plan – Sheet 1	14.09.17																																																																																																																	
SW2	A	Stormwater Management Plan – Sheet 1	14.09.17																																																																																																																	
ES1	A	Erosion and Sediment Control Plan	14.09.17																																																																																																																	
ES2	A	Erosion and Sediment Control Plan	14.09.17																																																																																																																	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <div>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</div> <div>b) the implementation of any actions or measures contained in any such document referred to in (a) above.</div>	Interview with auditees	No directions have been made by the Planning Secretary. No change.	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	This audit assesses compliance with the conditions of consent. No issues.	Not triggered																																																																																																																

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 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.	TKD architects CC requirements item A5, 17/05/19 BCA CC2 190080/02, 01/07/19	The louvre design was approved by the CA on 01/07/19	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	TKD architects CC requirements item A6, 17/05/19 BCA CC2 190080/02, 01/07/19	The shade structure design was approved by the CA on 01/07/19	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 DPE dated 8/4/19	Works commenced 10/04/19	Compliant
Prescribed Conditions				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation	CC1 granted 24/4/19. Signage sighted 04/06/19. BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19	Part 6, Division 8A of the EPAA relates to prescribed conditions for: <ul style="list-style-type: none"> - compliance with the BCA - erection of signs - residential building work (not relevant) - entertainment venues (not relevant to demolition) - signage for max number of persons (not relevant for demolition) - shoring and adjoining properties (not relevant to this project) The issue of CCCs by the CA demonstrates compliance with the BCA to the extent of works that it covers. Signage observed complied with the requirements.	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 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	Interview with auditees	No disputes identified	Not triggered
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	28/3/19 NSW Long Service Corp Levy Receipt. 08/11/19 NSW Long Service Levy payment 08/11/19	Payments made.	Compliant
Legal Notices				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
A11	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with auditees	No notices being served were identified	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. 	<p>4/4/19 DPE to SINSW Approval of Community Consultation Strategy.</p> <p>2/4/19 Dept Ed Community Consultation Strategy.</p> <p>Documents referred to elsewhere in this Audit Table that require consultation.</p>	Non-compliance from previous audit: There is no evidence that demonstrates the consultation was carried out in the preparation of the Construction Traffic and Pedestrian Management Sub Plan (CoC B22) with RMS, the Construction Noise and Vibration Management Sub Plan (CoC B23) with affected receivers, or the Construction Soil and Water Management Sub Plan (CoC B25) with Council. This has now been resolved refer response to CoC B22, B23, B25.	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). 	<p>18/4/2019 NSW Dept Ed Request to Stage Submission of Plans under Condition A13 (a). Attachment 2 -Staging of Plans.</p> <p>18/4/19 DPE Approval of Request to Stage Preparation & Submission of plans.</p> <p>Second Staging Report 12/06/19</p> <p>DPIE approval of second staging report 20/06/19.</p>	<p>Approval given by DPIE to stage preparation and submission of plans as required under CoC A5, A6, B2, B3, B17 to B19, B27, B28, B30 to B34, B38 and B39.</p> <p>Approval given by DPIE to stage preparation and submission of plans required under CoCs B18, B19, B28, B31 and B32.</p> <p>Approvals displayed on project website [see CoC A21].</p>	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.	Refer to response to CoC A13	Refer to response to CoC A13	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 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.	All plans were prepared for Stage 1 in total. No staging of the plans was required. Minor changes were made to the management plans following findings in previous audit. These were implemented once finalised.	Not Triggered.
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	23/4/19 Certification of Methodology for Full Building Demolition of Buildings A, B and C. Tall Consulting Structural Engineers. 4/4/19 Email BM+G, Crown Certificate List Requirements for Demolition 1/4/19 Demolition Environmental Civil Contractors, Demolition Control Plan. 8/4/19 SafeWork NSW Asbestos & Demolition Checklist, Ivan Lim.	Methodology checking has been done in accordance with AS2601 and Safe Work NSW code of practice – demolition work – 2016.	Compliant
Structural Adequacy				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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>Information submitted to Certifying Authority for granting of CC1.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p>	<p>The issue of Construction Certificate by CA 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>Information submitted to Certifying Authority for granting of CC1.</p> <p>External wall elements table by TKD architects, 31/5/19.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p>	<p>External wall specifications stated as being compliant by TKD and CA.</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. 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 version of such a guideline, protocol, Standard or policy, or a replacement of them.</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
Monitoring and Environmental Audits				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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>Asbestos and SMF air monitoring results 17/4/19 – 03/06/19.</p> <p>Noise monitoring report May 2019</p> <p>Vibration monitoring results: 01/05/19 – 04/12/19</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 monitoring results referred to appear to be carried out properly.</p> <p>Observation from previous audit: RCC are carrying out on-site spot check noise monitoring from time to time (to compliment the formal noise monitoring events). This monitoring is not being conducted in accordance with the applicable Australian Standard and should not be relied upon for any formal purpose. APCS advise that they do not rely on this formally.</p>	Compliant
Access to Information				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <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 <p>b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Project website; https://www.schoolinfrastructure.nsw.gov.au/projects/a/al-exandria-park-community-school.html</p>	<p>a) (i), (ii), (iii) Required planning approval documentation, management plans and strategies found on website. (iv) and (v) the management plans do not specify reporting arrangements to be published, the conditions do not require monitoring to be undertaken. (vi) Current staging information and project updates provided on website. (vii) Contact details provided for feedback, questions and comments [schoolinfrastructure@det.nsw.edu.au]. (viii) Latest Complaints register found on website. (ix) The audit report is available on the website. (x) it is understood that no directions have been received from the planning Secretary.</p> <p>The website appears be maintained with up to date information.</p>	Compliant
Compliance				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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>8/4/19 Transmittal Admin Drawings for Information.</p> <p>APCS Site Induction (Rev 4).</p> <p>Toolbox Meeting Minutes, 15/11/19, 07/11/19 (dust) 03/09/19 (dewater)</p> <p>October 2018 APCS Early Works, Demolition & Associated Works [Design & Construct].</p> <p>Asbestos decontamination procedure induction.</p>	<p>The material presented communicates a number of requirements relevant to the Project, in particular the Trade Conditions of Subcontract, which is quite comprehensive. The contract requirement align with the consent. A copy of the consent is also provided.</p> <p>The Induction includes information relevant to the tasks being undertaken by the people undertaking construction works. 486 x people have been inducted to date.</p>	Compliant
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.	-	Noted	Not triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. 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.	8/4/19 (stage 1), 17/7/19 (stage 2) 11/11/19 (stage 3) Dept Education. APCS & SSD8373: Notification of Commencement in accordance with Condition B1 to DPIE.	Notification was provided more than 48 hours prior to commencement of construction.	Compliant
Certified Drawings				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p>	Structural drawings were prepared to the satisfaction of the CA.	Compliant
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>External wall elements table by TKD architects, 31/5/19.</p> <p>CC2 01/07/19.</p>	External wall specifications stated as being compliant by TKD and CA.	Compliant
Protection of Public Infrastructure				

