


INDEPENDENT AUDIT REPORT

ALEXANDRIA PARK COMMUNITY SCHOOL – SSD 8373

DECEMBER 2021

Authorisation

Author Name:	Nick Ballard	Reviewer / Approver:	Steve Fermio
Position:	Principal Environmental Scientist	Position:	Principal Environmental & Earth Scientist
Signature:		Signature:	
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Prepared for:

School Infrastructure NSW
Level 8, 259 George St
Sydney 2000 NSW

Prepared by:

WolfPeak Pty Ltd

W: www.wolfpeak.com.au

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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) which have been modified on two occasions.

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

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

This Audit Report presents the findings from the sixth Independent Audit for the construction period, covering the period from May 2021 to October 2021 (the audit period). The objective of the 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 requirements set out in the IAPAR. The Auditor notes that the Project has elected to adopt the 2020 revision of the IAPAR and, therefore, the timing, methodology and reporting requirements specified in that revision have been adopted for this Independent Audit.

Works undertaken since the previous Independent Audit include Phase 2.1 and Phase 2.2 earthworks including ground remediation, construction of school building, basketball courts and staff car park and landscaping. Building fit-out was almost complete at the time of the site inspection.

The overall outcome of the Independent Audit indicated that compliance is being proactively tracked by Savills and RCC. Compliance records were very well organised and available during the Independent Audit. Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements. Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarised as follows:

- A total of 161 CoCs assessed (Parts A to E).
- A total of 132 CoCs were found to be compliant (Parts A to E).
- One CoC was identified as non-compliant (Parts A to E):
 - an operational Compliance Report had not been prepared at the time of the audit for Phase 1.
- A total of 28 CoCs were identified as not triggered (Parts A to E).

- One observation concerning a superseded management plan on the Project website was identified concerning the CoCs (Parts A to E). The observation was closed during the audit.

Management plans are considered to be generally adequate for the works being undertaken, noting the findings in Section 3.2.

- Actions from the previous Independent Audit are considered closed.

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

1. INTRODUCTION

1.1 Project overview

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



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

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

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

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

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

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

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

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

Works	Timing
Phase 2.1	
Demolition of temporary school	October 2020 to December 2020
Earthworks including ground remediation, construction of school building, basketball courts and staff car park.	January 2021 to December 2021
Landscaping works	August 2021 to December 2021
Phase 2.2	
Earthworks including ground remediation	February 2021 to May 2021
Construction of sports field, flood culverts and raingarden	June 2021 to February 2022
Landscaping works	August 2021 to February 2022
Phase 2.3	
Design and approvals	August 2021 to November 2021
Construction of Public Domain	December 2021 to July 2022
Phase 3	
High school construction (Level 4)	To Be Confirmed

Works undertaken since the previous Independent Audit include Phase 2.1 and Phase 2.2 earthworks including ground remediation, construction of school building, basketball courts and staff car park and landscaping.

1.2 Approval requirements

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

1.3 The audit team

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

The Audit Team comprises:

- Nick Ballard (Lead Auditor): Exemplar Global Certified Environmental Lead Auditor (Certificate No 129713).
- 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 2 August 2021. The letter of approval is presented in Appendix C.

1.4 The audit objectives

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

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

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

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

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

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

1.5 Audit scope

This Independent Audit relates to the Project works from May 2021 to October 2021 (the audit period).

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

- *“an assessment of compliance with:*
 - *all conditions of consent applicable to the phase of the development that is being audited*
 - *all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and*
 - *all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.*
- *a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:*
 - *actual impacts compared to predicted impacts documented in the environmental impact assessment*
 - *the physical extent of the development in comparison with the approved boundary*
 - *incidents, non-compliances and complaints that occurred or were made during the audit period*
 - *the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and*
 - *feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period*
- *the status of implementation of previous Independent Audit findings, recommendations and actions (if any)*
- *a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and*
- *any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development’s past performance and comparison to industry best practices”.*

2. AUDIT METHODOLOGY

2.1 Audit process

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

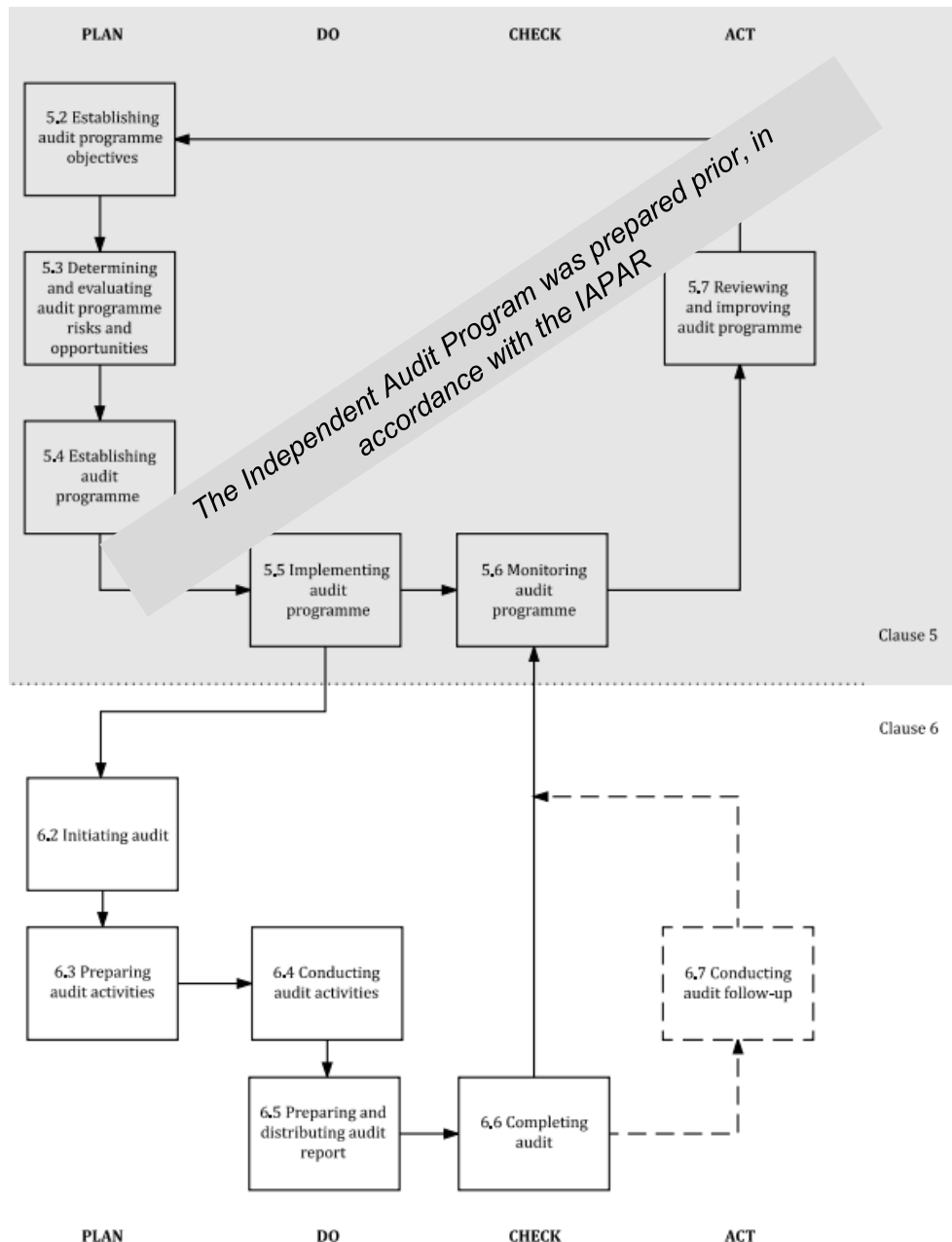


Figure 1 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

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

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

On 13 October 2021 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The consultation records are presented in Appendix D.

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

Table 1 Key issues and areas of focus raised during consultation

Stakeholder	Issues and Focus	How Addressed
Department of Planning, Industry, and Environment	The Department does not require any further considerations outside of the audit scope described in Section 3.2 of the IAPARs at this stage.	Included in the scope.

2.2.2 Preparing audit activities

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

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

- *Environmental Impact Statement for SSD 17_8373 Alexandria Park Community School*, Urbis, December 2017 (the EIS)
- *SSD 17_8373 Alexandria Park Community School Response to Submissions*, 3 October 2018
- *Development Consent SSD 8373*, 11 February 2019 (the Consent), including Modifications 1 and 2.
- *Community Communication Strategy Alexandria Park Community School*, April 2019 (CCS)
- *Alexandria Park Community School No. 1161 Construction Environmental Management Plan*, Richard Crookes Constructions, Rev 1, 14 March 2019 (CEMP)
- *Construction Traffic and Pedestrian Management Plan, Alexandria Park Community School K-12*, Sydney Traffic Control, 10 December 2020 (CTPMSP)
- *Alexandria Park Community School Construction Noise Vibration Management Plan*, Acoustic Logic, 22 January 2020 (CNVMSP)

- *Construction Soil and Water Management Plan*, Rev F, SCP Engineers and Development Consultants, 26 July 2019 (CSWMSP)
- *Construction Waste Management Sub-Plan (CWMSP)*, Richard Crooks Construction, 6 May 2021
- *Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School Buckland Street*, Alexandria NSW 2015, Coffey, 3 April 2019
- *Alexandria Park Community School- Complaints Register*, last updated September 2021.

Audit checklist was reviewed and prepared comprising all conditions from Schedule 2 of SSD 8373, and a selection of mitigation measures from the CEMP and sub-plans.

2.2.3 Site personnel involvement

Due to COVID-19 restrictions in place at the time of the audit the site inspection took place on 21 October 2021 with a virtual audit consisting of interviews with Project personnel and a review of Project documentation conducted on 27 October 2021.

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

Table 2: Name and position of personnel interviewed during site inspection

Name	Role	Organisation	Session
21 October 2021			
Trent Scrivener	Project Manager	Richard Crookes Construction	Accompanied Auditor on the site inspection
Nicholas Clay	Project Director	Savills Project Management	Accompanied Auditor on the site inspection
27 October 2021			
Raiza Arcilla	Senior Project Manager	Savills Project Management	Attended opening and closing meetings. Participated in interviews.
Trent Scrivener	Project Manager	Richard Crookes Construction	Attended opening and closing meetings. Participated in interviews.
Nicholas Clay	Project Director	Savills Project Management	Attended opening and closing meetings. Participated in interviews
Sheron Musengi	Site Engineer	Richard Crookes Construction	Attended opening and closing meetings. Participated in interviews

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix E.

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

2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

2.2.6 Site inspection

Due to COVID Public Health Orders being in place during the Independent Audit, the majority of activities were conducted remotely (on line). That being said, a site inspection was conducted on 21 October 2021. The on-site audit activities included an inspection of the site and work activities.

Photos are presented in Appendix E.

2.2.7 Document review

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

2.2.8 Generating audit findings

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

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

2.2.9 Compliance evaluation

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

Table 3: Compliance status descriptors

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

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

Findings in relation to implementation of management plans (where they do not strictly relate to a condition) use the descriptors in Table 4 below.

Table 4: Findings status descriptors in relation to implementation of management plans

Status	Description
Conformant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been conformed with within the scope of the audit.
Non-conformant	The Auditor has determined that one or more specific elements of the requirements have not been conformed 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 conformance is not relevant.

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

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.11 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

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

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

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

3.2 Non-compliances, Observations and Actions

This Section presents the non-compliances and observations from the sixth IA. Findings from the fifth IA were closed prior to the finalisation of the final report.

Actions in response to each of the findings are also presented. Detailed findings against each CoC are presented in Appendix A. In summary:

- A total of 161 CoCs assessed (Parts A to E).
- A total of 132 CoCs were found to be compliant (Parts A to E).
- One CoC was identified as non-compliant (Parts A to E):
 - an operational Compliance Report had not been prepared at the time of the audit for Phase 1.
- A total of 28 CoCs were identified as not triggered (Parts A to E).
- One observation concerning a superseded management plan on the Project website was identified concerning the CoCs (Parts A to E). The observation was closed during the audit.

Management plans are considered to be generally adequate for the works being undertaken, noting the findings in section 3.2 above.

Table 5 Independent Audit (IA6) Findings and Actions

Item	Ref.	Type	Details of Item	Proposed or Completed Action	By Whom & By When	Status October 2021
IA6_01	CoC B36	Non-compliant 01	<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>The Compliance Reporting, Post Approval Requirements (May, 2020) states that operational compliance reports must be prepared at intervals no greater than 52 weeks from the date of commencement of operation. As Phase 1 operations commenced on 12 October 2020 an operational compliance report was due to be prepared covering the 12 months of operation of Phase 1 up to 12 October 2021. At the time of the audit an operational compliance report had not been prepared.</p>	Prepare an Operational Compliance Report for the period October 2020 to October 2021	RCC	OPEN
IA6_02	CoC A21	Observation 01	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ol style="list-style-type: none"> make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; a summary of the current stage and progress of the development; contact details to enquire about the development or to make a complaint; a complaints register, updated monthly; audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; any other matter required by the Planning Secretary; and <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p> <p>A superseded version of the Construction Waste Management Plan was available on the Project website (labelled B5).</p>	The superseded Construction Waste Management Plan was removed from the Project website during the preparation of this Report.	SINSW	CLOSED

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

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

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

A review was conducted of the:

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

The documents are considered to be generally adequate for the works being undertaken, noting the findings in section 3.2 above.

3.4 Summary of notices from agencies

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

3.5 Other matters considered relevant by the Auditor or DPIE

The Auditor has no additional matters to raise.

3.6 Complaints

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

A total of 12 complaints were recorded during the audit period. These related to privacy, operational hours, operational noise, rubbish, COVID working hours, site access and lighting. All complaints with the exception of the operational noise issue were considered by the Project to be closed. The Auditor agrees with this position.

3.7 Incidents

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

3.8 Actual versus predicted impacts

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

Table 6: 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, noting Modification 2 alters the original footprint.	Y
Biodiversity	The Project would result in the loss of 69 mature trees and protect those being retained	Tree removal had occurred prior to the audit period in the approved locations. 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.	Heavy vehicle movements were minor at the time of the site inspection 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.	High generating noise impacts finished at the beginning of the audit period. Noise impacts associated with Phase 2.2 and Phase 2.3 works should align with Table 1 of the CNVMSP.	Y
Heritage	Further investigations are required as part of a full ACHA	Investigations for Phase 1 works are complete. No unexpected finds to date.	Y
Contaminated land	There is known and suspected contamination on the site needing to be managed under documents prepared in accordance with the CLM Act 1997 and WHS Act 2011.	Remediation works were ongoing for Phase 2.1 and Phase 2.2. Refer to finding in relation to CoC D26 to D28. Some asbestos containing material impacted fill is being managed on site for Phase 2 in accordance with the Remedial Works Plan. This material will be capped on site.	Y

4. CONCLUSIONS

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

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

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

- A total of 161 CoCs assessed (Parts A to E).
- A total of 132 CoCs were found to be compliant (Parts A to E).
- One CoC was identified as non-compliant (Parts A to E):
 - an operational Compliance Report had not been prepared at the time of the audit for Phase 1.
- A total of 28 CoCs were identified as not triggered (Parts A to E).
- One observation concerning a superseded management plan on the Project website was identified concerning the CoCs (Parts A to E). The observation was closed during the audit.

Management plans are considered to be generally adequate for the works being undertaken, noting the findings in Section 3.2.

Actions from the previous Independent Audit are considered closed.