B4	<p>Before the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Certifying Authority and Council. 	<p>Consultation Records March 19 with AusGrid, City of Sydney, Jemena, NBN Co, PIPE Networks, RMS, Sydney Water, Telstra NSW, TransGrid & Verizon Business.</p> <p>24/9/18 Consultation with Sydney Water</p> <p>5/4/19 Email BM+G, Crown Certificate List Requirements for Demolition</p> <p>24/9/18 Sydney Water Approval for Building over/adjacent to Sydney Water Asset.</p> <p>Submission of documents to Sydney Water</p> <p>Dilapidations reports for school perimeter, Belmont Street, Buckland Street, Park Road and Amenities, Power Ave</p> <p>4/4/19 APCS Dilapidation Reports cover letter to City of Sydney.</p> <p>4/4/19 APCS Crown Certificate List of Requirements for Demolition to BM+G, Cover Letter.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19</p>	<p>Evidence provided of consultations with relevant service providers/owners. Dilapidation reports completed and submitted to Certifying Authority and Council.</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
		BCA CC3 190080/03, 08/10/19		
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.	<p>5/4/19 Email BM+G, Crown Certificate List Requirements for Demolition</p> <p>April 19 Heritage Management Plan, Heritage 21</p> <p>Aboriginal Cultural Heritage Management Plan, Version 1 March 2019 and Version 3 May 2019, AMAC & Streat Archaeological Services.</p> <p>Dec 18 Arboricultural Impact Assessment & Tree Management Plan & Tree Protection Plan.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p> <p>Interviews with auditees 18/11/19</p> <p>10/7/19 email correspondence between APCS and DPIE regarding complaint from Aboriginal representative.</p>	<p>Heritage Management Plans were prepared by as part of application for CC1 which was granted 24/4/19 and updated in May 2019.</p> <p>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.</p> <p>Observation: On 10/7/19 DPIE advised that it had received a complaint from the Local Aboriginal representative. The complaint related to the content of the HMP and the investigation process amongst other items. On 10/7/19 SINSW responded to each of the matters raised in the complaint. There have been no further issues raised by DPIE or the Aboriginal stakeholder. No further action at this time.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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. CC2 01/07/19.	Floor levels were deemed to be compliant by TKD and CA.	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.	Further investigations were carried out after demolition. The existing contamination environmental management plan was deemed suitable, as was the capping method proposed. It informed the development of the RAP.	Compliant.
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.	Coffey's Phase 1 and Phase 2 data gap investigation report 07/06/19. ZOIC Site Auditor advice 20/06/19 Remedial Works Plan 18/06/19 Submission of Remedial works plan to DPIE 28/06/19.	Site Auditor advises that RAP is appropriate and LTEMP to be developed on the title for residual contamination held on site. The Remedial Works Plan represents the updated RAP, and it and the RAP was submitted prior to commencement of remediation (19/07/19 start).	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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>Coffeys clearance certificates 07/11/19</p> <p>Surveyors marker layer progress drawing 190726.7019.</p>	<p>The Contamination EMP was prepared, and approved by the auditor prior to remediation works.</p> <p>Coffeys 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>Coffeys clearance certificates 07/11/19</p> <p>Surveyors marker layer progress drawing 190726.7019.</p>	Coffeys clearance and surveyor marker layer inspections indicate implementation. No issues.	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.	Site inspection 18/11/19.	Remediation works are ongoing. Clearances are issued, but completion of the remediation works plan is still pending (includes final arrangement landscaping etc).	Not triggered

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 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. 	Site inspection 18/11/19.	Remediation works are ongoing. Clearances are issued, but completion of the remediation works plan is still pending (includes final arrangement landscaping etc).	Not triggered
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>	Unexpected contamination finds procedure within the RCC CEMP and the Contamination EMP.	<p>The unexpected finds procedure is developed and is part of the CEMP.</p> <p>Observation: The unexpected finds procedure exists in the RCC CEMP, HMMP, the Contamination EMP and within DECC documentation. These should be reviewed to ensure they are in alignment. Where discrepancies exist the documents should be updated so the unexpected finds procedure align.</p>	Compliant
Utilities and Services				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
B14	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<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>	Approval for each utility has been obtained prior to the works being carried out.	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.	Refer to evidence sighted in CoC B14 above.	Refer to response to CoC B14 above.	Compliant
Community Communication Strategy				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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> <ul style="list-style-type: none"> a) identify people to be consulted during the design and construction phases; b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: <ul style="list-style-type: none"> i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <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>4/4/19 DPE to SINSW Approval of CCS.</p> <p>2/4/19 APCS CCS, Dept Ed.</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.</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 CA prior to commencement of stage 2 as required by the condition.</p>	Compliant
Outdoor Lighting				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
B18	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	Electrical design statement 30/09/19 CC3 granted 08/10/19.	The design statement was prepared to the satisfaction of the CA prior to the relevant stage (stage 3).	Compliant
Access for People with Disabilities				
B19	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.	Morris Glen access consultant statement of compliance 25/09/19 and access review (August 2019). CC3 granted 08/10/19.	The design was reviewed by specialist as being compliant and approved by CA prior to stage 3.	Compliant
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 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, Craig Reeves (no date or revision number)</p> <p>Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, March 2019. Refer CoC B23</p> <p>Construction Soil and Water Management Plan, SCP Engineers and Development Consultants, 6 March 2019. Refer CoC 25</p> <p>Construction Waste Management Sub-Plan, comprising: DECC Construction Waste Management Plan, Alexandria Park Community School, Rev1; DECC Asbestos Management Removal Plan, Alexandria Park Community School, Rev1; Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School</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]. b) Construction Traffic and Pedestrian Management Sub-Plan [this plan addresses item vi of this condition] c). Construction Noise and Vibration Management Sub-Plan d). Construction Waste Management Sub-Plan e). Construction Soil and Water Management Sub-Plan f). Unexpected finds protocol – contamination g). unexpected finds protocol for Aboriginal and Non Aboriginal Heritage, refer attached Heritage Management Plan CoC 5 h). Waste Classification and Validation, refer documents Asbestos Management plan Rev 1. Construction Waste Management Plan rev 1 and Hazardous Materials Management Plan. 	Compliant
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Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
		Buckland Street, Alexandria NSW 2015, 3 April 2019.	Refer to responses to CoC B22 – B25 regarding the adequacy of the sub-plans.	
B21	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>10/4/19 Schools Infrastructure NSW Submission APCS & SSD8373: Certifier approved CEMP to DPE.</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 Plan, 14 March 2019.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p>	Certifying Authority, Blackett Maguire and Goldsmith have accepted the CEMP and associated documents in response to CoC B20 and CoC B21.	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 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 (no date or revision specified).</p> <p>Correspondence from City of Sydney 23/05/19 and 30/05/19.</p> <p>RMS correspondence of review 31/07/19</p> <p>Daily traffic control inspection</p>	<p>The CTPMSP adequately addresses requirements a), c), d), e), f), g).</p> <p>Non-compliance from previous audit: whilst the CTPMSP states that the document was prepared in consultation with the relevant stakeholders, there is no evidence of consultation having occurred with RMS. This was subsequently completed. RMS comments are included in the CTPMSP.</p> <p>RCC inspect implementation of the CTPMSP daily.</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, August 2019.</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).</p> <p>Non-compliance from previous audit:</p> <p>Requirement e): The document states that consultation has occurred with affected receivers, but there is no detail provided as to how this consultation has assisted in the development of high noise management approach. At that time the auditor noted that consultation with potentially affected receivers is regular and ongoing and the consultation includes management of high noise. This appears to be continuing.</p> <p>Observations from previous audit:</p> <p>The complaints management system does not refer to the complaints management processes and benchmarks as set out in the CCS. This has been resolved.</p> <p>The CNVMSP does not address the requirement set out in CoC C8, C17, C20. It is unclear how the Project would comply with these requirements if following the CNVMSP. This has been resolved.</p> <p>Section 11 of the CNVMSP provides an overview of the management approach when noise or vibration levels are predicted to exceed the applicable criteria. There is no detail provided as to how RCC would determine the predicted</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
			<p>impact arising for a given activity would comply with the criteria or not. Clarification provided. The CNVMSP commits to noise monitoring being carried out from time to time and does not specify any methodology. It would be beneficial to provide the construction team with greater guidance on when monitoring should be undertaken and how it should be undertaken (AS1055). This has been resolved.</p> <p>The CNVMSP does not detail whether the noise penalties specified in the ICNG have been applied to the NMLs for potentially annoying noise characteristics. This has been resolved.</p> <p>Observation: It is agreed that further clarification be provided in Section 11 to state that the processes in Section 10 represents the application of reasonable and feasible mitigations and that Section 11 deal with scenarios where noise impacts differ from those predicted or result in genuine noise complaints.</p>	