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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APPENDIX A – SSD 8373 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																																																
Part A Administrative conditions																																																																																																				
Obligation to Minimise Harm to the Environment																																																																																																				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	Compliant																																																																																																
Terms of Consent																																																																																																				
A2	<div>The development may only be carried out:<div><div>a) in compliance with the conditions of this consent;</div><div>b) in accordance with all written directions of the Planning Secretary;</div><div>c) generally in accordance with the EIS and Response to Submissions;</div><div>d) in accordance with the approved plans in the table below:</div></div><table><tr><th colspan="4">Architectural Drawings prepared by Tanner Kibble Denton Architects</th></tr><tr><th>Dwg No.</th><th>Rev.</th><th>Name of Plan</th><th>Date</th></tr><tr><td>AR.DA. 1001</td><td>P1</td><td>Existing Site Plan</td><td>08.12.17</td></tr><tr><td>AR.DA. 1101</td><td>A B</td><td>Proposed Site Plan – Completed Project</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1102</td><td>A B</td><td>Proposed Site Plan – Phase 2 Completion</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1201</td><td>A B</td><td>Existing and Proposed Site Plans</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1202</td><td>P2 A</td><td>Phase 1 – Construction Extent</td><td>20.04.18 12.03.20</td></tr><tr><td>AR.DA. 1203</td><td>A B</td><td>Phase 2 – Construction Extent</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1204</td><td>A</td><td>Phase 3 – Construction Extent</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 1205</td><td>A</td><td>Existing and Proposed Site Plans - Phase 2 Completion</td><td>12.03.20</td></tr><tr><td>AR.DA. 2001</td><td>P5</td><td>Campus Plans- Ground and First Floors</td><td>28.11.18 06/04/2020</td></tr><tr><td>AR.DA. 2002</td><td>P4</td><td>Campus Plans — Second and Third Floors</td><td>24.04.18 06/04/2020</td></tr><tr><td>AR.DA. 2003</td><td>A-B</td><td>Campus Plans – Fourth Floor and Roof</td><td>12.03.20 06/04/2020</td></tr><tr><td>AR.DA. 2004</td><td>A</td><td>Roof Plan - Completed Project</td><td>12.03.20</td></tr><tr><td>AR.DA. 2010</td><td>P2 A</td><td>Key Plan</td><td>20.04.18 12.03.20</td></tr><tr><td>AR.DA. 2011</td><td>P2 A</td><td>Key Plan- Building References</td><td>20.04.18 12.03.20</td></tr><tr><td>AR.DA. 2101</td><td>P3 A</td><td>Ground Floor Plan – Northern Hubs</td><td>20.04.18 06/04/2020</td></tr><tr><td>AR.DA. 2102</td><td>P3</td><td>Ground Floor Plan – Southern Hubs</td><td>20.04.18</td></tr><tr><td>AR.DA. 2201</td><td>P3-A</td><td>First Floor Plan – Northern Hubs</td><td>20.04.18 06/04/2020</td></tr><tr><td>AR.DA. 2202</td><td>P4</td><td>First Floor Plan – Southern Hubs</td><td>24.04.18</td></tr><tr><td>AR.DA. 2301</td><td>P3</td><td>Second Floor Plan – Northern Hubs</td><td>20.04.18</td></tr><tr><td>AR.DA. 2302</td><td>P4</td><td>Second Floor Plan – Southern Hubs</td><td>24.04.18</td></tr><tr><td>AR.DA. 2401</td><td>P3</td><td>Third Floor Plan – Northern Hubs</td><td>20.04.18</td></tr><tr><td>AR.DA. 2402</td><td>P3</td><td>Third Floor Plan- Southern Hubs</td><td>20.04.18</td></tr></table></div>	Architectural Drawings prepared by Tanner Kibble Denton Architects				Dwg No.	Rev.	Name of Plan	Date	AR.DA. 1001	P1	Existing Site Plan	08.12.17	AR.DA. 1101	A B	Proposed Site Plan – Completed Project	12.03.20 06/04/2020	AR.DA. 1102	A B	Proposed Site Plan – Phase 2 Completion	12.03.20 06/04/2020	AR.DA. 1201	A B	Existing and Proposed Site Plans	12.03.20 06/04/2020	AR.DA. 1202	P2 A	Phase 1 – Construction Extent	20.04.18 12.03.20	AR.DA. 1203	A B	Phase 2 – Construction Extent	12.03.20 06/04/2020	AR.DA. 1204	A	Phase 3 – Construction Extent	12.03.20 06/04/2020	AR.DA. 1205	A	Existing and Proposed Site Plans - Phase 2 Completion	12.03.20	AR.DA. 2001	P5	Campus Plans- Ground and First Floors	28.11.18 06/04/2020	AR.DA. 2002	P4	Campus Plans — Second and Third Floors	24.04.18 06/04/2020	AR.DA. 2003	A-B	Campus Plans – Fourth Floor and Roof	12.03.20 06/04/2020	AR.DA. 2004	A	Roof Plan - Completed Project	12.03.20	AR.DA. 2010	P2 A	Key Plan	20.04.18 12.03.20	AR.DA. 2011	P2 A	Key Plan- Building References	20.04.18 12.03.20	AR.DA. 2101	P3 A	Ground Floor Plan – Northern Hubs	20.04.18 06/04/2020	AR.DA. 2102	P3	Ground Floor Plan – Southern Hubs	20.04.18	AR.DA. 2201	P3-A	First Floor Plan – Northern Hubs	20.04.18 06/04/2020	AR.DA. 2202	P4	First Floor Plan – Southern Hubs	24.04.18	AR.DA. 2301	P3	Second Floor Plan – Northern Hubs	20.04.18	AR.DA. 2302	P4	Second Floor Plan – Southern Hubs	24.04.18	AR.DA. 2401	P3	Third Floor Plan – Northern Hubs	20.04.18	AR.DA. 2402	P3	Third Floor Plan- Southern Hubs	20.04.18	<div>Evidence referred to elsewhere in this table.</div> <div>Interview with Auditees 27/10/21</div> <div>Environmental Impact Statement for SSD 17_8373, Alexandria Park Community School, Urbis, December 2017.</div> <div>SSD 17_8373 Alexandria Park Community School Response to Submissions, Urbis, 03/10/18</div> <div>Approved plans stamped are available on site and online. These are the basis for the IFC drawings.</div>	<div>Compliance was achieved during the audit period.</div> <div>There have been no written directions from the Planning Secretary.</div> <div>The Project design and delivery is consistent with the EIS and RtS except where modified under Mod 1.</div> <div>These drawings are the plans being used for the development.</div>	Compliant
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Phase 2</td><td>12.03.20</td></tr><tr><td>AR.DA. 3014</td><td>A</td><td>Detailed Elevations 3 - Phase 2</td><td>12.03.20</td></tr><tr><td>AR.DA. 3015</td><td>A</td><td>Detailed Elevations 3 - Phase 2</td><td>12.03.20</td></tr><tr><td>AR.DA. 3101</td><td>P2 A</td><td>Sections-4 Sections 1— Completed Project</td><td>20.04.18 12.03.20</td></tr><tr><td>AR.DA.3102</td><td>A</td><td>Revision A</td><td>12.03.20</td></tr><tr><td>AR.DA. 3111</td><td>P2</td><td>Detailed Section Sheet 1</td><td>20.04.18</td></tr><tr><td>AR.SD.3111</td><td>A</td><td>Revision A</td><td>20.03.20</td></tr><tr><td>AR.DA.3112</td><td>A</td><td>Revision A</td><td>20.03.20</td></tr><tr><td>AR.DA.4001</td><td>A</td><td>Revision P1</td><td>08.12.17</td></tr><tr><td>AR.CD 1002</td><td>A</td><td>Sports Field Plan</td><td>18.06.20</td></tr><tr><td>AR.CD 1003</td><td>A</td><td>Sports Field Sections</td><td>18.06.20</td></tr><tr><td>AR.CD 1004</td><td>A</td><td>Sports Field Elevations Sheet 01</td><td>18.06.20</td></tr><tr><td>AR.CD 1005</td><td>A</td><td>Sports Field Elevations Sheet 02</td><td>18.06.20</td></tr><tr><td>AR.CD 1006</td><td>A</td><td>Sports Field Detailed Section</td><td>18.06.20</td></tr><tr><td>AR.DA 1007</td><td>A</td><td>Modes of Change</td><td>18.06.20</td></tr><tr><td>AR.DA 1008</td><td>A</td><td>Sports Field Perspective Sheet 01</td><td>18.06.20</td></tr><tr><td>AR.DA 1009</td><td>A</td><td>Sports Field Perspective Sheet 02</td><td>18.06.20</td></tr><tr><td colspan="4">Landscape Drawings prepared by Context Landscape Design Pty Ltd</td></tr><tr><td>L.COS.9001</td><td>C</td><td>Finishes & Levels Plan 1 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9002a</td><td>C</td><td>Finishes & Levels Plan 2a of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9002</td><td>C</td><td>Finishes & Levels Plan 2 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9003</td><td>C</td><td>Finishes & Levels Plan 3 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9004</td><td>C</td><td>Finishes & Levels Plan 4 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9004a</td><td>C</td><td>Finishes & Levels Plan 4a of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9005</td><td>C</td><td>Finishes & Levels Plan 5 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9006</td><td>C</td><td>Finishes & Levels Plan 6 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9007</td><td>C</td><td>Finishes & Levels Plan 7 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9008</td><td>C</td><td>Finishes & Levels Plan 8 of 8</td><td>17/06/2020</td></tr><tr><td>L.COS.9100</td><td>C</td><td>Section Sheet 1</td><td>17/06/2020</td></tr><tr><td>L.COS.9101</td><td>C</td><td>Section Sheet 2</td><td>17/06/2020</td></tr><tr><td>L.COS.9102</td><td>C</td><td>Section Sheet 3</td><td>17/06/2020</td></tr></table> MOD-2				AR.DA. 2501	P3 A	Fourth Floor Plan – Northern Hubs	20.04.18 12.03.20	AR.DA. 2504	A	Fourth Floor Plan - 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L.COS.9101	C	Section Sheet 2	17/06/2020																																																																																																																																																																													
L.COS.9102	C	Section Sheet 3	17/06/2020																																																																																																																																																																													
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in (a) above.				Interview with Auditees 27/10/21	No directions have been made by the Planning Secretary.	Not Triggered																																																																																																																																																																									

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict	These conditions of consent and documents referred to elsewhere in this audit table	This audit assesses compliance with the conditions of consent.	Not Triggered
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 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 BCA CC5 Crown Certificate CRO-20104, 12/03/21	The louvre design was approved by the Certifier on 01/07/19 and verified as built through the Crown Completion Certificate (for phase 1) and to be built for phase 2 via CC5.	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 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 BCA CC5 Crown Certificate CRO-20104, 12/03/21	The shade structure design was approved by the Certifier on 01/07/19 and verified as built through the Crown Completion Certificate (for phase 1) and to be built for phase 2 via CC5.	Compliant
Limits of Consent				
A7	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Notification for commencement of works, DoE to DPIE dated 8/4/19	Works commenced 10 April 2019	Compliant
Prescribed Conditions				
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation	CC1 granted 24/4/19. Signage sighted 04/06/19 and 20/05/20. BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19 BCA CC3.1 Crown Certificate Requirements 06/11/19 BCA CC3.2 Crown Certificate CRO-20007, 10/02/20 BCA CC4 Crown Certificate CRO-20057, 30/07/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 BCA CC5 Crown Certificate CRO-20104, 12/03/21	Part 6, Division 8A of the EPA Reg relates to prescribed conditions for: a) compliance with the BCA b) erection of signs c) residential building work (not relevant) d) entertainment venues (not relevant) e) signage for max number of persons for entertainment purposes (not relevant) f) shoring and adjoining properties (not relevant) The issue of CCs and the Crown Completion Certificate 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 27/10/21	No disputes identified	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. 08/10/19 NSW Long Service Levy payment 0202/21 NSW Long Service Levy payment	Payments made.	Compliant
Legal Notices				
A11	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with Auditees 27/10/21	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. 	4/4/19 DPIE to SINSW Approval of Community Consultation Strategy. 2/4/19 Dept Ed Community Consultation Strategy. Documents referred to elsewhere in this Audit Table that require consultation.	Consultation is referred to elsewhere in this Audit Table, including but not limited to CoC B35, Public Domain works as well as B22, B23, B25.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	With the approval of the Planning Secretary, the Applicant may: <ul style="list-style-type: none"> a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8373: Submission of revised Staging Report in accordance with Condition A24 & A25, 26/10/21, Ref: DOC21/1145674	The Staging of the Project was updated during the preparation of the audit report to include additional public domain works approved by MOD-2 and Phase 2.3. Sighted a letter from SINSW to DPIE dated 26 October 2021 providing an updated Staging Report to accommodate changes to proposed public domain works as approved as part of Modification 2 on 18 April 2021. The updated Staging Report was not approved at the time of preparing the Report. The previous Staging Report was in March 2021. The Staging Report identified the following stages: <ul style="list-style-type: none"> • Phase 2.1 – Basketball courts, staff car park and school building and remediation. Due December 2021. • Phase 2.2 – Sports field, flood culverts, rain garden, landscaping. Due February 2022 • Phase 2.3 – Public domain works. Due July 2022 • Phase 3 – High school construction (Level 4) – To Be Confirmed. The Plans and Strategies already approved remain current for the stages, noting the minor update to the CTPMP pursuant to C43.	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
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 audits. 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	Interview with Auditees 27/10/21 DECC demolition / dismantle HIRAC, 07/10/20	Methodology checking has been done in accordance with AS2601 and Safe Work NSW code of practice – demolition work – 2016. No demolition works were conducted during the audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District 	<p>Information submitted to Certifying Authority for granting of CC1.</p> <p>BCA CC1 190080/01, 24/4/19</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3 190080/03, 08/10/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p>	<p>The issue of Construction Certificate and Crown Completion Certificate by Certifier demonstrates compliance with the BCA to the extent of works that it covers.</p>	Compliant
External Walls and Cladding				
A18	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA</p>	<p>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</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3 190080/03, 08/10/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p>	<p>External wall specifications stated as being compliant by TKD and verified as-built by the Certifier through Crown Construction and Completion Certificate.</p>	Compliant
Applicability of Guidelines				
A19	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p> <p>However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised 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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Monitoring and Environmental Audits				
A20	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Asbestos Clearance Certificates, Coffey 21/04/21, 04/06/21, 27/10/21, 28/10/21</p> <p>Asbestos daily air monitoring reports (various)</p> <p>Alexandria Park Community School Stage 2 – Construction Noise & Vibration Monitoring Report, Pulse, Dec 20, Jan 21, Feb 21, Mar 21, Apr 21.</p> <p>This Audit</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.</p> <p>The asbestos air monitoring results referred to appear to be carried out consistent with the relevant Standards (NOHSC: 3003).</p> <p>Attended noise monitoring and vibration logging has occurred regularly during the audit period. The report identify the relevant methods which align with the applicable standards. Results show that noise and vibration is compliant with the relevant criteria. Noise and vibration monitoring finished on-site in April 2021 when high noise generating activities were completed.</p> <p>This audit has been conducted in accordance with the Departments IAPAR.</p> <p>Eight asbestos monitors were on-site at the time of the audit. Coffey provide asbestos monitoring services.</p>	Compliant
Access to Information				
A21	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ol style="list-style-type: none"> make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; a summary of the current stage and progress of the development; contact details to enquire about the development or to make a complaint; a complaints register, updated monthly; audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; any other matter required by the Planning Secretary; and keep such information up to date, to the satisfaction of the Planning Secretary. 	<p>Project website; https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html</p>	<p>Observation 01</p> <p>A superseded version of the Construction Waste Management Plan was available on the Project website (labeled B5).</p> <p>Recommendation</p> <p>The superseded Construction Waste Management Plan was removed from the Project website during the preparation of this Report.</p> <p>a) (i), (ii), (iii) Required planning approval documentation, management plans and strategies found on website.</p> <p>(iv) and (v) the management plans do not specify reporting arrangements to be published, the conditions do not require monitoring to be undertaken.</p> <p>(vi) Current staging information and project updates provided on website.</p> <p>(vii) Contact details provided for feedback, questions and comments [schoolinfrastructure@det.nsw.edu.au].</p> <p>(viii) Complaints register found on website.</p> <p>(ix) The audit report is available on the website. The findings are the same as the response provided to the Department.</p> <p>(x) it is understood that no directions have been received from the planning Secretary.</p> <p>b) The website appears be maintained with up to date information other than the Complaints register.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Compliance				
A22	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development	APCS Site Induction (current to 27/10/21) RCC Canvas online induction and inspection tracking system HammerTech Personnel/All Persons Register Phase 2 (current to 27/10/21)	The material presented communicates a number of requirements relevant to the Project, in particular the Trade Conditions of Subcontracts, which is quite comprehensive. The contract requirements align with the consent. A copy of the consent is also provided. The RCC Canvas system allows for a check of workers induction, tickets, RCC Canvas includes environmental inspections (weekly) The Induction includes information relevant to the tasks being undertaken by the people undertaking construction works. Inspections are conducted regularly to ensure that works are proceeding as planned. Issues raised are communicated to the relevant subcontractor for action. RCC toolbox talks (weekly) and pre starts (daily) cover matters relevant to the works being undertaken (hazards and controls).	Compliant
A23	The project may be constructed and operated in stages in accordance with the Staging Report prepared by Urbis dated June 2020. MOD-1	Interview with Auditees 27/10/21 Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21	The Staging Report formed part of the modification application and was revised under CoC A24. This revised Staging Report is the basis of staging going forward. Based on works being undertaken and evidence referred to elsewhere in this table it appears as though the project is being staged as per the revised Staging Report. Approval for the updated Staging Report was pending at the time of preparing this Report.	Compliant
A24	Staging of the proposed development may be varied in accordance with a revised Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary. MOD-1	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21	The Staging Report was revised and approved by the Department. This revised Staging Report is the basis of staging going forward. Approval for the updated Staging Report was pending at the time of preparing this Report.	Compliant
A25	Any revised Staging Report prepared in accordance with condition A24 must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. MOD-1	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of previous Staging Report, 01/03/21	The Staging Report was revised and approved by the Department. This revised Staging Report is the basis of staging going forward. Approval for the updated Staging Report was pending at the time of preparing this Report.	Compliant
A26	The project must be staged in accordance with the Staging Report approved under condition A23 or in accordance with a revised Staging Report approved under condition A24. MOD-1	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of previous Staging Report, 01/03/21	The Staging Report formed part of the modification application and was revised under CoC A24. This revised Staging Report is the basis of staging going forward. Based on works being undertaken and evidence referred to elsewhere in this table it appears as though the project is being staged as per the revised Staging Report. Approval for the updated Staging Report was pending at the time of preparing this Report.	Compliant
A27	The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Staging Report as approved under condition A23 or a revised Staging Report approved under condition A24, must be complied with at the relevant time for that stage. MOD-1	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of previous Staging Report, 01/03/21	The Staging Report formed part of the modification application and was revised under CoC A24. This revised Staging Report is the basis of staging going forward. Based on works being undertaken and evidence referred to elsewhere in this table it appears as though the project is being staged as per the revised Staging Report. Approval for the updated Staging Report was pending at the time of preparing this Report.	Compliant
A28	The Applicant must provide a compensatory net increase of 1.6 trees for each tree removed on the site in accordance with the Proposed Tree Plan	Interview with Auditees 27/10/21	Sighted an email from the Arborist dated 19 October 2021 confirming that the Project was compliant with the proposed tree numbers and the requirements of CoC A28 and A29. The Arborist also noted that the Project has three more trees than shown on the	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(Drawing Title: Proposed Trees 02 of 02, Drawing Number SK_021, Issue: D, Date: 6/11/2020). MOD-2	Email – Arborist to RCC, FW: B_SK_021-PROPOSED TREES 02 OF 02, 19/10/21 @9:36am	proposed tree plan as the plan does not include the additional three trees in the pavement in Park Road near the drop-off area as requested by CoS.	
A29	The Applicant must retain Tree 109, a mature Curtain Fig, and provide additional trees along Buckland Street (trees 130-139) to create a secondary layer of screening and mid canopy cover, as per the information provided in the Proposed Tree Plan (Drawing Title: Proposed Trees 02 of 02, Drawing Number SK_021, Issue: D, Date: 6/11/2020) and Proposed Trees Schedule, submitted as Appendix F to Response to Request for Additional Information: Alexandria Park Community School Redevelopment-Mod-2 (SSD-8373-Mod-1) (prepared by Urbis, dated 13 November 2020). MOD-2	Interview with Auditees 27/10/21 Site Inspection 21/10/21 Email – Arborist to RCC, FW: B_SK_021-PROPOSED TREES 02 OF 02, 19/10/21 @9:36am	Tree 109 was observed during the site inspection. Sighted an email from the Arborist dated 19 October 2021 confirming that the Project was compliant with the proposed tree numbers and the requirements of CoC A28 and A29. The Arborist also noted that the Project has three more trees than shown on the proposed tree plan as the plan does not include the additional three trees in the pavement in Park Road near the drop-off area as requested by CoS.	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.	Drawing - Relocation of Telstra network due to construction of new playing field, 02/02/21 Drawing – Sydney Water, Watermain Adjustment, Park St, Alexandria, 29/04/21 Email – Telstra to RCC, Telstra/NBN Completion, 18/10/21 @7:35am Email – Alliance Network Infrastructure to RCC, New Dates, 22/10/21 @7:48am Email – Hannabros to RCC, Watermain Relocation Works Completion, 18/10/21 @8:34am	A specialist Engineering Assessment from Sydney Water was in final review for building the sports pitch over their culvert at the time of the audit. Sighted an email from Telstra to RCC dated 18 October 2021 confirming that Telstra/NBN relocation works were completed and that RCC could demolish the old Telstra/NBN conduits. Sighted an email dated 22 October 2021 from Alliance Network Infrastructure to RCC discussing upcoming outages and timing of the electrical provider to relocate conduits. Sighted an email dated 18 October 2021 from Hanna Bros to RCC confirming that RCC could remove the old watermain as diversion was complete.	Compliant
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.	Letter SINSW to the Department 13/11/20.	On 13/11/20 SINSW provided written notification of commencement of Phase 2 construction (scheduled to commence 01/12/20).	Compliant
Certified Drawings				
B2	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: a) the relevant clauses of the BCA; and b) this development consent.	SCP structural engineer design compliance statement 17/09/19. BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3.1 Crown Certificate Requirements 06/11/19 BCA CC3.2 Crown Certificate CRO-20007, 10/02/20 BCA CC4 Crown Certificate CRO-20057, 30/07/20 Certifier letter to TKD Architects, 23/03/20 BCA CC5 Crown Certificate CRO-20104, 12/03/21	Structural drawings were prepared to the satisfaction of the Certifier. The Certifier provided a letter to the architects in response to the modification application to remove level 4 from current scope (which at 4/6/20 was under assessment by the Department). The Certifier advise:we are satisfied that the proposed development, as modified, can still achieve compliance with the NCC Building Code of Australia (BCA) pursuant to s.6.28 of the Environmental Planning & Assessment Regulation 2000 (as applicable to Crown Building Works). In this regard, and as currently documented, compliance will be achieved by a combination of complying with the BCA deemed-to-satisfy and fire engineered Alternative Solutions satisfying the relevant BCA Performance Requirements. No change from previous audit.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
External Walls and Cladding				
B3	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p>	<p>External wall elements table by TKD architects, 31/5/19.</p> <p>CC2 01/07/19.</p>	<p>External wall specifications stated as being compliant by TKD and Certifier.</p> <p>No change from previous audit.</p>	Compliant
Protection of Public Infrastructure				
B4	<p>Before the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and submit a copy of the dilapidation report to the Certifying Authority and Council. 	<p>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</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3.1 Crown Certificate Requirements 06/11/19</p> <p>BCA CC3.2 Crown Certificate CRO-20007, 10/02/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>BCA CC5 Crown Certificate CRO-20104, 12/03/21</p>	<p>Evidence provided of consultations with relevant service providers/owners.</p> <p>Dilapidation reports completed and submitted to Certifying Authority and Council.</p> <p>Sighted pictures of road plates covering electrical utility work outside the Project boundary and signage warning of the risk.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Aboriginal Cultural Heritage				
B5	Prior to the commencement of any works involving ground disturbance, the Applicant must engage a suitably qualified heritage consultant to prepare a Heritage Management Plan addressing the HMP requirements in the report titled Aboriginal Cultural Heritage Assessment: Alexandria Park Community School, prepared by Extent Heritage Pty Ltd and dated 7 November 2018 have been complied with in full. A copy of the HMP must be submitted to the satisfaction of the Certifying Authority.	<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</p> <p>BCA CC2 190080/02, 01/07/19</p> <p>BCA CC3 190080/03, 08/10/19</p> <p>10/7/19 email correspondence between APCS and the Department 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>No change from previous audit.</p>	Compliant
Flooding				
B6	Prior to the commencement of any works (excluding demolition and remediation works), details must be submitted to the satisfaction of the Certifying Authority that demonstrated the finished floor levels of the approved development are 0.5m above the 1% AEP flood event level.	<p>Finished floor levels design statement by TKD architects, 10/5/19.</p> <p>CC2 01/07/19.</p>	<p>Floor levels were deemed to be compliant by TKD and Certifier.</p> <p>No change from previous audit.</p>	Compliant
Site Contamination				
B7	<p>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:</p> <ol style="list-style-type: none"> NSW EPA Sampling Design Guidelines; Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-forthensw-site-auditor-scheme-third-edition Guidelines for Consultants Reporting on Contaminated Sites, 2011 www.epa.nsw.gov.au/resources/clm/20110650consultantsqlines.pdf The National Environment Protection (assessment of contamination) Measures 2013 as amended Testing must include assessment of both the soil and groundwater profile 	<p>Coffey's Phase 1 and Phase 2 Data Gap Investigation Report 07/06/19.</p> <p>Coffey, Remedial Works Plan, 18/06/19, Ref: SYDEN224285-R02</p> <p>ZOIC Site Auditor advice 03/06/20.</p> <p>Letter – DPIE to SINSW, Alexandria Park Community School Redevelopment - SSD 8873 Remedial Works Plan Addendum - Condition B8, 27/04/20, Ref: SSD-8373 PA-35</p> <p>Zoic, Interim Advice 13 (IA13) – Review and Endorsement of Coffey Data Gap Reports and Addendums to the Remedial Strategy for APCS Phase 2 Development, 05/03/21, Ref: 19062IA13HRA_RWP 5Mar2021</p>	<p>The Remedial Works Plan represents the updated RAP, and it and the RAP was submitted prior to commencement of remediation (19/07/19 start).</p> <p>Further investigations were carried out after demolition. The existing contamination environmental management plan was deemed suitable, as was the whole of site capping method proposed. It informed the development of the Remedial Works Plan (RWP).</p> <p>The Contaminated Sites Auditor directed the project to carry out further investigations under Phase 2 (following removal of structures).</p> <p>The Remedial Works Plan (2019) includes details on these investigations and remains unchanged from that previously approved.</p> <p>Interim advice from the Site Auditor for Phase 2 dated 5 March 2021 concluded that the based on the data reviewed the Auditor considered CoC B7 and CoC B8 to be satisfied.</p> <p>A letter from the Department to SINSW dated 27 April 2021 confirmed that the:</p> <ul style="list-style-type: none"> Remedial Works Plan Addendum is an interim document confirmed by the Auditor, dated 5 March 2021, that conditions B7 and B8 have been satisfied. Remedial Action Plan will be further updated based on Sydney Water and the City of Sydney requests. Remedial Action Plan is planned to be updated by the end of May 2021 and will be submitted to the Department along with Auditor's approval for information. <p>The Senior Project Manager reported that the RAP did not need to be updated as there were no additional contaminants identified that were not capture in the original RAP.</p>	Compliant

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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B12	<p>Upon completion of remedial works and prior to the commencement of construction (excluding demolition), a Long Term Environmental Management Plan (LTEMP) must be prepared and submitted to a NSW EPA accredited Site Auditor for review. The LTEMP must:</p> <ul style="list-style-type: none"> a) identify the location and requirements for ongoing management of asbestos impacted soil and other contaminated soil contained on the site; b) detail the expected limitations on the site land use; c) identify relevant environmental, and health and safety processes and procedures; d) identify management processes, procedures and responsibilities to be adopted by future site users within the site; e) detail the location and extent of placed or residual asbestos impacted soil and other contaminated fill materials, capping layers and marker barriers within the site. 	<p>Long Term Environmental Management Plan Alexandria Park Community School (Phase 1) – Park Road, Alexandria NSW SYDEN224285-R03 21 June 2019</p> <p>LTEMP submission to auditor 02/07/19</p> <p>Site Audit Statement, SAS148-1, ZOIC</p> <p>Site Audit Report, ZOIC, 18/09/20</p> <p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>DPIE approval of Staging Report, 01/03/21</p> <p>Coffey, Alexandria Park Public School – Remedial Works Plan Addendum (Chlorinated Hydrocarbons in Groundwater), 04/03/21, Ref: 754-SYDEN224285-L16</p>	<p>The LTEMP was prepared and submitted to the Contaminated Sites Auditor.</p> <p>A Site Audit Statement and Site Audit Report was completed by the Contaminated Sites Auditor.</p> <p>The current approved Staging Report enables this requirement to be staged for the sports ground.</p> <p>The Remedial Works Plan Addendum noted that a draft Long-Term Environmental Management Plan (LTEMP) has been prepared which will be updated at the completion of remedial and validation works to outline the controls and procedures for the ongoing management of capped contamination at the site.</p>	Compliant
Unexpected Contamination Procedure				
B13	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.</p>	<p>Unexpected contamination finds procedure within the RCC CEMP and the Contamination EMP.</p>	<p>The unexpected finds procedure is developed and is part of the CEMP.</p> <p>The Project advise that Coffey's Contamination EMP is the overarching document that applies when DECC are not completing civil works. This is now resolved.</p>	Compliant
Utilities and Services				
B14	<p>Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	<p>DBYD applications and files provided from Ausgrid, Telstra, Verizon, Sydney Water, Jemena.</p> <p>NBN approval of telecoms 20/09/19</p> <p>Sydney Water approval 7/06/19 (case 175142)</p> <p>MGP (authorised service provider) approval notice for Sydney Water works 14/11/19.</p> <p>Ausgrid Preliminary Assessment letter 12/09/19 and certified design drawing (cert no: 3475099/20191017 for Kiosk, 6245409/20191031, for TDS).</p> <p>Jemena 28/10/19 email stating sufficient supply (relevant for Phase 2 only).</p>	<p><u>Phase 1</u></p> <p>Approval for each utility has been obtained prior to the works being carried out.</p> <p>No change from previous audit.</p> <p><u>Phase 2</u></p> <p>Phase 2 utility works had not been completed at the time of the audit.</p> <p>Refer to AN1 for further details.</p>	Compliant
B15	<p>Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.</p>	<p>Refer to evidence sighted in CoC B14 above.</p>	<p>Refer to response to CoC B14 above.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Community Communication Strategy				
B16	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ol style="list-style-type: none"> identify people to be consulted during the design and construction phases; set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; set out procedures and mechanisms: <ol style="list-style-type: none"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p> <p>Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary</p>	<p>4/4/19 DPIE to SINSW Approval of CCS.</p> <p>2/4/19 APCS CCS, Dept Ed.</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html#category-reports</p>	<p>CCS was prepared and approved by DPIE prior to commencement of works. DPIE note that it contains the information as required by the conditions of consent.</p> <p>The Project website contains community consultation information (project updates, work updates, complaints register, contact information) that indicates that the CCS is being implemented.</p>	Compliant
Ecologically Sustainable Development				
B17	<p>Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia, unless otherwise agreed by the Planning Secretary and submit evidence of registration to the Certifying Authority.</p>	<p>Green star registration for 4 star 01/04/19.</p> <p>Submission to CA 27/06/19.</p>	<p>Registration was completed and submitted to the Certifier prior to commencement of stage 2 as required by the condition.</p>	Compliant
Outdoor Lighting				
B18	<p>Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces- Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority</p>	<p>Electrical design statement 30/09/19</p> <p>CC3 granted 08/10/19.</p>	<p>The design statement was prepared to the satisfaction of the Certifier prior to the relevant stage (stage 3).</p>	Compliant
Access for People with Disabilities				
B19	<p>The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p>	<p>Morris Glen access consultant statement of compliance 25/09/19 and access review (August 2019).</p> <p>CC3 granted 08/10/19.</p>	<p>The design was reviewed by specialist as being complaint and approved by Certifier prior to stage 3.</p>	Compliant