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
B24	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse , recycling and disposal locations; (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>DECC Construction Waste Management Plan, Alexandria Park Community School, Rev5</p> <p>DECC Asbestos Management Removal Plan, Alexandria Park Community School, Rev1 (AMP)</p> <p>Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School Buckland Street, Alexandria NSW 2015, 3 April 2019 (HMMP)</p>	<p>The Project has prepared three documents to address waste and hazardous materials management. In combination the documents address the requirements of this condition. It is understood that the Hazardous Materials Management Plan is the overarching plan dealing with hazardous materials for the Project. The DECC waste and Asbestos Plan are specific for their works.</p> <p>Observation from previous audit. Given the DECC waste management plan covers demolition only, an updated CWMSP will need to be prepared for works outside of their scope. This has now been resolved. DECC have been engaged to undertake civil works and the plan remains relevant. RCC have developed their own CWMP for structures, which will be implemented following completion of civils.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 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.</p> <p>Author curriculum vitae</p> <p>Consultation with Council 22/7/19</p>	<p>The CSWMSP adequately addresses part of requirements a), and addresses requirements b), c).</p> <p>Non-compliance from previous audit: There is no evidence that document was prepared in consultation with Council. There is no information in the plan that details measures to be implemented under the 1:100 year ARI storm events. This has been resolved.</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>Included in APCS Site Induction.</p> <p>Observed site layout 18/11/19</p>	<p>Sufficient parking provided and requirements communicated to workforce.</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>CC3 granted 08/10/19.</p>	<p>The stormwater management system has been designed in accordance with this condition and approved by the CA.</p>	Compliant
Operational Noise- Design of Mechanical Plant and Equipment				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
B28	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.	Acoustic design certificate, 6/9/19. CC3 granted 08/10/19.	The acoustic consultant and CA have verified that the design has incorporated the noise mitigations and performance specifications required by the condition.	Compliant
Construction and Demolition Waste Management				
B29	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	12/4/19 Email Mark Carruthers, RMS, Notification of Truck Routes	RMS Traffic Management notified of truck routes prior to commencement of work, via email 12/4/19, email reply of receipt received.	Compliant
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	Council has reviewed and approved the operational waste storage area design.	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.	The ventilation specialist and the CA have verified that mechanical ventilation design complies with this requirement.	Compliant
Rainwater Harvesting				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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.	The hydraulic engineer and CA have verified that the design complies with this condition.	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: <ul style="list-style-type: none"> (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 manoeuvrability 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	The architect and CA have verified the car parking and vehicle layout plan complies with this requirement.	Compliant
Bicycle Parking and End-of-Trip Facilities				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
B34	<p>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:</p> <ul style="list-style-type: none"> (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 park/indoor sports hall, to minimise the risk of conflict between motor vehicles and student cyclists; (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; (d) details of any proposed staged delivery of bicycle parking spaces to ensure the demand generated during staged redevelopment is met; (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; (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; (g) appropriate pedestrian and cyclist advisory signs are to be provided; and (h) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. 	<p>TKD design certification 17/05/19</p> <p>CC2 01/07/19</p>	The architect and CA have verified that the bike facilities comply with this requirement.	Compliant.
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>	Works undertaken to date - observed 18/11/19	No footpath or public domain works have commenced.	Not triggered
Compliance Reporting				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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>22/3/19 APCS CMRP</p> <p>25/3/19 APCS Redevelopment - SSD 8373: Submission of Compliance Report to DPE.</p> <p>3 x PCCRs prepared (for each stage) Submissions: PCCR 1: 26/4/19, PCCR 2: 17/07/19, PCCR 3: 11/11/19</p> <p>DPIE notification of publication of first PCCR on 18/6/19</p>	<p>CMRP submitted to the DPE and the Certifying Authority on 25/3/19, > 2 weeks before 10/4/19 commencement of construction.</p> <p>Construction commence date was revised to 29/4/19.</p> <p>3 x PCCRs have been prepared and submitted to the Department. They are prepared in accordance with the DPIE's CMRPAR. The second PCCR represents the first Construction Compliance Report.</p> <p>Notification was provided to DPIE for the first PCCR is required by the condition. The first PCCR is available online.</p> <p>Non-compliance: There is no evidence of notification or publication of the second PCCR (Construction Compliance Report 1).</p> <p>Observation: As the Project has prepared Compliance Reports at a greater frequency than that required by the CMRP, the CMRP could be updated to establish new timeframes going forward (to provide clarity).</p>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
B37	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	Works observed 18/11/19	Works are in construction.	Not triggered
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>	The Landscape Management Plan has been prepared and verified by the CA as addressing this condition.	Compliant
Unencumbered Outdoor Play Space				
B39	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>TKD design certificate and attached plan 21/5/19.</p> <p>CC2 01/07/19</p>	The architect and CA have verified that the outdoor play space has been designed as required by this condition.	Compliant
PART C DURING CONSTRUCTION				
Interpretation Strategy				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
C1	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>Refer to response to CoC B1. Construction commenced 10/04/19.</p> <p>Aboriginal Cultural Overlay Strategy 15/11/19.</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 CA 18/11/19.</p>	The HIS was prepared by the qualified heritage consultant on 18/09/19 (within 6 months of commencement) and provided to the CA on 18/11/19.	Compliant
Approved Plans to be On-site				
C2	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>24/4/19 images of SSDA & Approved Development Plan Folder on site, signed Development Consent & signed plans.</p> <p>The evidence referred to elsewhere in this Audit Table.</p> <p>Observed plans and documents on site 18/11/19</p>	Approved and certified plans and documents were readily available (and observed) on site.	Compliant
Site Notice				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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>24/4/19 Image of Site Notice</p> <p>18/11/19 observed site notice</p>	<p>Site notice in place and compliant with the requirements</p>	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>Example Plant Daily Inspection – Fault Report.</p> <p>Example Equipment Certificate of Conformance</p> <p>Example Safe Work Method Statement [SWMS] Checklist for tower crane.</p> <p>Plant inspection checklists and register from March 2019 to November 2019.</p> <p>Interview with auditees 18/11/19</p>	<p>Plant onboarding process includes inspections maintenance records, risk assessment (for high risk plant), 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>9 pieces of plant currently on site. The register identifies maintenance frequencies.</p> <p>SWMS identify risks associated with plant.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 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.	23/4/19 Certification of Methodology for full building demolition of Buildings A, B and C. Tall Consulting Structural Engineers. 1/4/19 Demolition Control Plan.	Tall Consulting Structural Engineers certify that demolition methodology checking has been undertaken in accordance with AS2601 – The Demolition of Structures, 23 rd April 2019. Demolition of Phase 1 now complete.	Compliant
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.	APCS Site Induction. Example Site Induction Record. Alexandria Park Community School CNVMSP. Complaints register to 18/11/19	Approved project hours are included in project documentation and communicated to the workforce. Several complaints were received regarding hours of work. Investigations by APCS confirm no works occurring. Section 10 of the CNVMSP recommends more stringent periods of work, for works predicted to exceed 75dB(A) at the nearest receiver.	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.	Crane installation OOHW Crane ROL 27/9/19. Correspondence from DPIE 19/9/19. APCS works notification for crane installation	Cranes were installed during September 2019 outside of hours in accordance with CoC C7(a).	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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.	APCS Site Induction. Alexandria Park Community School CNVMSP.	Approved project hours are included in project documentation and communicated to the workforce.	Compliant
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).	Implementation of the CEMP (and sub-plans) is assessed through audit of mitigation measures (Appendix B) and observation of site.	The management plans appear to have been implemented during the audit period.	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.	Included in APCS Site Induction. Site inspection 18/11/19	All staff are instructed to keep construction vehicles inside the site. No issues observed on site	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.	Interview with auditees 18/11/19 Crane ROL 27/9/19.	The crane deliveries in September 2019 were the only works requiring an ROL. This was obtained from Council for the works.	Compliant
SafeWork Requirements				

C12	<p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.</p>	<p>Site notice 18/11/19</p> <p>Site fencing and hoarding 18/11/19</p> <p>DECC Asbestos Management Removal Plan, Alexandria Park Community School, Rev1 (AMP)</p> <p>Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School Buckland Street, Alexandria NSW 2015, 3 April 2019 (HMMP)</p> <p>Safework notification for asbestos removal work 16/04/19 – 2/5/2022</p> <p>ASP (Lic 210968) Asbestos Removal Control Plan.</p> <p>Coffeys visual clearance certificates 22/10/19, 31/10/19, 01/11/19, 07/11/19,</p> <p>Asbestos air monitoring results 18/7/19, 26/8/19, 03/09/19, 16/10/19, 15/11/19</p> <p>Site inspection 18/11/19</p> <p>Site safety inspection checklists 20/6/19, 25/6/19, 30/8/19, 15/11/19</p>	<p>The site is suitably secured to prevent unauthorised access.</p> <p>Work areas are suitably demarcated and separated (i.e.: exclusion zones, vehicle movement zones), material stockpiling well organised.</p> <p>Asbestos removal being carried out in accordance with Asbestos Removal Control Plan and Remediation Works Plan. Clearance certificates are issued as each area is cleared.</p> <p>Monitoring occurring daily. No hits have occurred since the false detect in May 2019 (refer prev Audit Report for details). Safety inspections are being carried out at least weekly and cover off safety and environmental hazards for the job.</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> (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 18/11/19 Interview with auditees 18/11/19	All hoarding is within project footprint (no Council approval required). No graffiti or advertising present	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 18/11/19	No obstruction of public way observed.	Compliant
Construction Noise Limits				