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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B22	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and RMS; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail heavy vehicle routes, access and parking arrangements; e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> i. minimise the impacts of earthworks and construction on the local and regional road network; ii. minimise conflicts with other road users; iii. minimise road traffic noise; and iv. ensure truck drivers use specified routes; f) a program to monitor the effectiveness of these measures; and g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP), Craig Reeves, 10/12/20, V6</p> <p>Correspondence from City of Sydney 23/05/19 and 30/05/19, and updated correspondence 05/05/21.</p> <p>RMS correspondence of review 31/07/19</p> <p>Email RCC to RMS, 31/05/21</p> <p>Certifier acceptance 28/05/21</p> <p>Post approval portal lodgment 03/06/21</p> <p>Daily traffic control inspection</p> <p>Site Inspection 21/10/21</p>	<p>The CTPMSP adequately addresses requirements a), c), d), e), f), g). Refer to previous audits with regards to detailed assessment of the content of the document.</p> <p>The CTPMSP was updated in late 2020 and consulted on, approved by the Certifier and submitted to the Department prior to the finalization of the fifth Audit Report.</p> <p>No change from the previous audit.</p>	Compliant
B23	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B23(d); and f) include a complaints management system that would be implemented for the duration of the construction. 	<p>Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020.</p> <p>Consultant curriculum vitae</p> <p>Consultation records from SINSW to strata agents 05/07/19</p>	<p>The CNVMSP adequately addresses requirements a), b), c), d) and f). and remains unchanged from the previous audit. Refer to previous audits with regards to detailed assessment of the content of the document.</p> <p>No change from the previous audit.</p>	Compliant
B24	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works 	<p>Coffey, Hazardous Materials Management Plan Alexandria Park Community School Buckland Street, Alexandria NSW 2015, 3 April 2019 (HMMP)</p> <p>RCC Alexandria Park Community School 1161 Construction Waste Management Plan 06/05/21 (CWMSPP)</p> <p>Letter – SINSW to DPIW, Alexandria Park Community School Redevelopment SSD 8373: Submission for Information of the Certifier approved CWMSPP in accordance with Condition B24 and C47, 02/06/21</p> <p>Certifier acceptance of CWMSPP update, June 2020 and again on 28/05/21.</p> <p>Post approval portal lodgement 18/06/20</p> <p>Post approval portal lodgement 03/06/21</p>	<p>The CWMSPP includes the information required by the condition for Phase 1 and Phase 2.</p> <p>Sighted a letter from SINSW to the Department dated 2 June 2021 confirming provision of an updated Construction Waste Management Sub-plan dated 6 May 2021.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B25	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI)	Construction Soil and Water Management Plan, SCP Engineers and Development Consultants, 26/07/19 (CSWMSP) Author curriculum vitae Consultation with Council 22/7/19	The CSWMSP adequately addresses requirements a) – e). Refer to previous audits with regards to detailed assessment of the content of the document. No change from the previous audit.	Compliant
Construction Parking				
B26	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	APCS Site Induction (current to 27/10/21) HammerTech Personnel/All Persons Register Phase 2 (current to 27/10/21) Site Inspection 21/10/21	Sufficient construction vehicle parking provided and requirements communicated to workforce. No issues observed.	Compliant
Stormwater Management System				
B27	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: (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;	SCP stormwater management design certificate 13/9/19. CC3 granted 08/10/19.	The stormwater management system has been designed in accordance with this condition and approved by the Certifier.	Compliant
Operational Noise- Design of Mechanical Plant and Equipment				
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. Pure White Noise Acoustics, APCS Hot Water Acoustic Assessment, 25/03/21, Rev 1	The acoustic consultant and Certifier have verified that the design has incorporated the noise mitigations and performance specifications required by the condition. Sighted APCS Hot Water Acoustic Assessment. The assessment concluded that “acoustic testing noise levels resulting from the operation of the building services (including the hot water equipment) on the site are compliant with the projects Development Consent including the noise emissions requirements detailed within the proposed Alexandria Park Community School, Development Application Acoustic Assessment”.	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. No change.	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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 Certifier have verified that mechanical ventilation design complies with this requirement.	Compliant
Rainwater Harvesting				
B32	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Sparks design certificate 12/9/19 CC3 granted 08/10/19.	The hydraulic engineer and Certifier 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: (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 Certifier have verified the car parking and vehicle layout plan complies with this requirement.	Compliant
Bicycle Parking and End-of-Trip Facilities				
B34	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) the provision of a minimum 144 bicycle parking spaces, comprising a minimum 20 staff, 100 secondary student and 30 primary school student bicycle parking spaces; (b) the provision of details identifying the suitable relocation of the 15 student bicycle parking spaces clear of the Belmont Street staff car 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.	TKD design certification 17/05/19 CC2 01/07/19	The architect and Certifier have verified that the bike facilities comply with this requirement.	Compliant.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Public Domain Works				
B35	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management.</p> <p>The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.</p>	<p>City of Sydney Stamped Plans For Public Domain 10/07/20</p> <p>BCA CC4 Crown Certificate CRO-20057, 30/07/20</p> <p>Letter – SINSW to City of Sydney, Alexandria Park Community School Redevelopment - SSD 8873: Public Domain Works in accordance with Condition B35, 04/06/21</p> <p>Letter – City of Sydney to SINSW, Alexandria Park Community School Redevelopment SSD 8873: Public Domain Work, 21/06/21, Ref: X020257.006</p> <p>Letter – SINSW to City of Sydney, , Alexandria Park Community School Redevelopment SSD 8873: Public Domain Works in accordance with Condition B35, 06/07/21</p> <p>Letter – SINSW to City of Sydney, Alexandria Park Community School Redevelopment SSD 8873: Public Domain Works in accordance with Condition B35, 09/08/21</p>	<p><u>Phase 1</u></p> <p>The stamped plans indicate acceptance from Council of the public domain design and submission of those documents as required by this condition.</p> <p>Issuance of CC4 from Certifier demonstrates their acceptance of compliance with this condition.</p> <p><u>Phase 2</u></p> <p><u>MOD-2 approved the extension of the site over part of Park Rd for a widened sports field, which is a joint use facility with the City of Sydney. The City of Sydney (CoS) is responsible for the interface works in the public domain on Park Rd outside the site, in accordance with the Deed between the Department of Education and the City of Sydney. Approval was requested to create a new Phase (2.3) to cover public domain works outside the revised site boundary to allow the construction and operation of the school to occur independent of the CoS's delivery of its public domain. The works are scheduled in parallel or shortly after Phases 2.1 and 2.2.</u></p> <p><u>Sighted a letter from SINSW to Council dated 4 June 2021 noting that SINSW considered requirements beyond those required by CoC B35. The letter included attachments consisting of emails, drawings, letters between both parties.</u></p> <p><u>Sighted a letter from Council to SINSW dated 21 June 2021 providing responses to comments [unseen document].</u></p> <p><u>Sighted a letter from SINSW to Council dated 6 July 2021 that noted SINSW considered Council requirements in relation to CoC B35 were outside of the requirements of CoC B35.</u></p> <p><u>Sighted letter from SINSW to the City of Sydney dated 9 August 2021 requesting the attendance of Council at a meeting to discuss public domain works.</u></p> <p>The Project Team report that the Final design needs to be confirmed.</p>	Compliant
Compliance Reporting				
B36	<p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>Compliance Reporting, Post Approval Requirements, May 2020</p> <p>Letter from Department, entitled Compliance Reporting and Independent Environmental Audit, 10/07/20</p> <p>Pre Operation Compliance Report, 18/09/20</p> <p>Post Approval Portal Lodgement 10/11/20</p>	<p>Non-compliance</p> <p>The Compliance Reporting, Post Approval Requirements (May, 2020) states that operational compliance reports must be prepared at intervals no greater than 52 weeks from the date of commencement of operation. As Phase 1 operations commenced on 12 October 2020 an operational compliance report was due to be prepared for the operation of Phase 1 up to 12 October 2021. At the time of the audit an operational compliance report had not been prepared.</p> <p>Recommendation</p> <p>Prepare an Operational Compliance Report for the period October 2020 to October 2021</p> <p>The project has adopted the 2020 revision of the Compliance Reporting Post Approval Requirements. No Compliance Reports were required under the revised PAR.</p> <p>A Pre-operational compliance report was submitted to the Department on 10 November 2020.</p>	Non-compliant 01
B37	<p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance</p>	<p>Site Inspection 21/10/21</p>	<p>Operations of Phase 1 commenced 12/10/20. Phase 2 works were not completed at the time of the audit.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Landscaping				
B38	<p>Prior to commencement of construction of the building, the Applicant must prepare a Landscape Management Plan to manage the approved landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) be generally in accordance with the approved landscape plan outlined in condition A2 prepared by Context Landscape Design Pty Ltd; (b) ensure that no more than 69 trees are removed from the site and identifies all existing trees to be retained (i.e. a minimum 47 trees); (c) detail the species to be planted on-site, including the 69 advanced compensatory trees 75 L to 100 L in size; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (e) be consistent with the Applicant's Management and Mitigation Measures in the EIS; (f) provide for the planting of trees and vegetation to soften the visual impact of the approved built form from the public domain and provide shade. 	<p>Context Landscape Management Plan 27/6/19. CC2 01/07/19</p>	<p>The Landscape Management Plan has been prepared and verified by the Certifier as addressing this condition.</p>	Compliant
Unencumbered Outdoor Play Space				
B39	<p>Prior to the commencement of construction, plans are to be submitted to the Certifying Authority demonstrating that a minimum of 273 square metres of unencumbered outdoor play space is to be provided for the use of the pre-school/Out of School Hours service in accordance with regulation 108 of the Education and Care Services National Regulations.</p>	<p>TKD design certificate and attached plan 21/5/19. CC2 01/07/19</p>	<p>The architect and Certifier have verified that the outdoor play space has been designed as required by this condition.</p>	Compliant
PART C DURING CONSTRUCTION				
Interpretation Strategy				
C1	<p>Within 6 months of commencement of construction, a Heritage Interpretation Strategy (HIS) must be prepared by a suitably qualified heritage consultant identifying the interpretive values of the site, and specifically Aboriginal heritage values across the site, and to provide direction for potential interpretive installations. A copy of the HIS must be submitted to the Certifying Authority.</p>	<p>Refer to response to CoC B1. Construction commenced 10/04/19. Aboriginal Cultural Overlay Strategy 15/11/19. Aboriginal Cultural heritage Interpretation strategy Benjamin Streat & Yolanda Pavincich Archaeological Management and Consulting Group & Streat Archaeological Services (18/09/19) Submission to Certifier 18/11/19.</p>	<p>The HIS was prepared by the qualified heritage consultant on 18/09/19 (within 6 months of commencement) and provided to the Certifier on 18/11/19.</p>	Compliant
Approved Plans to be On-site				
C2	<p>A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.</p>	<p>The evidence referred to elsewhere in this Audit Table. Aconex files containing approved plans</p>	<p>Approved and certified plans and documents were readily available.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Site Notice				
C3	<p>A site notice(s):</p> <p>(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.</p> <p>(b) is to satisfy all but not be limited to, the following requirements:</p> <ol style="list-style-type: none"> 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; the notice is to be durable and weatherproof and is to be displayed throughout the works period; 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 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. 	Site Inspection 21/10/21	Site notice in place and compliant with the requirements	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> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner</p>	<p>HammerTech Online System</p> <p>Planet Plumbing, Scissor Lift Induction, 20/10/21 – including service record 15/10/21</p> <p>Compactor Plant Risk Assessment, 11/10/21</p>	<p>The HammerTech online platform is used for management of plant and equipment. Plant onboarding process includes inspections maintenance records, risk assessment (for high risk plant), lifting plans (for cranes) SafeWork registration (for mobile cranes etc), operator licence check. Upon induction all plant operates must present their operating licences, otherwise they cannot use the plant.</p> <p>SWMS / Risk assessment identify risks associated with plant, and required controls. These processes ensure proper and efficient maintenance and operation.</p> <p>The Auditor sighted the Equipment Inductions in HammerTech that included the following on-site equipment at the time of the audit:</p> <ul style="list-style-type: none"> EWP Scissor Lift (Under 11m), SSL260, last serviced 15 October 2021 Compactor Vr88 Compactor, 17809 e, last serviced 20 October 2021 Excavator / Earth Moving Equipment, 86796d, last serviced 1 October 2021 EWP – Boom Lift / Boom Type (Over 11m), last serviced 104848 <p>The Auditor sighted the Personnel/All Personnel register in HammerTech that included, but was not limited to plant operators, asbestos removalists and assessors and project managers. Records were sighted for the audit period.</p> <p>The Auditor sighted the SWMS register in HammerTech for the following activities:</p> <ul style="list-style-type: none"> Vinyl and Carpet Flooring, dated 10 August 2021 High Risk SWMS – PRO Electrical Services, dated 8 September 2021 Rubber Wetpour Installation, dated 8 September 2021 Mechanical Services Installation, dated 8 September 2021 Waterproof Coating Application Internal & External, dated 2 Sptemebr 2021 <p>Sighted a Safe Work Method Statement (SWMS) for RO Electrical dated 4 May 2021 that included digital signatures.</p> <p>Toolbox Talks – 19/10/21 sighted back to August 2021.</p> <p>Sighted a daily Pre-start for all contractors dated 20 October 2021.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Demolition				
C5	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Interview with Auditees 27/10/21 DECC Demolition / Dismantle HIRAC, 07/10/20	Methodology checking has been done in accordance with AS2601 and Safe Work NSW code of practice – demolition work – 2016. No demolition occurred during the audit period.	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.	HammerTech Personnel/All Persons Register Phase 2 (current to 27/10/21) RCC Canvas online induction and inspection tracking system Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020. Complaints Register to September 2021 Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020 and 2021 APCS, Works Notification, Change to Construction Hours; June 2021 Interview with Auditees 27/10/21 Veyor truck booking mobile app	Approved project hours are included in project documentation and communicated to the workforce. Section 10 of the CNVMSP recommends more stringent periods of work, for works predicted to exceed 75dB(A) at the nearest receiver. The project advises that extended construction hours are generally not being used for Saturdays and Sundays pursuant to the COVID-19 Development – Construction Work Days Order 2020, which came into force from 31/03/20. No other OOHW were conducted during the audit period. The Veyor truck booking app enables truckies to book times for arrival, within permissible hours. There were no OOHW related complaints received during the audit period that were attributable to construction activities. Sighted a June 2021 Works Notification that confirmed that from 4 July 2021 construction hours would change due to a change in legislation to allow an extension of hours due to COVID-19. Several complaints were received during the audit period concerning noise from operational plant in Phase 1 (refer to CoC E5).	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.	HammerTech Personnel/All Persons Register Phase 2 (current to 27/10/21) RCC Canvas online induction and inspection tracking system Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020. Complaints Register to September 2021 Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020 and 2021 Interview with Auditees 27/10/21 Veyor truck booking mobile app	Approved project hours are included in project documentation and communicated to the workforce. The project advises that extended construction hours on Saturdays and Sundays are being utilised pursuant to the COVID-19 Development – Construction Work Days Order 2020, which came into force from 31/03/20. No other OOHW were conducted during the audit period, other than a delivery of a crane. This was notified to potentially affected residents prior to its arrival. There were no OOHW related complaints received during the audit period that were attributable to the construction of the project.	Not Triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9 am to 12 pm, Monday to Friday; (b) 2 pm to 5 pm Monday to Friday; and (c) 9 am to 12 pm, Saturday.	HammerTech Personnel/All Persons Register Phase 2 (current to 27/10/21) RCC Canvas online induction and inspection tracking system Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020. Complaints Register to September 2021 Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020 and 2021 Interview with Auditees 27/10/21	These activities were not required for Phase 2 works during the audit period. Approved project hours are included in project documentation and communicated to the workforce.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<p>HammerTech Online System</p> <p>Toolbox Talks – 19/10/21 sighted back to August 2021.</p> <p>Sighted a daily Pre-start for all contractors dated 20 October 2021.</p> <p>BINGO Waste and Recycling Plan (no date)</p> <p>BINGO Monthly Waste Report, April 2021, May 2021, June 2021, July 2021, August 2021, September 2021.</p>	<p>The management plans appear to have been implemented during the audit period.</p> <p>The Auditor sighted the Personnel/All Personnel register in HammerTech that included, but was not limited to plant operators, asbestos removalists and assessors and project managers. Records were sighted for the audit period.</p> <p>The Auditor sighted the SWMS register in HammerTech for the following activities:</p> <ul style="list-style-type: none"> Vinyl and Carpet Flooring, dated 10 August 2021 High Risk SWMS – PRO Electrical Services, dated 8 September 2021 Rubber Wetpour Installation, dated 8 September 2021 Mechanical Services Installation, dated 8 September 2021 Waterproof Coating Application Internal & External, dated 2 September 2021 <p>Sighted a Safe Work Method Statement (SWMS) for RO Electrical dated 4 May 2021 that included digital signatures.</p> <p>Toolbox Talks – 19/10/21 sighted back to August 2021.</p> <p>Sighted a daily Pre-start for all contractors dated 20 October 2021.</p>	Compliant
Construction Traffic				
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	<p>APCS Site Induction (current to 27/10/21)</p> <p>HammerTech Personnel/All Persons Register Phase 2 (current to 27/10/21)</p> <p>Site Inspection 21/10/21</p> <p>Complaints Register to September 2021</p>	<p>Workers are instructed to keep construction vehicles inside the site. There is sufficient space for parking of construction vehicles.</p> <p>No complaints received regarding this requirement during the audit period.</p>	Compliant
Road Occupancy Licence				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	<p>Interview with Auditees 27/10/21</p> <p>Road/Footway Opening Permit No.: 45509, 02/08/21</p> <p>Emails – City of Sydney to Alliance Network Infrastructure, Road Opening Application - Buckland St x Park Rd Alexandria, 27/07/21 - 13/09/21</p>	<p>Sighted Road/Footway Opening Permit No.: 45509 dated 2 August 2021 for Buckland Street and Park Road for removal of an electrical conduit prior to proposed reconnection in October 2021.</p> <p>Sighted emails between the City of Sydney Council and Alliance Network Infrastructure dated from 27 July 2021 and 13 September 2021 concerning Road/Footway Opening Permit No.: 45509.</p>	Compliant
SafeWork Requirements				
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<p>Site Inspection 21/10/21</p> <p>Site Notice</p> <p>Site Fencing and Hoarding</p> <p>HammerTech Online System</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>Plant onboarding process includes inspections maintenance records, risk assessment (for high risk plant), lifting plans (for cranes) SafeWork registration (for mobile cranes etc), operator licence check. Upon induction all plant operators must present their operating licences, otherwise they cannot use the plant.</p> <p>SWMS / Risk assessment identify risks associated with plant, and required controls.</p> <p>Asbestos removal completed accordance with Remediation Works Plan. Clearance certificates are issued as each area is cleared.</p> <p>One incident as defined by the consent occurred during the audit period (refer to CoC C44 for further details).</p> <p>The Auditor sighted the Equipment Inductions in HammerTech that included the following on-site equipment at the time of the audit:</p> <ul style="list-style-type: none"> EWP Scissor Lift (Under 11m), SSL260, last serviced 15 October 2021 Compactor Vr88 Compactor, 17809 e, last serviced 20 October 2021 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> Excavator / Earth Moving Equipment, 86796d, last serviced 1 October 2021 EWP – Boom Lift / Boom Type (Over 11m), last serviced 104848 	
Hoarding Requirements				
C13	<p>The following hoarding requirements must be complied with:</p> <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. 	<p>Site Inspection 21/10/21</p> <p>Interview with Auditees 27/10/21</p>	<p>Hoarding was within project footprint (no Council approval required).</p> <p>No graffiti was observed on hoarding during the site inspection.</p>	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 21/10/21	No obstruction of public way observed.	Compliant
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<p>APCS Site Induction (current to 27/10/21)</p> <p>RCC Canvas online induction and inspection tracking system</p> <p>Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020.</p> <p>Complaints Register to September 2021</p> <p>Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020 and 2021</p> <p>Interview with Auditees 27/10/21</p> <p>Veyor Truck Booking Mobile App</p> <p>Pure White Noise Acoustics, Alexandria Park Community School Stage 2 – Construction Noise & Vibration Monitoring – January 2021, 17/02/21, Rev 1</p> <p>Toolbox Talks – 19/10/21 sighted back to August 2021.</p>	<p>The Project has demonstrated that all reasonable and feasible steps are being undertaken to manage noise. The management measures are consistent with Sections 10 and 11 of the CNVMSP.</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>Communication with the school is ongoing.</p> <p>The complaints register indicates a steady reduction in noise complaints relating to construction noise over time.</p>	Compliant
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 (current to 27/10/21)</p> <p>RCC Canvas online induction and inspection tracking system</p> <p>HammerTech Personnel/All Persons Register Phase 2 (current to 27/10/21)</p> <p>Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, January 2020.</p> <p>Complaints Register to September 2021</p> <p>Interview with Auditees 27/10/21</p> <p>Veyor Truck Booking Mobile App</p>	<p>Approved project hours are included in project documentation and communicated to the workforce.</p> <p>Section 10 of the CNVMSP recommends more stringent periods of work, for works predicted to exceed 75dB(A) at the nearest receiver.</p> <p>The Veyor truck booking app enables truckies to book times for arrival, within permissible hours.</p> <p>There were no OOHW related complaints received during the audit period that were attributable to this requirement.</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 27/10/21</p> <p>Site Inspection 21/10/21</p>	<p>Trucks are fitted with tonal beepers however these are only on site for a delivery or pick up and are not able to be enforced by the project.</p> <p>No mobile plant was working during the site inspection.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Refer to responses to CoC C15, C16 and C17	Noise impacts are as predicted in the EIS and the CNVMSP.	Compliant
Vibration Criteria				
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Pure White Noise Acoustics, Alexandria Park Community School Stage 2 – Construction Noise & Vibration Monitoring Reports: January 2021, February 2021, March 2021, April 2021 [Outside of Audit Period]	The Project Team reported that vibration monitoring stopped in April 2021 as high impact noise generating works had finished.	Compliant
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19	Pure White Noise Acoustics, Alexandria Park Community School Stage 2 – Construction Noise & Vibration Monitoring Reports: January 2021, February 2021, March 2021, April 2021 [Outside of Audit Period]	No vibrator compactors were observed during the site inspection. The Project Team reported that vibration monitoring stopped in April 2021 as high impact noise generating works had finished.	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.	Pure White Noise Acoustics, Construction Noise Vibration Management Plan (CNVMSP), 20/01/21, Rev 1	The CNVMSP was prepared so that it established a process whereby exceedances of the criteria are managed.	Compliant
Tree Protection				
C22	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site 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.	Dec 18 Arboricultural Impact Assessment & Tree Management Plan & Tree Protection Plan. Interview with Auditees 27/10/21 Site Inspection 21/10/21 Redgum Horticultural Arboriculture & Horticulture Consultants, Phase two - Ongoing Monitoring Assessment of retained specimen/s within the development, Alexandria Park Community School, Park Road, Alexandria, 12/10/21	No street trees were trimmed or removed during the audit period. All trees at risk of being damaged were observed to have tree protection zones or other protection in place during the site inspection. The Arborist attended site on 29 September 2021. An Arborist report dated 12 October 2021 following the site inspection reported that tree protection zones were in accordance with the approved arborist report and that the trees were in good health and vigour	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Flora and Fauna Protection				
C23	During construction works, the Applicant must comply with the recommendations in the report titled Technical Studies: Flora & Fauna Survey for the Proposed Redevelopment of Alexandria Park Community School, Alexandria, prepared by UBM Ecological and dated 24 April 2018.	Redgum Horticultural Arboriculture & Horticulture Consultants, Phase two - Ongoing Monitoring Assessment of retained specimen/s within the development, Alexandria Park Community School, Park Road, Alexandria, 12/10/21 Redgum Horticultural Arboriculture & Horticulture Consultants, Re: Pruning Report: Selective Pruning requirements on root plates of retained tree specimen/s – Alexandria Park Community School, Park Road, Alexandria NSW (the site), 11/10/21 Interview with Auditees 27/10/21 Site Inspection 21/10/21	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. The Arborist attended site on 29 September 2021. A letter report from the Arborist dated 11 October 2021 following their site inspection on 29 September 2021 providing advice concerning root protection prior to installation of a retaining wall (refer to photograph 07).	Compliant
Dust Minimisation				
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site Inspection 21/10/21 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500 and 1501 Complaints Register to September 2021	Topsoil was being placed across the sports pitch at the time of the site inspection. Landscaping works were in the process of being completed. Rock has been installed on the haul road. No complaints have been received during the audit period in relation to this requirement. The site was generally free of debris. The Auditor observed a hose wetting down the works area during site inspection.	Compliant
C25	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site Inspection 21/10/21 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500 and 1501 Complaints Register to September 2021 Time Lapse Photograph 04/04/21 (Photograph 13)	Topsoil was being placed across the sports pitch at the time of the site inspection. Landscaping works were in the process of being completed. Rock has been installed on the haul road. No complaints have been received during the audit period in relation to this requirement. The site was generally free of debris. The Auditor observed a hose wetting down the works area during site inspection. A time lapse photograph from 4 June 2021 showed geofabric covering stockpiles during excavation of the sports field.	Compliant
Air Quality Discharges				
C26	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	-	The project does not hold an EPL	Not Triggered
Erosion and Sediment Control				
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 21/10/21 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500 and 1501	The erosion and sediment control plans are developed for Phase 1 and Phase 2. Controls for Phase 2.1 and 2.2 were observed to be consistent with the erosion and sediment control plan.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Phase 2.1 imported material register current to 27/10/21 Phase 2 imported DGB20 material assessment, Coffeys, 09/12/20. Delivery Docket – Boral 21/10/21	The Site Audit Statement accounts for soils used on-site. Sighted the Phase 2.1 Imported Materials Register, entries were for the period 10 December 2020 to 21 October 2021. The register included, but was not limited to: Delivery Number Material Description, Material Type Supplier Imported By, Date Imported Location of Placed Material, Quantity (T), Qty (m ³), Truck Registration, Delivery/Weighbridge Docket Number, Visual Inspection of Load Carried Out During Import By. IThe most recent located of placed material was the staff car park. The material records sighted demonstrate that the material was classified as VENM, ENM or covered under an EPA General Exemption and Order.	Compliant
Disposal of Seepage and Stormwater				
C29	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	Interview with Auditees 27/10/21 Site Inspection 21/10/21 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500 and 1501	There are no sumps or basins on site that require discharge. Controls are passive and the slab is still intact. There is no need for pumping. No basement levels and groundwater in excess of 3m.	Not Triggered
Unexpected Finds Protocol- Aboriginal Heritage				
C30	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Interview with Auditees 27/10/21 Site Inspection 21/10/21	The Aboriginal Cultural Heritage Management Plan addresses matters detailed in the Extent Aboriginal Cultural Heritage Assessment including further investigations (excavation and salvage if required), consultation, unexpected finds, reporting. No unexpected finds to date.	Not Triggered
Unexpected Finds Protocol- Historic Heritage				
C31	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Interview with Auditees 27/10/21 Site Inspection 21/10/21	The Aboriginal Cultural Heritage Management Plan addresses matters detailed in the Extent Aboriginal Cultural Heritage Assessment including further investigations (excavation and salvage if required), consultation, unexpected finds, reporting. No unexpected finds to date.	Not Triggered
Waste Storage and Processing				
C32	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site Inspection 21/10/21	Waste was observed to be segregated, secured and confined to the site	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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).	Waste Register for Phase 2 - current to September 2021 BINGO Waste and Recycling Plan (no date) BINGO Monthly Waste Report, April 2021, May 2021, June 2021, July 2021, August 2021, September 2021.	A waste register is being maintained by the project. It identifies waste types, volumes, dates removed and % recycled. As of September 2021, 92% of Project waste had been recycled. The Construction Waste Management Plan notes that RCC's overall objective is to achieve a minimum of 90% for recycled waste (by weight) generated by the Project, to satisfy the Project's Green Star requirements. Generated waste is classified as building and demolition waste which is pre-classified as General Solid Waste (GSW) non-putrescible under the Waste Classification Guidelines. These wastes all go to EPL licenced premises which are identified in BINGO report. The Remedial Works Plan (June, 2019) confirms that the remedial approach for asbestos containing material impacted fill is "cap and contain", therefore asbestos waste is not disposed off-site. The Project Team reported that a survey was being conducted on 27 October 2021 to confirm capping requirements in accordance with the Remedial Works Plan, Section 6.1.3.	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.	Interview with Auditees 27/10/21 Site Inspection 21/10/21 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500 and 1501	Rock has been installed on the haul road, along with a rumble grid. Downgradient of the rumble grid is sealed road within the site. No complaints have been received during the audit period in relation to this requirement. The site was observed to be generally free of debris during the site inspection. Public roadways were observed to be clean during the site inspection.	Compliant
C35	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Interview with Auditees 27/10/21 Site Inspection 21/10/21 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500 and 1501	A concrete washout bin was available on site. Once cured the bin is sent off as GSW.	Compliant
Handling of Asbestos				
C36	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7-Transportation and management of asbestos waste' must also be complied with.	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, and for friable 01-02/05/20. Asbestos Clearance Certificates, Coffey 21/04/21, 04/06/21, 27/10/21, 28/10/21 Asbestos daily air monitoring reports (various)	ASP (asbestos removal licence 210968) registered removal with Safework. No asbestos has been removed from site during Phase 2 works. Sighted a sample of asbestos clearance certificates for the audit period. Observed results of the air monitoring were less than the laboratory detection limit (<0.01 f/mL).	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.	Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html Project Update June 2021 Project Reference Group (PRG) Meeting Minutes: 27/05/21, 24/06/21, 22/07/21, 26/08/21, 23/09/21 Works Notification, June 2021 – Extension of Hoarding on Park Road Works Notification, June 2021 – Change to Construction Hours Works Notification, August 2021 – Onsite Works	The Project has demonstrated ongoing consultation with the school, the Department, and nearby properties as required. This includes: a) submission of documents to the Department (as referred to elsewhere in this audit table) b) project updates and letterbox drops to surrounding receivers and on the website. Project Reference Group meeting minutes were available for the months of May to September 2021. It was reported that there was a pause of community communication and in person visits were suspended during the Greater Sydney COVID-19 lockdown during the audit period. Mailbox drop Works Notifications were sighted for the months of June and August 2021	Compliant
Independent Environmental Audit				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit	Letter – DPIE to SINSW, Agreement of Independent Auditor Team Alexandria Park Community School Redevelopment (SSD 8373), 02/08/21, Ref: SSD-8373-PA-14	A letter from the Department dated 2 August 2021 approved the addition of a new auditor as well as confirmation of existing auditors.	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 Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Independent Audit Program submission 15/05/19	Construction commenced 29/04/19. The program was submitted ~2 weeks after commencement.	Compliant
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: (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: (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, 15/06/20 Independent Audit Program V1, 13/05/19 Email – Savills to Certifier, Submission of Audit Report, 17/06/21 @5:23pm	This audit occurred in the time frame specified in the Independent Audit Program and addressed the requirements and methodologies in the IAPAR. Sighted an email from Savills to The Certifier dated 17 June 2021 providing evidence of submission of the Independent Audit Report.	Compliant
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (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.	WolfPeak, Independent Audit Report, Alexandria Park Community School, SSD 8373, 04/06/21, V1 https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/a/alexandria-park-community-school Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment SSD 8873: Submission of Independent Audit Report in accordance with Condition C41 & C42, 17/06/21 Email – Savills to Certifier, Submission of Audit Report, 17/06/21 @5:23pm Email SINSW to Savills, CoC C41 C42 - Independent Audit 5 - Final Audit Report, 18/06/21 @3:43pm	The fifth audit report, along with the response, was submitted to the Department and Certifier on 17 June 2021 (this included notification of publication). The responses were consistent with the actions identified in the audit report. The Auditor sighted an email dated 18 June @3:43pm confirming the fifth audit report had been uploaded. The Auditor sighted email to the Certifier dated 17 June 2021 @5:23pm confirming the upload of the fifth audit report. Sighted a letter from SINSW to the Department dated 17 June 2021 submitting the fifth Independent Audit Report and table of actions. Sighted an email from Savills to The Certifier dated 17 June 2021 providing evidence of submission of the Independent Audit Report.	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 21/10/21	Works were in construction.	Not Triggered.
Incident Notification, Reporting and Response				
C44	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	HammerTech Incident Register	No incidents as defined by the consent that involved the community occurred during the audit period.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Non-Compliance Notification				
C45	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p> <p>The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p> <p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	<p>Interview with Auditees 27/10/21</p> <p>Incident register current to 06/05/21</p>	No non-compliances were identified by the project.	Compliant
Revision of Strategies, Plans and Programs				
C46	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B36; (b) the submission of an incident report under condition C44; (c) the submission of an Independent Audit under condition C41; (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p>	<p>Email – RCC to Savills, CoC C46 Management Plans, 06/09/21 @1:41pm</p> <p>Email – RCC to Savills, CoC C46 Management Plans, 06/09/21 @6:29pm</p> <p>Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment - SSD 8873: Management Plan Review in accordance with Condition C46, 09/09/21, Ref: DOC21/922749.</p>	<p>A Compliance Report was submitted on 10/11/20.</p> <p>No incidents were identified during the audit period.</p> <p>The Audit Report was submitted on 17 June 2021</p> <p>No directions were issued from the Planning Secretary.</p> <p>A letter from SINSW to the Department dated 9 September 2021 confirmed that in accordance with condition C46(c), the strategies, plans and programs required under this consent have been reviewed and that any revisions will be submitted to the Certifying Authority for approval within six weeks of the review and in accordance with condition A21, any updated strategies, plans and programs will be made available on the Department of Education Website.</p> <p>Sighted a letter from RCC to Savills dated 6 September 2021 confirming that the management plans had been reviewed and that there were no changes,</p> <p>Sighted an email 9 September 2021 from Savills to the Certifier confirming the management plans had been reviewed and that the Department had been notified.</p>	Compliant
C47	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development</i></p>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP), Craig Reeves, 10/12/20, V6</p> <p>Certifier acceptance 28/05/21</p> <p>RCC Alexandria Park Community School 1161 Construction Waste Management Plan 06/05/21 (CWMSP)</p> <p>Letter – SINSW to DPIW, Alexandria Park Community School Redevelopment SSD 8373: Submission for Information of the Certifier approved CWMSP in accordance with Condition B24 and C47, 02/06/21</p> <p>Certifier acceptance of CWMSP update, June 2020 and again on 28/05/21</p>	<p>Sighted a letter from SINSW to the Department dated 2 June 2021 confirming provision of an updated Construction Waste Management Sub-plan dated 6 May 2021. The letter confirmed that Section 3 on Unexpected Finds had been added into the Plan. The procedure on unexpected finds of contaminated materials is discussed in detail within Appendix A. Section 4 on Reporting was revised. Bingo was engaged by RCC as the new Construction Waste Material removalist since January 2021, hence the construction material disposal destinations have also changed</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Post Approval Portal Lodgment, 08/07/20 Post Approval Portal Lodgement, 19/10/21 Letter – SINSW to DPIE, Alexandria Park Community School Redevelopment SSD 8373 Notification of Occupation of Phase 2.1 in accordance with Condition D1, 19/10/21, Ref: DOC21/1120195	<u>Phase 1</u> Term 4 was the first day of operations, which was 12/10/20. Phase 1 – Covered in previous audit. First day of occupation was 12 October 2020 <u>Phase 2</u> Sighted a letter dated 19 October 2021 notifying the Department of commencement of occupation of Phase 2.1 scheduled for 19 November 2021. The following phases are planned for Stage 2: Phase 2.1 – Basketball courts, staff car park and school building and remediation. Due December 2021. Phase 2.2 – Sports field, flood culverts, rain garden, landscaping. Due February 2022 Phase 2.3 – Public domain works. Due July 2022 Phase 3 – High school construction (Level 4) – To Be Confirmed.	Compliant
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	External wall elements table by TKD architects, 31/5/19. CC2 01/07/19. Certifier list of acceptance 17/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20	External wall specifications stated as being compliant by TKD and Certifier.	Compliant
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it	Certifier list of acceptance 17/09/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 Post approval portal lodgment, 16/09/20	The information was provided to the Department at the same time as the Certifier accepted it.	Compliant
Post-construction Dilapidation Report				
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Interview with Auditees 27/10/21	The auditees advise that the approved Staging Report designates this condition to be fulfilled prior to the operation of phase 2, that is: it will be completed prior to operation of phase 2, but cover both phase 1 and phase 2. This staging was approved by the department. Phase 2.1 pending sign-off from the Certifier.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Protection of Public Infrastructure				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Error! Reference source not found, of this consent. (note direct quote from consent)</i></p>	<p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>Interview with Auditees 27/10/21</p>	<p>There have been no directions from public utilities indicating damage and required repair for the audit period.</p> <p>Final dilapidation and repairs (if required) will be completed following construction.</p>	Not Triggered
Utilities and Services				
D6	<p>Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.</p>	<p>Section 73 compliance certificate, Sydney Water, 31/07/20</p> <p>Email RCC to Certifier, 03/08/20</p>	<p>The Sydney Water compliance certificate was issued in July, prior to opening. The certificate was provided to the Certifier in August.</p> <p>Council is not the authority of the infrastructure under the Water Management Act, Sydney Water is. As such the compliance certificate was not obtained from Council.</p>	Compliant
Works as Executed Plans				
D7	<p>Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.</p>	<p>WAE Stamped Plans, SCP, 27/07/20</p> <p>Email RCC to Certifier, 09/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p>	<p>The works as executed plans were signed by the registered surveyor verifying stormwater drainage and finished ground levels were constructed as per design. This was submitted to the Certifier. The Crown Completion Certificate demonstrates Certifier acceptance of receipt of the work as executed plans.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Transport and Access Management Plan				
D8	<p>An OTAMP is to be prepared for the school (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following:</p> <ol style="list-style-type: none"> 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; the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements; 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; delivery and services vehicle and bus access and management arrangements; management of approved access arrangements; 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; car parking arrangements and management associated with the proposed use of school facilities by community members; and a monitoring and review program. <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p> <p>The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development</p>	<p>Post approval portal lodgment, 29/06/20</p> <p>OTAMP, 27/06/20</p> <p>Evidence of consultation, 12/06/20, 27/05/20.</p> <p>Department approval of OTAMP, 10/08/20</p>	<p>The OTAMP was prepared in consultation with the identified stakeholders and addresses the requirements of this condition.</p> <p>The Department approved the OTAMP on 10/08/20</p>	Compliant
Green Travel Plan				