C15	<p>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.</p>	<p>Subcontractor APCS Induction</p> <p>CNVMS</p> <p>Noise monitoring results report May 2019 and August 2019</p> <p>DECC SWMS 14/05/19</p> <p>Site inspection 18/11/19</p> <p>Consultation records from SINSW to strata agents 05/07/19</p>	<p>The Project has demonstrated that all reasonable and feasible steps are being undertaken to manage noise</p> <p>Training of personnel on ways to reduce noise impact (respite periods, choice of plant etc) as communicated via directions, induction and TBT has occurred.</p> <p>The use of hammers has been avoided where possible, with demolition of concrete instead occurring via cutting and pulverising. Respite periods are being applied.</p> <p>The site is being set up so that site sheds provide screening on the western boundary (the layout of the site does not allow for this on the southern boundary).</p> <p>Communication with the school is ongoing. Monitoring has been undertaken, with results and response occurring.</p> <p>As with the previous audit findings, despite the Project demonstrating that reasonable and feasible controls are being implemented, the auditor recognises that purely as a result of the approved works, and the proximity to nearby receivers that exceedances of the NMLs are likely, as are complaints. 11 x noise complaints have been received since June 2019. RCC will</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
			continue to monitor works and take opportunities for further noise mitigation should they arise.	
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>APCS Site Induction.</p> <p>Example Site Induction Record.</p> <p>Alexandria Park Community School CNVMSP.</p> <p>Complaints register to 18/11/19</p> <p>Crane installation OOHW Crane ROL 27/9/19.</p> <p>Correspondence from DPIE 19/9/19.</p> <p>APCS works notification for crane installation</p>	<p>Approved project hours are included in project documentation and communicated to the workforce.</p> <p>Several complaints were received regarding hours of work. Investigations by APCS confirm no works occurring.</p> <p>The CNVMSP identifies permissible hours.</p> <p>Only crane deliveries have occurred out of hours thus far.</p>	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 18/11/19</p> <p>Site inspection 18/11/19</p> <p>TBT 31/7/19 re beepers</p>	<p>Mostplant on site has been fitted with non-tonal beepers. DECC and RCC reviewed this requirement and advised that they have used beepers on necessary plant as a safety precaution.</p> <p>Note this excludes delivery vehicles for which the site does not have control over.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Refer to responses to CoC C15, C16 and C17 and Appendix B	The noise impacts are as predicted in the EIS, appropriate controls are being implemented for the scope of works.	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>Vibration monitoring results: 01/05/19 – 04/12/19</p> <p>Site inspection 18/11/19 – 2 x loggers installed.</p> <p>Logger mobile alerts June – November 2019.</p> <p>Vibration investigation photos 11/10/19</p>	<p>Vibration loggers are installed within the project boundary, bolted to kerbs or similar. Installation is not at the receiver (foundation of nearest receiver to current active works is approx. 5m away).</p> <p>Loggers are set up to send an alert to project personnel when vibration (PPV) reaches 4.5mm/s (the lowest structural threshold for residential dwellings under DIN standard). It alerts RCC and Acoustic Logic.</p> <p>There were approximately 5 x valid triggered exceedances. All events were investigated by RCC, with specialist advice from Acoustic Logic. For all events RCC and Acoustic Logic identified that levels did not pose risk of structural damage to adjacent structure or properties.</p> <p>There have been 5 x vibration related complaints since June 2019. To note it is unlikely that the Project will be able to comply with CoC C19b). The CNVMSP has been prepared to address this (refer CoC C21).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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>Interview with auditees 18/11/19</p> <p>Vibration monitoring results: 01/05/19 – 04/12/19</p> <p>Site inspection 18/11/19 – 2 x loggers installed.</p> <p>Logger mobile alerts June – November 2019.</p> <p>Vibration investigation photos 11/10/19</p>	No vibratory compaction works have occurred during the audit period without monitoring. Where rolling has occurred within 30 metres it has used blind passes only or has been monitoring below trigger levels.	Compliant
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.	Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic.	The CNVMSP has been prepared so that it establishes a process whereby exceedances of the criteria are managed.	Compliant
Tree Protection				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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 (d) recommendations of the report titled Report: A) Arboricultural Impact Assessment and B) Tree Management Plan, prepared by Redgum Horticultural and dated 2 December 2018; and (e) 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. 	<p>Dec 18 Arboricultural Impact Assessment & Tree Management Plan & Tree Protection Plan.</p> <p>Site inspection 18/11/19</p>	<p>No street trees have been trimmed or removed.</p> <p>All trees at risk of being damaged have tree protection zones or other protection in place.</p>	Compliant
Flora and Fauna Protection				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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.	<p>Technical Studies: Flora & Fauna Survey for the Proposed Redevelopment of Alexandria Park Community School, Alexandria, prepared by UBM Ecological and dated 24 April 2018</p> <p>Arboricultural report, Redgum, 27/6/19.</p> <p>Site inspection 18/11/19</p>	<p>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.</p> <p>Trees marked for removal during stage 1 had been surveyed and removed early in works. Trees marked for retention are protected.</p> <p>The arboriculturalist inspections occur periodically and have not identified any issues in its recent visit.</p>	Compliant
Dust Minimisation				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 18/11/19. 07/11/19 Toolbox Talks DECC SWMS 14/05/19 RCC and DECC inspection reports 15/06/19, 22/7/19, 02/08/19, 01/08/19, 07/08/19, 28/8/19, 02/09/19, 20/9/19, 27/9/19, 11/10/19, 04/11/19, 14/11/19, 18/11/19.	The Project is using hoses and sprinklers to manage dust. The toolbox talks and prestarts cover weather and dust minimisation. The inspections carried out include checks of dust emissions, material tracking, flora and fauna, erosion and sediment controls, heritage, hazardous chemicals and spills. Any issues are responded to and closed out. 3 x dust complaints have been received since June. These have been investigated and controls put in place.	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.	Refer response to CoC C24	Refer response to CoC C24 The covering of truck loads is included in the CTPMSP Code of Conduct. No material tracking was observed.	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	The project does not hold an EPL	Not triggered
Erosion and Sediment Control				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 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 18/11/19 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants.	The erosion and sediment control devices were all passive controls and set up as per the as per the initial erosion and sediment control plan for current works.	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.	RCC imported materials register June 2019 – November 2019. VENM test report Gunlake aggregates 27/6/19. DECC VENM certificate 19/8/19. Boral aggregate test reports 28/6/199	Only aggregate product or VENM has been imported to the site (which is covered under EPA exemptions). Sighted DECC, Boral and Gunlake certificates for the materials. No issues.	Compliant
Disposal of Seepage and Stormwater				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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.	Interviews with auditees 18/11/19 Site inspection 18/11/19.	There are no sumps or basins on site that require discharge. All controls are passive and the slab is still intact. There is no need for pumping. This standard condition is problematic as the EPA is generally reluctant to licence non-scheduled activities unless otherwise justified by the applicant. This means that the Project must reuse all water captured on site or pay for it to be removed as liquid waste or tradewaste. The auditor notes that generally Sydney Water are also reluctant to permit disposal of rainwater captured on construction sites to sewer due to sediment loading. Considering the supposed intention of this condition (to prevent the pollution of waters), the auditor suggests the Project contact the Department to seek clarification as to whether discharges to stormwater without EPA approval are considered a contravention of the consent even if the discharges comply with S120 of the POEO Act (and do not result in the pollution of waters).	Not triggered
Unexpected Finds Protocol- Aboriginal Heritage				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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.	<p>Interview with auditees 18/11/19</p> <p>Site inspection 18/11/19</p> <p>Aboriginal Cultural Heritage Management Plan, Version 2 May 2019, AMAC & Streat Archaeological Services.</p> <p>10/7/19 correspondence between DPIE and APCS re complaint from Aboriginal representative.</p>	<p>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.</p> <p>No unexpected finds to date.</p> <p>Observation: On 10/7/19 DPIE advised that it had received a complaint from the Local Aboriginal representative. The complaint related to the content of the HMP and the investigation process amongst other items. On 10/7/19 SINSW responded to each of the matters raised in the complaint. There have been no further issues raised by DPIE or the Aboriginal stakeholder. No further action at this time.</p>	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.	<p>Interview with auditees 18/11/19</p> <p>Site inspection 18/11/19</p> <p>Aboriginal Cultural Heritage Management Plan, Version 2 May 2019, AMAC & Streat Archaeological Services.</p>	<p>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.</p> <p>No unexpected finds to date.</p>	Not triggered
Waste Storage and Processing				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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.	Site inspection 18/11/19	Waste was observed to be segregated, secured and confined to the site	Compliant
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).	<p>EPA Online Waste Tracking Tool registration (disposal to EPL 20696).</p> <p>Grasshopper monthly waste reports August, September 2019.</p> <p>SUEZ dockets May 2019</p> <p>EPA consignment notices for May 2019.</p> <p>MRF waste disposal locations EPL list (grasshopper) 18/11/19</p>	<p>Demolition complete. All hazardous materials had gone to SUEZ Kemps Creek.</p> <p>Grasshopper takes GSW (all general construction and demolition waste) since completion of demolition. All these types are pre-classified under the waste classification guidelines. The monthly waste reports identify the material type, volume, % recycled. These wastes all go to EPL licenced premises.</p> <p>The Project is using the EPA online Waste Tracking Tool for disposal of hazardous and liquid wastes. This requires hold and release by the EPA system and provides a report that can be used to verify appropriate disposal.</p> <p>Payment to waste transporter is only made on dockets after verification.</p>	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.	<p>Site inspection 18/11/19</p> <p>Refer response to CoC C24 and C25</p>	<p>Refer response to CoC C24 and C25</p> <p>No issues observed. Controls available and rules communicated to Project personnel.</p>	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.	Site inspection 18/11/19	Washout trays available on site. Once cured they get sent off as GSW.	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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.	Safework notice for removal of asbestos (friable and non-friable) 16/04/19 – 02/05/22 and for non-friable 29/07/19 – 20/06/2022.	ASP (asbestos removal licence 210968) registered removal with Safework. Refer response to CoC C33 regarding transport and management of asbestos waste.	Compliant
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.	Interview with auditees 18/11/19 Project update and Works notifications April, July, August, September and October 2019 Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/exandria-park-community-school.html Aboriginal Cultural Heritage Management Plan, Version 2 May 2019 AMAC & Streat Archaeological Services. SWMS for tower crane and adjustments to lighting 23/9/19	The Project has demonstrated ongoing consultation with the school, DPIE, RAPs, and nearby properties.	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	DPE approval of auditors 01/05/19	On 01/05/19 the Department approved the auditors.	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	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
	Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.		submitted ~2 weeks after commencement.	
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 V1, 13/05/19	The schedule reflects this condition	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 Report, V1, 22/06/19 Submission of Audit Report to DPIE, 24/6/19.	This audit occurred in the time frame specified in the Independent Audit Program and addressed the requirements and methodologies in the IAPAR. It was submitted to the Department within the timeframe specified.	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, V1, 22/06/19 Submission of Audit Report to DPIE, 24/6/19. https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html Uploading notification to DPIE and CA 01/10/19	The Audit Report, along with the APCS response was submitted 24/6/19. DPIE and the CA were notified of the publishing of the report. Non-compliance: the Audit Report was not published within 60 days of its submission to the Department and CA.	Non-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 18/11/19.	Works are in early stages of construction.	Not triggered.
Incident Notification, Reporting and Response				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
C44	The Department must be notified in writing to compliance@planning.nsw.qov.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 18/11/19 Incident register May to November 2019.	No notifiable incidents identified in the audit period.	Not triggered
Non-Compliance Notification				
C45	The Department must be notified in writing to compliance@planning.nsw.qov.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.qov.au within seven days after they identify any non-compliance. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 18/11/19 Incident register May to November 2019.	Other than the non-compliances identified in the Audit Report, and reported under CoC C42, APCS have not identified any non-compliances. Non-compliances confirmed as part of this Independent Audit will need to be reported in accordance with this condition.	Not triggered
Revision of Strategies, Plans and Programs				
C46	Within three months of: (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, 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.	Interview with auditees 18/11/19 3 x PCCRs prepared (for each stage) Submissions: PCCR 1: 26/4/19, PCCR 2: 17/07/19, PCCR 3: 11/11/19 Incident register May 2019 – November 2019. Notification of review to DPIE and CA 27/9/19	3 x PCCRs have been prepared and submitted to the Department. They are prepared in accordance with the DPIE's CMRPAR. Each have included a review of the plans strategies and programs and have been done within 3 months of each other. An additional review was conducted (and notified) on 27/9/19. The Audit Report was submitted 24/6/19. The Auditor considers this standard condition to be of little value. The	Compliant