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; 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; include specific tools and actions to help achieve the objectives and mode share targets; 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 include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year. 	<p>Green Travel Plan, Arup, 24/06/20</p> <p>Council approval of GTP, 26/05/20</p> <p>TfNSW approval, 07/07/20</p> <p>Post approval portal lodgment, 17/07/20</p>	<p>The Green Travel Plan was prepared and addresses the requirements of this condition via:</p> <ol style="list-style-type: none"> consultation with and approval from the identified stakeholders requirements b) – e) addressed in sections 2, 3, 4 of the GTP. <p>The GTP was submitted to the Department in July 2020.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Parking Restrictions				
D10	<p>Prior to the commencement of operations of Phase 1, the Applicant must submit to Council, for approval from Council's Pedestrian Cycling and Traffic Calming Committee, documentation for the installation of '15P Parking' and associated 'No Parking' restrictions on the southern side of Buckland Street in accordance with the Transport Assessment titled Alexandria Park Community School, prepared by ARUP and dated 29 November 2018. The restrictions are to apply on a part-time basis on School Days only between 8 am to 9.30 am and 2.30 pm- 4 pm.</p> <p>Any fees associated with reporting to the Pedestrian Cycling and Traffic Calming Committee must be paid by the Applicant prior to processing the application. The installation of the signs must be at no cost to Council. Evidence of approval and installation of relevant signage must be submitted to the Planning Secretary prior to the commencement of operations of Phase 1.</p>	<p>Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21</p> <p>DPIE approval of Staging Report, 01/03/21</p>	<p>The Staging Report identifies this requirement as being triggered in Phase 3. Which has yet to commence.</p>	Not Triggered
Evacuation and Emergency Management Plan				
D11	<p>No later than six weeks prior to the commencement of operations, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person in consultation with the NSW State Emergency Services (SES) and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007). The plan should detail specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including the PMF and include measures to manage flood impacts outside the site to ensure accessibility is maintained. The plan must include details of:</p> <ul style="list-style-type: none"> a) predicted flood levels; b) flood warning time and flood notification; c) assembly points and evacuation routes; d) shelter in place, evacuation and refuge protocols; and e) awareness training for employees and contractors. <p>A copy of the Plan must be submitted to the NSW SES, Council and the Planning Secretary.</p>	<p>Operational Flood Evacuation and Emergency Management Plan (OFEMP), Woolacotts, 12/06/20</p> <p>Email between Savills and Council, 11/06/20, 18/06/20</p> <p>Emails between SES and Savills, 22/05/20</p> <p>Post approval portal lodgment, 18/06/20</p>	<p>Council and SES did not provide any comments on the Operational Flood Evacuation and Emergency Management Plan (OFEMP). The OFEMP was submitted to the Department for information in June 2020.</p> <p>The OFEMP addresses the requirements from this conditions via:</p> <ul style="list-style-type: none"> a) preparation by a senior civil engineer (MIE No. 4192513) / identification of flood levels in section 2.6 b) flood warning time and flood notification included in section 4 c) assembly points and evacuation routes in Section 6 and Appendix B; d) shelter in place, evacuation and refuge protocols in Section 6 e) awareness training for employees and contractors in Section 5. 	Compliant
Mechanical Ventilation				
D12	<p>Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:</p> <ul style="list-style-type: none"> a) the BCA; b) AS 1668.2-2012 The use of air-conditioning in buildings- Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade. 	<p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>Mechanical Services, Installation Certificate, 31/08/20</p> <p>Pure White Noise Acoustics, APCS Hot Water Acoustic Assessment, 25/03/21, Rev 1</p>	<p>The Installation Certificate states that the installation was completed in accordance with the BCA and relevant standards. The Certifier verified compliance via issue of the Crown Completion Certificate.</p> <p>Sighted APCS Hot Water Acoustic Assessment. The assessment concluded that "acoustic testing noise levels resulting from the operation of the building services (including the hot water equipment) on the site are compliant with the projects Development Consent including the noise emissions requirements detailed within the proposed Alexandria Park Community School, Development Application Acoustic Assessment".</p>	Compliant
Road Damage				
D13	<p>The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.</p>	<p>Interview with Auditees 27/10/21</p> <p>Site Inspection 21/10/21</p>	<p>No damage has been identified by the Project. No third parties have notified the Project of any damage.</p> <p>No damage was observed during the site inspection.</p>	Not Triggered
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 and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<p>Email RCC to Council, 24/09/20</p> <p>Fire Safety Certificate, Buildings B, C, D, E (phase 1)</p> <p>Fire Certification Displayed in Main Reception.pdf</p>	<p>Schools infrastructure authorised the Fire Safety Certificate and it was submitted to Council. Evidence shows that it is prominently displayed in the building.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Structural Inspection Certificate				
D15	<p>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:</p> <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 	<p>Structural Inspection Certificate, SCP, 16/09/20</p> <p>Email RCC to Council, 24/09/20</p> <p>Email RCC to Certifier, 17/09/20</p> <p>Email Certifier to RC, 18/09/20</p> <p>Post approval portal lodgment, 29/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p>	<p>The Structural Inspection Certificates were prepared by SCP engineers and submitted to the Department, Council and the Certifier. Certifier provided approval on 18/09/20</p>	Compliant
Compliance with Food Code				
D16	<p>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.</p>	<p>Kitchen Construction Compliance Certificate, 28/09/20</p> <p>Email RCC to Certifier and acceptance, 08/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p>	<p>The Kitchen Construction Compliance Certificate states that the facilities comply with the relevant standard. The Certifier confirmed satisfaction.</p>	Compliant
Stormwater Quality Management Plan				
D17	<p>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:</p> <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 	<p>Alexandria Park Community School Hydraulic Services Operations & Maintenance Manual (Asbuilt), Planet Plumbing, 04/09/20</p> <p>SCP, Maintenance Schedule, Stormwater Operation and Maintenance Schedule, 14/08/20</p>	<p>The Operations and Maintenance Manual includes:</p> <ul style="list-style-type: none"> a) maintenance schedules; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements 	Compliant
D18	<p>Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.</p>	<p>Alexandria Park Community School Hydraulic Services Operations & Maintenance Manual (Asbuilt), Planet Plumbing, 04/09/20</p> <p>Email RCC to Certifier (and response), 02/09/20 and 08/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>SCP, Maintenance Schedule, Stormwater Operation and Maintenance Schedule, 14/08/20</p>	<p>The Certifier has verified acceptance of D17 submission.</p>	Compliant
Rainwater Harvesting				
D19	<p>A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.</p>	<p>Works as Executed Plans, Planet Plumbing, 16/09/20</p> <p>Email RCC to Certifier, 16/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p>	<p>The works-as-executed Rainwater Re-use Plan was signed and submitted to the Certifier.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Outdoor Lighting				
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>	<p>Installation Certificate, Pro Electrical, 11/06/20</p> <p>Email Certifier to RCC, 26/08/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p>	<p>The installation certificate confirms compliance with this condition and the standards and requirement within. The Certifier provided acceptance.</p>	Compliant
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>	<p>Installation Certificate Mechanical Water Cooling Water Systems, ARA Mechanical, 31/08/20</p>	<p>The installation certificate confirms compliance with this condition and the standards and requirement within. The Certifier provided acceptance.</p>	Compliant
Signage				
D22	<p>Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.</p>	<p>Signage photo series IMG2299 – 2814</p> <p>Installation certificate 18/09/20</p>	<p>Signage identifying the location of staff car parking and bicycle facilities and non-potable water. No issues.</p>	Compliant
D23	<p>Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.</p>	<p>Signage photo series IMG2299 – 2814</p> <p>Installation certificate 18/09/20</p>	<p>Signage identifying the location of staff car parking and bicycle facilities and non-potable water. No issues.</p>	Compliant
D24	<p>'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.</p>	<p>Installation certificate 18/09/20</p>	<p>Signage identifying the location of staff car parking and bicycle facilities and non-potable water. No issues.</p>	Compliant
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 Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in RtS 	<p>Operational Waste Management Plan, Foresight Environmental, 12/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p>	<p>The Operational Waste Management Plan was prepared and submitted to the Certifier. It addresses:</p> <ul style="list-style-type: none"> a) type and quantity of waste to be generated during operation of the development is presented in section 2; b) handling, storage and collection of all waste streams generated on site is in section 4, 5 and 6; c) the materials to be reused or recycled, either on or off site; and d) Management and Mitigation Measures included in same plan prepared as part of the RtS are included in Section 6 and 8 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Validation Report				
D26	<p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <ol style="list-style-type: none"> be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; 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); include, but not be limited to: <ol style="list-style-type: none"> comment on the extent and nature of the remediation undertaken; describe the location, nature and extent of any remaining contamination on site; 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; results of any validation sampling, compared to relevant guidelines/criteria; discussion of the suitability the remediated areas for the intended land use; and any other requirement relevant to the project 	<p>Validation Report, Coffey, 16/09/20</p> <p>Post approval portal lodgment, 28/09/20</p> <p>Email RCC to Certifier, 16/09/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>Site Audit Statement, SAS148-1, ZOIC</p> <p>Site Audit Report, ZOIC, 18/09/20</p> <p>EPA automated response to submission 17/11/20.</p>	<p><u>Phase 1</u></p> <p>Remediation works were completed at the end of landscaping (which comprises installing capping and marker layers) in September 2020.</p> <p>The Validation Report was prepared by the Project contaminations consultants. The report identifies investigation results, remediation undertaken, validation results and suitability for future use subject to implementation of an LTEMP (to manage the presence of asbestos below the capping and maker layers).</p> <p>The Validation Report was submitted to the Department on 28/09/20. The Certifier confirmed acceptance via issue of the Crown Completion Certificate.</p> <p>The Contaminated Sites Auditor reviewed the Validation Report and accepted the information provided. The Site Audit Statement and Site Audit Report verified the findings from the Validation Report and deemed the site to be fit for its intended use (subject to implementation of the LTEMP which forms part of the Site Audit Statement).</p> <p>The Validation Report was issued to the EPA until 17/11/20, more than one month after completion of remediation works.</p> <p><u>Phase 2</u></p> <p>The Site Auditor is due to issue Site Audit Statement and Site Audit Report for Phase 2.1 in early November 2021.</p>	Compliant
Site Audit Report and Site Audit Statement				
D27	<p>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).</p>	<p>Site Audit Statement, SAS148-1, ZOIC</p> <p>Site Audit Report, ZOIC, 18/09/20</p>	<p>The Contaminated Sites Auditor reviewed the Validation Report and accepted the information provided. The Site Audit Statement and Site Audit Report verified the findings from the Validation Report and deemed the site to be fit for its intended use (subject to implementation of the LTEMP which forms part of the Site Audit Statement).</p>	Compliant
D28	<p>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).</p>	<p>Site Audit Statement, SAS148-1, ZOIC</p> <p>Site Audit Report, ZOIC, 18/09/20</p> <p>Email Zoic to RCC, 18/09/20 @4:46pm</p>	<p>The Contaminated Sites Auditor confirmed lodgment with the EPA on 18 September 2020.</p>	Compliant
Landscaping				
D29	<p>Following completion of all demolition work, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition B38 to the satisfaction of the Certifying Authority.</p>	<p>Context Landscape Management Plan 27/6/19.</p> <p>Landscape Solution Maintenance Pty Ltd, Operations & Maintenance Manual APCS Stage 1.0, September 2020</p> <p>Landscape Installation Certificate Phase 1, Landscape Solutions, 17/09/20</p> <p>Email, Context to RCC, 16/11/20</p> <p>Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20</p> <p>Context Landscape Architecture, Landscape Architecture Certificate of Practical Completion – Stage 2.1, 03/11/21</p>	<p><u>Phase 1</u></p> <p>The landscapers provided written confirmation of completion of the landscape works for Phase 1 as set out in the CoC B38 Landscape Management Plan. This was also verified as closed by the Certifier through issuance of the Interim Crown Completion Certificate.</p> <p><u>Phase 2.1</u></p> <p>Context Landscape Architecture provided a Landscape Architecture Certificate of Practical Completion for Stage 2.1 on 3 November 2021 stating that "<i>completed works of Phase 2.1 conform and are in accordance with the landscape documentation and the relevant conditions of the development consent, and is complete to the extent that will not prevent the reasonable use and enjoyment of the completed landscape spaces for students</i>".</p> <p>This Condition is staged. The satisfaction of the Certifier will be provide upon completion of Phase 2.2.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21	The approved Staging Report identifies this requirement as being triggered within 6 months of commencement of Phase 2, and (separately) Phase 3.	Compliant
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.	Mechanical plant Operation and Maintenance Manual, ARA Mechanical, 17/09/20 Electrical plant and equipment Operation and Maintenance Manual, Pro Electrical (no date) Hydraulic services Operation and Maintenance Manual, Planet Plumbing, 04/09/20 Lift services Operation and Maintenance Manual, OTIS, 31N10517-9	Phase 1 operation commenced 12/10/21 and remain within the defects period. Operation and Maintenance Manuals have been prepared for all plant and equipment on site to assist in proper operation and maintenance.	Compliant
Community Communication Strategy				
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	2/4/19 APCS CCS, Dept Ed. https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html#category-reports Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html Project Reference Group (PRG) Meeting Minutes: 27/05/21, 24/06/21, 22/07/21, 26/08/21, 23/09/21 Works Notification, June 2021 – Extension of Hoarding on Park Road Works Notification, June 2021 – Change to Construction Hours Works Notification, August 2021 – Onsite Works	Consistent with the Communications Strategy, the Project has demonstrated ongoing consultation with the school, the Department, and nearby properties as required. This includes: a) submission of disruption notices (which include dates and times of works, what the works involve and endorsement from the schools of the disrupting works) b) submission of documents to the Department (as referred to elsewhere in this audit table) c) project updates and letterbox drops to surrounding receivers and on the website. Project Reference Group meeting minutes were available for the months of May to September 2021. It was reported that there was a pause of community communication and in person visits were suspended during the Greater Sydney COVID-19 lockdown during the audit period. Mailbox drop Works Notifications were sighted for the months of June and August 2021	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Out of Hours Event Management Plan				
E3	<p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) measures to minimise localised traffic and parking impacts; and f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.</p>	Interview with Auditees 27/10/21	There are no events of this size planned. The OOHEMP has not yet been prepared.	Not Triggered
E4	<p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, in consultation with Council, and include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) measures to minimise localised traffic and parking impacts; and f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.</p>	Interview with Auditees 27/10/21	There are no events of this size planned. The OOHEMP has not yet been prepared.	Not Triggered
Operational Noise Limits				
E5	<p>The Applicant must ensure that noise generated by operation of the development does not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels as detailed in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2018.</p>	<p>Interview with Auditees 27/10/21</p> <p>Post approval portal lodgment, 08/07/20</p> <p>White Noise Acoustic Monitoring Report, 13/11/20</p> <p>Pure White Noise Acoustics, APCS Hot Water Acoustic Assessment, 25/03/21, Rev 1</p>	<p>Term 4 was the first day of operations, which was 12/10/20.</p> <p>Acoustic Monitoring was conducted within 2 months of commencement. Results show that noise levels are below the amenity criteria.</p> <p>Further testing of plant during operations in response to a complaint. Results were satisfactory. The Project Team reported that the noise complaint concerning humming from plant room was ongoing during the audit period and that mitigation measures were in the process of being finalised with SINSW prior to installation.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E6	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	White Noise Acoustic Monitoring Report, 13/11/20 Letter SINSW to DPIE 16/12/20 Post approval portal lodgment 16/12/20 Pulse White Noise Monitoring Report, 25/03/21	Term 4 was the first day of operations, which was 12/10/20. Acoustic Monitoring was conducted within 2 months of commencement. Results show that noise levels are below the amenity criteria. Further testing of plant during operations in response to a complaint. Results were satisfactory.	Compliant
After Hours Use of Outdoor Sports Courts and Playing Fields				
E7	The use of the outdoor sports courts and playing fields is restricted as follows: a) between 7:00 am and 10:00 pm, Mondays to Fridays for training and social recreation activities; b) between 8:00 am to 6:00 pm, Saturdays and Sundays for organised events and competitions; and c) no organised events on public holidays.	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Site Inspection 21/10/21	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
E8	Notwithstanding E7 above, the outdoor sports courts and playing fields may operate between 6.00 pm to 10.00 pm, Saturdays and 6.00 pm to 8.00 pm on Sundays and public holidays for training and social recreation activities for a trial period of 6 months from the date of commencement of school operations. Notification of the commencement of use is to be submitted in writing to the Planning Secretary.	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Site Inspection 21/10/21	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
E9	Use of the outdoor sports courts and playing fields must be undertaken in accordance with the recommended noise mitigation measures detailed in the report titled Alexandria Park Community School Development Application Acoustic Assessment prepared by Wilkinson Murray and dated 19 April 2018.	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Site Inspection 21/10/21	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
E10	If investigation of complain(s), through appropriate noise testing, establishes that offensive noise has occurred or use of the outdoor sports courts and playing fields is in breach of conditions E7 to E9, and the complaint is justified, the Department may require by notice to the applicant, that the use and operation of the outdoor sports courts and playing fields revert to the hours as detailed in condition E7.	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Site Inspection 21/10/21	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
E11	A further application may be lodged to continue the operating hours in E8 above, before the end of the trial period. The Department's consideration of a proposed continuation of the hours permitted by the trial will be based on, among other things, performance of the school in managing the use of the outdoor courts and playing fields in relation to compliance with development consent conditions and any substantiated complaints.	Construction & Operation Phasing (Staging) Report Alexandria Park Community School SSD-8373, Urbis, 28/09/21 DPIE approval of Staging Report, 01/03/21 Site Inspection 21/10/21	These facilities were being constructed at the time of the audit as part of Phase 2.1 and are yet to be commissioned.	Not Triggered
Unobstructed Driveways and Parking Areas				
E12	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Site Inspection 21/10/21 Complaints Register to September 2021	No obstruction of driveways and parking areas associated with operation of the school was observed at the time of the site inspection. No complaints received.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Green Travel Plan				
E13	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	Green Travel Plan, Arup, 24/06/20 Post approval portal lodgment, 08/07/20	Term 4 was the first day of operations for Phase 1, which was 12 October 2020. Implementation of the Green Travel Plan will not occur until the school occupies Phase 2.	Not Triggered
Outdoor Lighting				
E14	Notwithstanding Condition D20, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Installation Certificate, Pro Electrical, 11/06/20 Email Certifier to RCC, 26/08/20 Interim Crown Completion Certificate BCAC-20136 (phase 1), 09/10/20 Complaints Register to September 2021	The installation certificate confirms compliance with this condition and the standards and requirement within. The Certifier provided acceptance. There were no complaints relating to operational lighting during the audit period. Phase 2 works had yet to be completed at the time of the audit.	Not Triggered
Fire Safety Certificate				
E15	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Post approval portal lodgment, 08/07/20 Fire Safety Certificate,	Term 4 was the first day of operations, which was 12/10/20. Sighted a Fire Safety Certificate that had been signed RCC (27 October 2021) and SINSW (9 November 2021). The Annual Fire Safety Statement was in the process of being prepared by the Asset Department of SINSW at the time of the audit.	Not Triggered
Landscaping				
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B38 for the duration of occupation of the development.	Post approval portal lodgment, 08/07/20	Term 4 was the first day of operations, which was 12/10/20. Landscaping is new. Phase 2 works had yet to be completed at the time of the audit.	Not Triggered