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
			Project undertakes regular reviews of its documentation through 6 monthly Compliance Reports, 6-12 month Audits, plus any frequencies of reviews set by the corporate standards. This conditions only sets an additional administrative burden on the Project by imposing unrealistic timeframes and unnecessary reporting requirements.	
C47	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. 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	Interview with auditees 18/11/19 Notification of review to DPIE and CA 27/9/19 CA approval of updates to management plans 16/9/19.	The CA approved the minor amendments to plans on 16/9/19.	Compliant
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.			Not triggered
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.			Not triggered

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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			Not triggered
Post-construction Dilapidation Report				
D4	<p>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:</p> <ul style="list-style-type: none"> (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> 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. 			Not triggered
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>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)</p>			Not triggered
Utilities and Services				
D6	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.			Not triggered
Works as Executed Plans				
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished			Not triggered

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
	ground levels have been constructed as approved, must be submitted to the Certifying Authority.			
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>			Not triggered
Green Travel Plan				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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. 			Not triggered
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.</p> <p>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>			Not triggered
Evacuation and Emergency Management Plan				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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>			Not triggered
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. 			Not triggered
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>			Not triggered
Fire Safety Certification				
D14	<p>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</p>			Not triggered

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
	and Council. The Fire Safety Certificate must be prominently displayed in the building.			
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: <ul style="list-style-type: none"> 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 			Not triggered
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.			Not triggered
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: <ul style="list-style-type: none"> 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 			Not triggered
D18	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.			Not triggered
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.			Not triggered
Outdoor Lighting				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
D20	<p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p>			Not triggered
Warm Water Systems and Cooling Systems				
D21	<p>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.</p>			Not triggered
Signage				
D22	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.			Not triggered
D23	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.			Not triggered
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.			Not triggered
Operational Waste Management Plan				
D25	<p>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:</p> <ul style="list-style-type: none"> a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the 			Not triggered

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
	<p>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);</p> <p>c) detail the materials to be reused or recycled, either on or off site; and</p> <p>d) include the Management and Mitigation Measures included in RtS</p>			
Validation Report				
D26	<p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <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 (OEH, 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 			Not triggered
Site Audit Report and Site Audit Statement				

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
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).			Not triggered
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).			Not triggered
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.			Not triggered
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			Not triggered
PART E POST OCCUPATION				
Operation of Plant and Equipment				
E1	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.			Not triggered
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.			Not triggered
Out of Hours Event Management Plan				
E3	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: 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;			Not triggered

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
	<ul style="list-style-type: none"> 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>			
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>			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>			Not triggered

Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 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.			Not triggered
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: <ul style="list-style-type: none"> 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. 			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.			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.			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			Not triggered

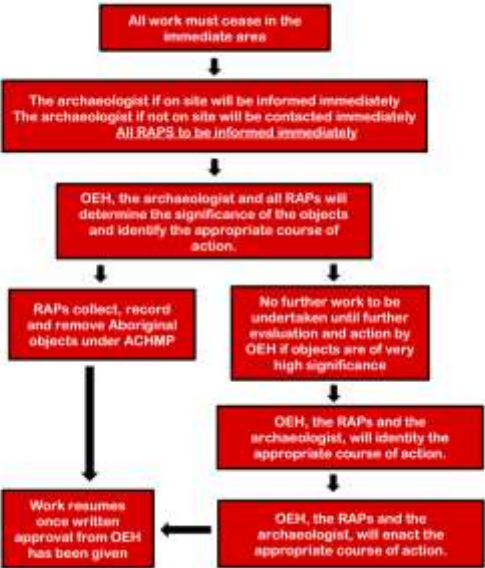
Unique ID	Compliance requirement	Evidence collected	June 2019 Independent Audit findings and recommendations	June 2019 Compliance Status
	operation of the outdoor sports courts and playing fields revert to the hours as detailed in condition E7.			
E11	A further application may be lodged to continue the 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.			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 and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not triggered
Green Travel Plan				
E13	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.			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.			Not triggered
Fire Safety Certificate				
E13	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.			Not triggered
Landscaping				
E14	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.			Not triggered

Appendix B. CEMP and Sub-plans

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Aboriginal Cultural Heritage Management Plan (CoC B5)				
Section 5	<p>5.0 POST EXCAVATION METHODOLOGY</p> <p><u>Extent Recommendations 10.2. (2) Description and methods of additional post-excavation analysis of chronological, soil, and environmental samples that were recovered during the test excavations undertaken as part of the ACHA process and were required to inform the interpretation strategy.</u></p> <p>The handover of all samples and material from Extent Heritage Pty Ltd has not yet taken place and therefore this section cannot be appropriately addressed until the sample and materials have been reviewed and their quality and quantity assessed in order to ascertain the level of analysis that can take place.</p> <p>Additional samples will be collected throughout the additional excavations and will be carried out as described (section 6.0).</p> <p>However, the purpose of the collection of such samples is to inform and contribute to the understanding of pre and post contact Aboriginal settlement patterns. For this excavation to contribute to pre and post contact Aboriginal settlement patterns it is necessary to have some form of Aboriginal archaeological assemblage to be analysed that would contribute to and understanding of pre and post contact Aboriginal settlement patterns at either a locally or regional significance level and at present no such assemblage exists.</p> <p>At present this assemblage consists of one stone artefact of undetermined quality and significance and as such any additional post-excavation analysis of chronological, soil, and environmental samples that were/will be recovered during the test excavations may be used to inform the interpretation strategy of which is premature.</p>	Phase 2 Technical report, Archaeological Management And Consulting Group & Streat Archaeological Services, 22/11/19	<p>The report identified that test pitting in the first stage of the Project was carried out as per the ACHMSP and there were no finds.</p> <p>Further investigations will occur in Stage 2 of the Project (ie: under the existing school).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Section 6.1	<p>The proposed additional test excavation will consist of two phases (Phases Two & Three) of excavation in addition to the original phase (Phase One) of excavation carried out by Extent Heritage in 2017. This will allow exploration of any features identified and significant deposits either located through the Phase One (Extent 2017) test excavations and previous reporting Extent 2017a 2017b) conducted by Extent Heritage. This test excavation program aims to ascertain the nature and extent of the study area and its features.</p> <p>6.1 DISPERSED AREA EXCAVATION METHODOLOGY</p> <p>The following excavation parameters are proposed:</p> <ul style="list-style-type: none"> ➤ Excavation units must be excavated in 100cm x 100cm; ➤ Areas of concentrated artefact activity and/or features which have been identified as a result of the Phase Two or Phase: dispersed testing, shall be investigated by extending test excavation trenches by 1sqm units to understand the nature and extent of the area and/or feature; ➤ Test excavations units will be combined and excavated as necessary in order to understand the site characteristic for each excavation area; ➤ Identifiable features if apparent shall be excavated in full if appropriate and practicable; ➤ The minimum surface area of a combination of open area excavation will be based on whether there is enough data gained to form a representative sample of the study area; ➤ The first excavation unit for each area being investigated will be excavated and documented in 5cm spits. After first excavation unit 10cm spits or sediment profile/stratigraphic excavation (whichever is smaller) will then be implemented; ➤ All material collected will be issued with the following information pertaining to its recovery - job title, excavation unit, spit number and date. ➤ All material excavated from the test excavation units will be wet sieved using 3mm aperture, wire-mesh sieves; ➤ Excavation units will be excavated to at least the base of the identified Aboriginal object-bearing units, and will continue another two spits below said deposit to confirm the soils below are culturally sterile; ➤ Photographic and scale-drawn records of the stratigraphy/soil profile, features and informative Aboriginal objects will be made for each single excavation point; 	Phase 2 Technical report, Archaeological Management And Consulting Group & Streat Archaeological Services, 22/11/19	<p>The report identified that test pitting in the first stage of the Project was carried out as per the ACHMSP and there were no finds.</p> <p>Further investigations will occur in Stage 2 of the Project (ie: under the existing school).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> ➤ Each excavation (trench/pit) unit will have a separate excavation record sheet, upon which the characteristics and nature of the spits and any features will be recorded; ➤ Should archaeological and cultural material with potential for scientific dating in particular, material suitable for carbon dating (C14), thermoluminescence dating (TL) and optical luminescence (OSL) dating, be encountered the relevant samples shall be taken. These shall include but not be limited to charcoal deposits; material with apparent contemporary association with intact deposits and archaeological and cultural material as well as suitable sand/soil deposits with apparent contemporary association with intact deposits and archaeological and cultural material. The dating of specific assemblages will occur if appropriate charcoal samples are located and sand soil cores shall be taken at appropriate intervals or points in the stratigraphic layers from the section face of any given excavation unit; ➤ Soil samples shall also to be taken to allow soil analysis to take place, if appropriate, these shall include pH measurements and pollen analysis. Analysis of specific assemblages will occur if appropriate soil samples are located and sand/soil cores shall be taken at appropriate intervals or points in the stratigraphic layers from the section face of any given excavation unit. ➤ Use wear and residue analysis samples shall take place if appropriate and if any material exhibiting any evidence of use wear or residue is identified at any stage during the recovery process, these items shall be bagged separately with the following information: job title, excavation unit, spit number and date. 			