APPENDIX B – CEMP AND SUB-PLANS

Unique ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Conformance Status
Construction Environment Management Plan (CEMP) (Rev 1, 14/03/19)				
CEMP Induction, (p.35)	<p>The CEMP awareness induction will cover:</p> <ul style="list-style-type: none"> • Outlining the objective and purpose of the works; and • 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 (current to 27/10/21)</p> <p>RCC Canvas online induction and inspection tracking system</p> <p>Induction Records Phase 2</p>	<p>The Induction includes information relevant to the tasks being undertaken by the people undertaking construction works. It reflects the content of the CEMP, at a high level.</p> <p>The Auditor sighted the Personnel/All Personnel register in HammerTech that included, but was not limited to plant operators, asbestos removalists and assessors and project managers. Records were sighted for the audit period.</p>	Conformant
Daily Toolbox Meetings, (p.36)	<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 Talks – 19/10/21 sighted back to August 2021.</p> <p>Sighted a daily Pre-start for all contractors dated 20 October 2021</p>	<p>Toolbox talks and pre-starts were sighted covering dust, hazmat, lifting and loading, housekeeping.</p>	Conformant
Summary of Air Quality Management Procedures, (p.10)	<ul style="list-style-type: none"> • Use of surfactant spray (onsite in close proximity of the earth works and at the site boundary/fences) is required for odour suppressant during works (this is up to the discretion of the Project Manager and the environmental consultant). • Heavy equipment and vehicles will be appropriately maintained to minimize exhaust emissions. • Appropriate methods of dust suppression will be implemented, such as ensuring earthworks materials remain moist to ensure dust is minimised during works. • Evaluate weather conditions prior to works commencing and during any change in wind direction. • Cease works if dust or odour generation is excessive. • Covering of any stockpiles that are to remain for greater than two days (Waste reclassification or ENM stockpiles, ACM demolition stockpiles), or if weather forecasts predict strong winds; with plastic , Hessian or Geotechnical fabric material. • All dust/odour control measures will be kept in good operating condition and functional at all times, with regular maintenance. • All loads are to be covered and appropriately fitted with tarpaulins to contain dust and/or odour during transport. • A complaints register will be established and maintained to receive and address complaints from the community regarding the detection of nuisance odour during the works. • Residents in the vicinity of the proposed works will be informed of potential dust/odour impacts prior to the commencement of works. 	<p>Site Inspection 21/10/21</p> <p>HammerTech Online System</p> <p>Complaints Register to September 2021</p>	<p>Topsoil was being placed across the sports pitch at the time of the site inspection. Landscaping works were in the process of being completed.</p> <p>Rock has been installed on the haul road.</p> <p>No complaints have been received during the audit period in relation to this requirement.</p> <p>The site was generally free of debris. The Auditor observed a hose wetting down the works area during site inspection.</p> <p>Plant onboarding process includes inspections maintenance records, risk assessment (for high risk plant), lifting plans (for cranes) SafeWork registration (for mobile cranes etc), operator licence check. Upon induction all plant operates must present their operating licences, otherwise they cannot use the plant.</p> <p>The Auditor sighted the Equipment Inductions in HammerTech that included the following on-site equipment at the time of the audit:</p> <ul style="list-style-type: none"> • EWP Scissor Lift (Under 11m), SSL260, last serviced 15 October 2021 • Compactor Vr88 • Compactor, 17809 e, last serviced 20 October 2021 • Excavator / Earth Moving Equipment, 86796d, last serviced 1 October 2021 • EWP – Boom Lift / Boom Type (Over 11m), last serviced 104848 <p>SWMS / Risk assessment identify risks associated with plant, and required controls.</p> <p>These processes ensure proper and efficient maintenance and operation.</p> <p>Asbestos Guard was sprayed on exposed areas when site was under COVID lockdown requirements.</p>	Conformant