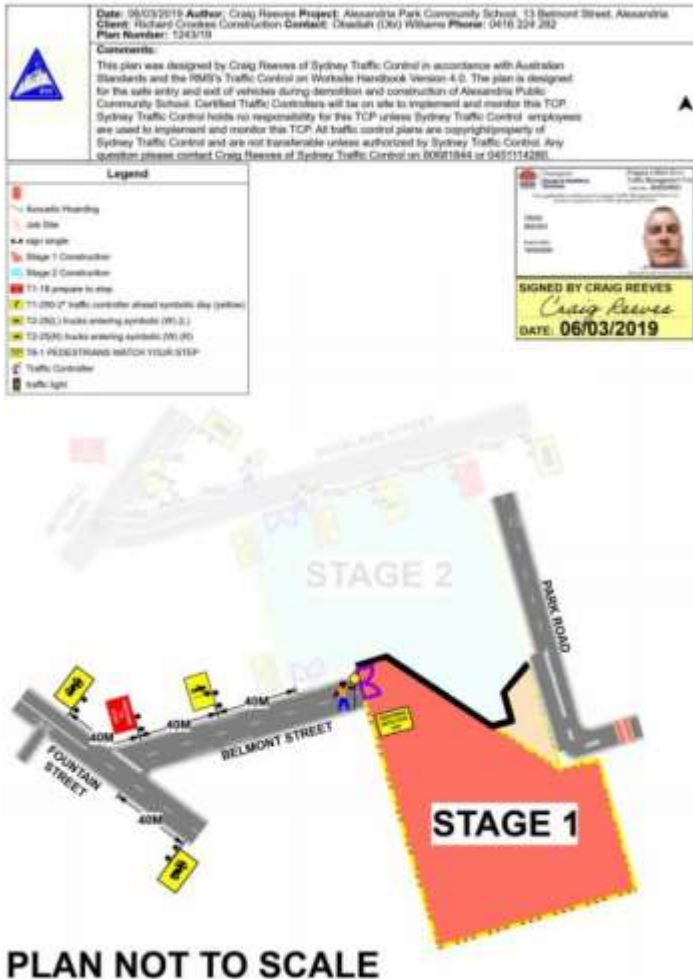
Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
8.1	<p>8.1 FLOW CHART FOR THE DISCOVERY OF UNEXPECTED ABORIGINAL ARCHAEOLOGICAL MATERIAL</p> 	<p>Interview with auditees 18/11/19</p> <p>Site inspection 18/11/19</p> <p>10/7/19 correspondence between DPIE and APCS re complaint from Aboriginal representative.</p>	<p>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.</p> <p>No unexpected finds to date.</p> <p>Observation: On 10/7/19 DPIE advised that it had received a complaint from the Local Aboriginal representative. The complaint related to the content of the HMP and the investigation process amongst other items. On 10/7/19 SINSW responded to each of the matters raised in the complaint. There has been no further issues raised by DPIE or the Aboriginal stakeholder. No further action at this time.</p>	Not triggered
Community Communications Strategy (CoC B16)				
Table 4: 1300 community information line	<p>The free call 1300 482 651 number is published on all communication materials and is manned by SINSW.</p> <p>The number will be available throughout the life of the project and accessible for 12 months post completion</p>	Test call 18/11/19	The call is being manned. No issues.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Table 4: Notifications	<p>A4, single or double sided, printed in colour that can include FAQs if required.</p> <p>Notifications are distributed under varying templates with different headings to suit different purposes:</p> <ul style="list-style-type: none"> • Works notification are used to communicate specific information/ impacts about a project to a more targeted section of the community. This template doesn't have an image so it can be more appropriately targeted for matters like hazardous material. • Project update is used when communicating milestones and higher level information to the wider community i.e. project announcement, concept design/DA lodgement, construction award, completion. Always includes the project summary, information booths/ sessions if scheduled, progress summary and contact info. 	<p>Project update and Works notifications April, July, August, September and October 2019</p> <p>Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html </p>	<p>The notifications are occurring prior to significant works or project milestones.</p>	Compliant
Table 4: Newsletters	<p>Available in hard copy and electronic format. A monthly or quarterly newsletter providing updated information on project scope, benefits, construction progress, achievement of project milestones and other project related issues of interest.</p> <p>Similar to an info pack in content, but used as a regular high level update for the community.</p>	<p>Project update and Works notifications April, July, August, September and October 2019</p> <p>Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html </p> <p>Existing school newsletters https://alexparkcs.c.schools.nsw.gov.au/content/dam/does/schools/a/alexparkcs-c/newsletter/2019/September_Newsletter.pdf </p>	<p>The Project updates are also being used to satisfy the newsletters commitment.</p> <p>The Project updates get incorporated into the existing school newsletters.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Environmental Management Plan (CoC B20)				
CEMP Induction	<p>CEMP Induction</p> <p>The CEMP awareness induction will cover:</p> <ol style="list-style-type: none"> 1 Outlining the objective and purpose of the works; and 2 Contents of the CEMP and their (the workers) responsibility. <p>All site workers will sign the CEMP induction register acknowledging receipt and understanding of this CEMP. All induction sessions will be recorded in the induction register.</p>	<p>APCS Site Induction (Rev 4).</p> <p>APCS induction register</p>	<p>The induction includes the information from the CEMP and project management plans (hours, noise, dust, soil and water etc).</p> <p>564 people have been inducted to the project to date.</p>	Compliant
Daily toolbox	<p>Daily Toolbox Meetings</p> <p>The Principal Contractor will also conduct weekly toolbox meetings with all personnel to review management procedures and identify / discuss daily site conditions and potential hazards. Site inductions and toolbox talks will highlight specific environmental requirements and activities being undertaken at the worksite each day.</p> <p>A record of issues covered in weekly toolbox meetings should be maintained for future audit.</p>	<p>Toolbox Meeting Minutes, 20/8/19, 03/09/19, 25/9/19, 15/10/19, 24/10/19, 30/10/19, 15/11/19, 07/11/19.</p> <p>DECC / RCC daily pre-starts August – November 2019.</p>	<p>Toolbox talks occur weekly and pre-starts occur daily. Both discuss hazards and risks relevant to the works being undertaken.</p> <p>All personnel on site attend and sign on to them.</p>	Compliant
Auditing and records	<p>Auditing and Records</p> <p>The Project Manager will conduct regular audits of the Principal Contractors implementation of the CEMP (including the AMP). Audits will involve a review of all environmental documents, records and reports to ensure compliance with the requirements of the CEMP. If non-compliance is detected, the Principal Contractor will initiate to the satisfaction of the Project Manager the appropriate corrective action.</p> <p>Key environmental and procedural issues to be covered by the audit will include, but may not be limited to:</p> <ul style="list-style-type: none"> * Environmental management measures presented in Environmental Elements 1 to 9; * Environmental management measures presented in the AMP; * Adherence to reporting procedures; * Complaint and incident management; and * Legislative requirements. 	<p>RCC CEMP audit 05/06/2019</p> <p>RCC Desktop audit action plan 30/09/19</p>	<p>RCC appear to be carrying out periodic audits of implementation of elements of its CEMP</p>	Compliant
Construction Traffic and Pedestrian Management Plan (CoC B22)				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
3.2 Pedestrians and cyclists	<p>All works will take into consideration pedestrians and cyclists. With no vehicle demolition or construction vehicles entering or exiting site from Park Road/Power Avenue between the times of:</p> <ul style="list-style-type: none"> I. 8:30AM and 9:30AM, Mondays to Fridays inclusive; and II. 3:00PM and 4:00PM, Mondays to Fridays inclusive <p>Advanced warning/directional signage will be installed (according to approved CPJ) to warn pedestrians and cyclists of truck entry and exit to/from site.</p> <p>Only authorized personnel will be permitted within the building site unless accompanied by site management, if not inducted to the site. Whilst within the confines of the building site, all personnel will attire in correct PPE to ensure that they are visible to moving traffic.</p>	<p>Crane installation OOHW</p> <p>Crane ROL 27/9/19.</p> <p>Correspondence from DPIE 19/9/19.</p> <p>APCS works notification for crane installation</p> <p>Site inspection 18/11/19.</p>	<p>Cranes were installed during September 2019 outside of hours in accordance with CoC C7(a) using Park Road.</p> <p>Park Road has not been used at any other times.</p>	Compliant
3.7 Environmental	<p>A range of measures will be in place to manage and minimise any possible impact on the environment in regard to vehicle movements. Such measures will include, but not limit to:</p> <ul style="list-style-type: none"> ✚ Containment and removal of any hazardous materials in accordance with EPA regulations; ✚ Wheel wash facilities for all vehicles entering and exiting site if required; ✚ Cleaning of streets as required; ✚ Speed limits will be reduced on site to reduce dust and exhaust emissions; ✚ Noise pollution will be minimised through a range of measures as outlined in the Construction Noise and Vibration Management Plan. 	<p>Site inspection 18/11/19</p>	<p>Rumble grids in place.</p> <p>Vehicle wash bay in place.</p> <p>Sealed access in place.</p> <p>No material tracking observed on site.</p> <p>5km/hr speed limit on site.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
3.8 Driver code of conduct	<ul style="list-style-type: none"> All drivers must comply with the road rules, regulations and laws within NSW. All drivers must read and understand the project Traffic Control Plan. All drivers must comply with all traffic control signs and devices present on approach to, within, and exiting the project site. All drivers are to ensure that they do not remain stationary on Belmont Street at all. Drivers must not enter Belmont street without confirmation that they can immediately access the project site. On Belmont Street, approaching the project site, all drivers must not exceed 15km/h, and all drivers must take extra care to avoid all pedestrians such as school children, parents, cyclists and other members of the public at all times. All drivers must obey the project site speed limit of 5km/h. At points of vehicle egress the driver will ensure they give way to vehicles, pedestrians and cyclists before exiting. Drivers must comply with all directions given by the site traffic controllers. Drivers must also complete a site-specific driver induction upon entering the project site, which will ensure compliance with the requirements outlined in this CTPMP. All drivers must ensure their loads are covered by tarpaulin of similar prior to exiting the site. All vehicles leaving the site must be free of mud or any other debris. It is the responsibility of each driver to confirm their vehicles are clean prior to exiting site. All drivers must use the ingress and egress routes outlined in this CTPMP. Drivers must turn off vehicle engines when stationary on site (where feasible). All drivers must be polite and courteous to other road users, pedestrians and residents at all times. All drivers must limit compression braking and other vehicle noise where possible, when in close proximity to the site. Drivers must ensure that they do not block or hinder access to any driveway surrounding the project site at any time. Drivers must drive in a manner that minimises the impacts of their vehicles on the local and regional road network. 	<p>SWMS Brijio 22/8/19</p> <p>Driver code of conduct sign on sheet 18/11/19</p> <p>Subbie pack tender documents.</p> <p>Correspondence to Coates 23/05/19</p> <p>Site Induction Checklist Delivery Drivers</p>	<p>The SWMS includes requirement not to reverse on Belmont, obey TMP and follow traffic controllers at all times.</p> <p>The drivers code of conduct is signed onto by drivers on arrival.</p> <p>The Drivers Code of conduct is provided to contractors as part of tender invitations (within the CTPMSP) and through the Drivers Induction</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
5.3 Stage 1 TCP	 <p>PLAN NOT TO SCALE</p>	Site inspection 18/11/19	The identified traffic set up was observed on site 18/11/19	Compliant
Construction Noise and Vibration Management Plan (CoC B23)				
10.1	The following respite periods are to be adopted for works exceeding 75dB(A) at receiver:	Subcontractor APCS Induction	Noise monitoring has verified that works to date	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> 0730 – 0800 Monday to Friday 1200 – 1300 Monday to Friday 	Noise monitoring results report May 2019 and August 2019	have not exceeded 75dB(A) LAeq at nearest receiver.	Compliant
10.2	<p>It is recommended that surrounding receivers are consulted on the process of demolition. Management processes will include:</p> <ul style="list-style-type: none"> Substituting rock breaking during demolition for alternative measures such as sawing and lifting slab pieces entailing Making saw cuts to break up slab Using muncher or pulveriser to break up slab pieces, where practically feasible. 	Site inspection 18/11/19	<p>The Project has demonstrated that all reasonable and feasible steps are being undertaken to manage noise</p> <p>Training of personnel on ways to reduce noise impact (respite periods, choice of plant etc) as communicated via directions, induction and TBT has occurred.</p> <p>The use of hammers has been avoided where possible, with demolition of concrete instead occurring via cutting and pulverising. Respite periods are being applied.</p> <p>The site is being set up so that site sheds provide screening on the western boundary (the layout of the site does not allow for this on the southern boundary).</p> <p>Communication with the school is ongoing. Monitoring has been</p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>undertaken, with results and response occurring.</p> <p>As with the previous audit findings, despite the Project demonstrating that reasonable and feasible controls are being implemented, the auditor recognises that purely as a result of the approved works, and the proximity to nearby receivers that exceedances of the NMLs are likely, as are complaints. 11 x noise complaints have been received since June 2019. RCC will continue to monitor works and take opportunities for further noise mitigation should they arise.</p>	
10.3	Excavators should not be operated during the nominated respite periods above (referring to section 10.1).	Site inspection 18/11/19	Mobile plant was in operation during the respite periods but did not include excavators.	Compliant
10.4	Attended noise monitoring should be undertaken from time to time.	Noise monitoring results report May 2019 and August 2019	Attended noise monitoring is occurring	Compliant
10.6	Trucks, trailers and concrete trucks must turn off their engines when on site to reduce impacts on adjacent land use (unless required to remain running during concrete pumping for example). As required by condition C17 - where practicable the use non-tonal movement alarms should be adopted ("whooshers"/"quackers").	Site inspection 18/11/19	No plant or vehicles were observed to idling unnecessarily at the site inspection.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Refer response to CoC C17 for details on quackers.	
Construction Waste Management Plan (CoC B24) (including Asbestos Management Plan and Hazardous Materials Management Plan)				
CoC B24 a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	EPA Online Waste Tracking Tool registration (disposal to EPL 20696).	Demolition complete. All hazardous materials had gone to SUEZ Kemps Creek.	Compliant
CWMP Section 2.3	<p>The demolition of the buildings will require the management of the following stockpiles.</p> <ul style="list-style-type: none"> • Concrete – Boral/EBH/Eco Resources • Brick – Boral/ EBH/Eco Resources • Steel – SIMS Metal/Sell & Parker; • Non-Ferrous Metals – SIMS Metal/Sell & Parker; • Rubbish – W2R/Bingo Industries; • Gyprock – W2R/Bingo Industries. • Asbestos Contaminated Materials – Suez Landfill, Kemps Creek 	<p>Grasshopper monthly waste reports August, September 2019.</p> <p>SUEZ dockets May 2019</p> <p>EPA consignment notices for May 2019.</p> <p>MRF waste disposal locations EPL list (grasshopper) 18/11/19</p> <p>Waste Tracking Report Rev 7 190716</p>	<p>Grasshopper takes GSW (all general construction and demolition waste) since completion of demolition. All these types are pre-classified under the waste classification guidelines.</p> <p>The monthly waste reports identify the material type, volume, % recycled. These wastes all go to EPL licenced premises.</p> <p>The Project is using the EPA online Waste Tracking Tool for disposal of hazardous and liquid wastes. This requires hold and release by the EPA system and provides a report that can be used to verify appropriate disposal.</p> <p>Payment to waste transporter is only made on dockets after verification.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
CWMP Section 3	DECC estimate that 90% of the material by weight will be recycled. DECC to keep records of all tipping receipts to confirm and track recycling achieved against initial estimates. Table 1 (of the Waste management plan) is to be updated to include real quantities on an ongoing basis throughout the demolition project. DECC will also provide waste reports if the client requires these reports	As above	As above	Compliant
HMMP Section 13.2	The Class A LARC will be required to notify SafeWork NSW prior to commencement of asbestos related works (5 days notification required). An Asbestos Removal Control Plan (ARCP) will be required to be prepared by the LARC and submitted with the notification. The ARCP must be aligned with this HMMP and include: <ul style="list-style-type: none"> Details of the asbestos which will and may be encountered, including the location, type and condition of the asbestos. Details of how the removal works will be carried out and how asbestos containing materials will be handled, including the method to be used and the tools, equipment and personal protective equipment to be used. 	Refer to evidence in CoC C12, C33, C36	Refer to response in CoC C12, C33, C36	Compliant
Construction Soil and Water Management Plan (CoC B25)				
CSWMP Section 2.1.b	Any temporary sediment basins must be constructed and in service prior to the start of bulk excavation and earthworks, where disturbed earthworks area exceeds 2,500 m2 at any one time. A temporary sediment basin suitable for 149 m3 of storage and minimum 0.6m depth will be required for stage 1 construction, where more than 7,000 m2 of area is anticipated to be disturbed. This basin is to remain until the disturbed area has had slab construction commence or stabilised. SCP Consulting can provide advice on most suitable location when final works schedule has been established	Site inspection 18/11/19 Interview with auditees 18/11/19	The site is sealed in sections via slabs and roadway. There is no need for	Not triggered
CSWMP Section 3	A regular site maintenance program shall be established for the site based upon: <ul style="list-style-type: none"> Daily site walk-over by site foreman/manager to ensure adequate condition of erosion control measures; A weekly site audit of erosion control measures during periods of dry weather; and A site audit of all erosion control measures following a rainfall event. 	RCC and DECC inspection reports 15/06/19, 22/7/19, 02/08/19, 01/08/19, 07/08/19, 28/8/19, 02/09/19, 20/9/19, 27/9/19, 11/10/19, 04/11/19, 14/11/19, 18/11/19.	Foreman and manager carry out daily inspections (not necessarily documented). The inspections carried out at least weekly include checks of dust emissions, material tracking, flora and fauna, erosion and sediment	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			controls, heritage, hazardous chemicals and spills. Any issues are responded to and closed out.	

Appendix C. Planning Secretary agreement of Independent Auditors



Department of Education
ATTN: Mr Robert Crestani
Project Director, Infrastructure Projects
Level 8, 259 George Street,
Sydney, NSW 2000

Contact: Khalid Abubaker
Phone: 02 8572 1096
Email: compliance@planning.nsw.gov.au

Dear Mr Crestani

Alexandria Park Community School (SSD 8373) Condition C38

Reference is made to a submission, dated 5 April 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability of qualified, experienced and independent audit team to undertake independent audits of the Alexandria Park Community School (SSD 8373) ("Project").

In accordance with Schedule 2, Part C, Condition C38 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to the following audit team:

- Steve Fermio; and
- Derek Low.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

If you have any questions, please contact Khalid Abubaker on the details listed above.

Yours sincerely



01/05/2019

Kate Moore
A/ Principal Compliance Officer (Social Infrastructure)
As nominee of the Secretary

Appendix D. Consultation records

Appendix E. Independent Audit Declaration Form(s)

Independent Audit Declaration Form

Independent Audit Declaration Form


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
Date	20/12/19

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 2018);
- 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;
 - I declared prior to the audit that I had been engaged to prepare the Independent Audit Program
- 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:

- a) 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
- b) 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
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

Independent Audit Declaration Form

Independent Audit Declaration Form

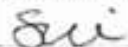
Project name	Alexandria Park Community School
Consent Number	8373
Description of Project	Redevelopment and operation of Alexandria Park Community School
Project Address	7 – 11 Park Road, Alexandria, NSW 2015
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	20/12/19

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 2018);
- 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;
 - I declared prior to the audit that I had been engaged to prepare the Independent Audit Program
- 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:

- a) 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
- b) 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	Steve Fermio
Signature	
Qualification	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

Appendix F. **Site inspection photographs.**



Photo 1: Secured access



Photo 2: Earthworks ongoing. Note acoustic hoarding between the site and existing school.



Photo 3: First floor pour, with tower crane erected.



Photo 4: Sydney Water stormwater corridor



Photo 5: Asbestos in air monitoring



Photo 6: Scooters being used for transport between offices



Photo 7: Environment noticeboard



Photo 8: Tree Protection Zone



Photo 9: Waste collection



WolfPeak Pty Limited

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