Unique ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Conformance Status
Construction Soil and Water Management Sub-plan (CSWMSP) (Rev F, 26/07/19)				
Section 2.1, Soil and Water Management Implementation (p.5)	Install sediment control protection measures such as geotextile filters or sandbags, at all natural and man-made drainage structures. Maintain until all the disturbed areas are stabilised.	Site Inspection 21/10/21 Construction Soil and Water Management Plan, SCP Engineers and Development Consultants. Project ERSED Plans, SCP-CV-DWG-1500 and 1501	The erosion and sediment control plans are developed for Phase 1 and Phase 2. Controls for Phase 2.1 and 2.2 were observed to be consistent with the erosion and sediment control plan.	Conformant
Section 2.1, Soil and Water Management Implementation (p.6)	Ensure that land disturbance is no further than 5 metres from the edge of construction activities, where possible.	Site Inspection 21/10/21	Landscaping works were observed adjacent to the Project boundary at the time of the site inspection. Land disturbance was not observed no further than 5 metres from the edge of construction activities at the time of the site inspection.	Conformant
Section 2.1, Soil and Water Management Implementation (p.6)	Stockpiles shall be located in accordance with the erosion and sediment management drawings prepared by SCP Consulting. Where stockpiles are to be in place longer than 10 days they shall be stabilised by covering with mattering or tarps. Use sediment fences and earth banks with stockpiles as required to manage erosion	Site Inspection 21/10/21 Time Lapse Photograph 04/04/21 (Photograph 13)	A time lapse photograph from 4 June 2021 showed geofabric covering stockpiles during excavation of the sports field.	Conformant
Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) (no revision or date specified)				
Section 2.4, Ingress / Egress of Vehicles	Access to the site during Stage 1 will be from Belmont Street, during Stage 2 site access will be off Belmont Street and Park Road.	Site Inspection 21/10/21	Access during the site inspection was consistent with the CTPMSP	Conformant
Section 2.5 Transport Vehicles	All loading and unloading of vehicles will be done so from on site with site entry for Stage 1 being off Belmont Street and for Stage 2 off Belmont Street and Park Road. No loading or unloading shall be done from the surrounding street at any time during demolition and construction.	Site Inspection 21/10/21 Complaints Register to September 2021	Park Road was observed as the main access to the site, with adequate space for loading and unloading within the site. No complaints regarding this matter received.	Conformant
Section 3.4 Parking	All site staff related with the works will be encouraged to use public transport and not park on public roads. Richard Crookes Constructions will encourage the use of public transport by workers to minimize the effect of traffic on the local network.	APCS Site Induction (current to 27/10/21) RCC Canvas online induction and inspection tracking system Complaints Register to September 2021	Public transport options are included in the Project induction. No complaints regarding parking on local streets received during the audit period.	Conformant

Unique ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Conformance Status
Hazardous Materials Management Plan (HMMP) (Rev 1, 03/04/19)				
Section 10 Asbestos Removal Control Plan (p.20)	<p>As outlined in the NSW Code of Practice How to Safely Remove Asbestos (Safe Work NSW 2016), an Asbestos Removal Control Plan is required to be prepared prior to undertaking asbestos removal work.</p> <p>When preparing the asbestos removal control plan, the licensed asbestos removalist should consult with the person who commissioned the work, the person with management or control of the workplace (if not the same person), workers and their health and safety representatives.</p> <p>Once the asbestos removal control plan is prepared, a copy must be:</p> <ul style="list-style-type: none"> given to the person who commissioned the licensed asbestos removal work readily accessible on-site for the duration of the licensed asbestos removal work to: a person conducting a business or undertaking at the workplace workers and their health and safety representatives <p>The asbestos removal control plan must also be made available for inspection under the WHS Act</p>	<p>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, and for friable 01-02/05/20.</p> <p>Asbestos Clearance Certificates, Coffey 21/04/21, 04/06/21, 27/10/21, 28/10/21</p> <p>Asbestos daily air monitoring reports (various)</p> <p>DECC, Asbestos Management and Removal Plan, Alexandria Park Community School, Rev 1, No Date</p>	<p>ASP (asbestos removal licence 210968) registered removal with Safework.</p> <p>No asbestos has been removed from site during phase 2.</p> <p>It is all currently held on site.</p>	Not Triggered
Section 12 Tools and Equipment, (p.21)	<p>Work practices that are prohibited include:</p> <ul style="list-style-type: none"> Work practices in the vicinity of asbestos materials that may disturb or, damage the material, cladding, enclosure, sealant or containment barrier; Workers using a high-pressure water process to clean an asbestos product or to clean up debris from an asbestos product; Workers using compressed air to clean an asbestos product or a surface where debris from an asbestos product is present. 	Site Inspection 21/10/21	No listed prohibited work practices concerning asbestos materials were observed in the asbestos works area during the site inspection.	Conformant
Section 13.3, Community Consultation (p.22)	Prior to implementing asbestos controls at the site, Coffey recommends that consultation with stakeholders including, the school Principal and adjoining properties is carried out to alleviate concerns associated with asbestos, which may arise during removal works.	<p>Works Notification, December 2020 – Asbestos Found During Soil Investigations</p> <p>Works Notification, June 2021 – Extension of Hoarding on Park Road</p> <p>Works Notification, June 2021 – Change to Construction Hours</p> <p>Works Notification, August 2021 – Onsite Works</p> <p>Project Reference Group (PRG) Meeting Minutes: 27/05/21, 24/06/21, 22/07/21, 26/08/21, 23/09/21</p>	<p>Friable asbestos works for Phase 2 notified to adjoining properties as letter box drop.</p> <p>Project Reference Group meeting minutes were available for the months of May to September 2021; however, it noted that asbestos was not raised as a discussion point during these meetings.</p>	Conformant

Unique ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Conformance Status
Construction Noise and Vibration Management Sub-plan (CNVMSP) (Rev 4, 22/01/20)				
Section 10.9 Noise and Vibration Monitoring (p.24)	<p>Attended noise measurements should be undertaken at the start of key stages i.e; demolition, bulk excavation, first major concrete pour.</p> <p>Attended noise measurements should be conducted in accordance with Australian Standard AS1055: 2018 'Acoustics Description and measurement of environmental noise', and should include the following:</p> <ul style="list-style-type: none"> • Type 1 or 2 sound meter (calibrated) • Use of appropriate noise descriptor (in the case being Leq(15min). • Detail of measurement position and proximity to reflecting surface if any (building or similar). Measurement positions will typically be a residential property boundaries. • Comment regarding influence of meteorological conditions. <p>Vibration monitoring is typically required during demolition, excavation, vibrated piling and compaction works. Initial vibration monitoring locations are indicated in Appendix 1. All monitors are Texcel or equal and have SMS warning capability to notify contractor in the event of excessive vibration generation</p>	Alexandria Park Community School Stage 2 – Construction Noise & Vibration Monitoring Report, Pulse, Dec 20, Jan 21, Feb 21, Mar 21, Apr 21.	Attended noise monitoring and vibration logging has occurred regularly during the audit period. The report identifies the relevant methods which align with the applicable standards. Results show that noise and vibration is compliant with the relevant criteria. Noise and vibration monitoring finished on-site in April 2021 when high noise generating activities were completed.	Conformant

APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Schools Infrastructure NSW
Level 8, 259 George Street
Sydney NSW 2000

Our ref: SSD-8373-PA-14

Via email: statutoryPlanning@det.nsw.edu.au

Attention: Robert Crestani

02 August 2021

Dear Mr Crestani

**Agreement of Independent Auditor Team
Alexandria Park Community School Redevelopment (SSD 8373)**

Reference is made to the submission, dated 19 July 2021, seeking the agreement of the Secretary of the Department of Planning, Industry & Environment (the Department) of an suitability qualified, experienced and independent revised audit team to undertake independent audits of the Alexandria Park Community School (SSD 8373).

In accordance with Condition C38 of SSD 8373 (Consent) and the Independent Audit Post Approval Requirements (Department 2018), the Secretary has agreed to the following audit team:

- Derek Low, Principal Environmental Consultant, WolfPeak;
- Steve Fermio, Principal Environmental & Earth Scientist, WolfPeak; and
- Nicholas Ballard, Principal Environmental Auditor, WolfPeak.

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

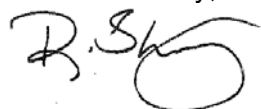
The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements (Department 2018). Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

If you have any questions, please contact Emmanuel Smith-Aspros on 8275 1232 or email to compliance@planning.nsw.gov.au.

Yours sincerely,



Rob Sherry
Team Leader Compliance – Government Projects
Planning & Assessment

As nominee of the Secretary

APPENDIX D – CONSULTATION RECORDS

Nick Ballard

From: Emmanuel Smith-Aspros <[REDACTED]>
Sent: Thursday, 21 October 2021 3:54 PM
To: Nick Ballard
Subject: FW: Independent Audit Consultation - Alexandria Park Community School Redevelopment (SSD 8373)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nick,

Thanks for your email.

At this stage the Department does not require any additional scope to that which is identified in the IAPARs for this Project.

Regards

Emmanuel Smith-Aspros
Senior Compliance Officer (Social Infrastructure)

Planning & Assessments | Department of Planning, Industry and Environment
T 02 8275 1232 | M [REDACTED] | E [REDACTED]@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

From: Nick Ballard <[REDACTED]>
Sent: Wednesday, 13 October 2021 4:36 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit Consultation - Alexandria Park Community School Redevelopment (SSD 8373)

Hi There,

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

I am currently preparing to undertake the sixth independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning Industry and Environment's 2018 *Independent Audits Post Approval Requirements* (or IAPAR).

- The consent is available at the following link:
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8373-MOD-2%2120210418T235257.113%20GMT>
- The 2018 IAPAR is available [HERE](#).

The on-site component of the audit is scheduled to commence on 21 October 2021 and pertains to post-approval requirements and compliance.

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

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

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

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

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

Kind Regards

Nick Ballard | Principal Environmental Auditor



E: [REDACTED]

P: 1800 979 716

M: [REDACTED]

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

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APPENDIX E – MEETING SIGN ON SHEET

Nick Ballard

From: Raiza Arcilla <[REDACTED]>
Sent: Wednesday, 10 November 2021 10:18 AM
To: Nick Ballard
Subject: RE: Independent Audit 6 - SSD 8373 - Attendees

Hi Nick,

I have made corrections in RED on the table below.

Regards,

Raiza Arcilla
Senior Project Manager
Project Management
Savills Australia

Mobile No: [REDACTED]

From: Nick Ballard <[REDACTED]>
Sent: Wednesday, 10 November 2021 9:49 AM
To: Raiza Arcilla <[REDACTED]>
Subject: Independent Audit 6 - SSD 8373 - Attendees

[EXTERNAL EMAIL] This email was sent from outside your organisation - be cautious when opening attachments or clicking links.

Hi Raiza,

As part of the audit report we are required to confirm audit attendees in lieu of a wet signature face-to-face attendance form. Please can you confirm by reply email that the following table is correct, if I have misunderstood position titles or anything else please update as required:

Name	Role	Organisation	Session
21 October 2021 – Site Inspection			
Trent Scrivener	Project Manager	Richard Crookes Construction	Accompanied Auditor on the site inspection
Nicholas Clay	Project Director	Savills Project Management	Accompanied Auditor on the site inspection
27 October 2021 – Document Review/Virtual Audit			
Raiza Arcilla	Senior Project Manager	Savills Project Management	Attended opening and closing meetings. Participated in interviews.
Trent Scrivener	Project Manager	Richard Crookes Construction	Attended opening and closing meetings. Participated in interviews.
Nicholas Clay	Project Director	Savills Project Management	Attended opening and closing meetings. Participated in interviews
Sheron Musengi	Site Engineer	Richard Crookes Construction	Attended opening and closing meetings. Participated in interviews

Many Thanks

Nick Ballard | Principal Environmental Auditor



E: [REDACTED]

P: 1800 979 716

M: [REDACTED]

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

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APPENDIX F – SITE INSPECTION PHOTOGRAPHS

Observations from the site inspection are provided in Table 7. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.



Table 7: Site inspection photographs




No.	Comment	Photograph
01	Concrete washout bin which is disposed as GSW once cured.	
02	The completed sport hall	

No.	Comment	Photograph
03	Internal area to the Phase 2 building	
04	Belmont Street entrance and car park area.	

No.	Comment	Photograph
05	Bicycle storage in Phase 2.1 area nearing completion.	
06	The soccer pitch under construction in the foreground with the Park Road extension in the background. The final boundary of the site is shown by the orange barriers that were forming the internal roadway	

No.	Comment	Photograph
07	A floating concrete wall under construction adjacent to retained trees. Root protection measures were provided by the Project Arborist in a report dated 11 October 2021 (refer to CoC C23).	
08	Tree protection signage on a Tree Protection Zone to the northern boundary.	

No.	Comment	Photograph
09	Rerouted electrical cables awaiting connection by the electricity supplier at the time of the audit.	 <p>The photograph shows a construction site with a concrete foundation and rerouted electrical cables. The site is enclosed by a chain-link fence and a wooden wall. There are orange plastic sheeting and debris on the ground.</p>
10	The concrete culverts that form the base and tank to the soccer pitch.	 <p>The photograph shows a large concrete culvert structure under construction. The structure is made of several large concrete blocks and is surrounded by dirt and construction equipment. In the background, there is a building with a thatched roof.</p>

No.	Comment	Photograph
11	The existing easement for electrical cables awaiting disconnection.	
12	Hoarding to the eastern boundary free from graffiti or posters at the time of the site inspection.	
13	Timelapse photograph taken 4 June 2021 showing geofabric covering stockpiles area of the site.	

APPENDIX G – DECLARATIONS

Declaration of Independence - Auditor



Project Name:	Alexandria Park Community School
Consent Number:	8373
Description of Project:	Redevelopment and operation of Alexandria Park Community School
Project Address:	7 – 11 Park Road, Alexandria, NSW 2015
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 6
Date:	14 December 2021

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. 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) 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:	Nick Ballard
Signature:	
Qualification:	BSC (Hons) Global Forest Resources & Forest Products Technology Exemplar Global Auditor Number 129713
Company:	WolfPeak Pty Ltd

Declaration of Independence - Auditor



Project Name:	Alexandria Park Community School
Consent Number:	8373
Description of Project:	Redevelopment and operation of Alexandria Park Community School
Project Address:	7 – 11 Park Road, Alexandria, NSW 2015
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 6
Date:	14 December 2021

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

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

Notes:

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

Name of Auditor:	Steve Fermio
Signature:	
Qualification:	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company:	WolfPeak Pty Ltd