



ALEXANDRIA PARK COMMUNITY SCHOOL – SSD 8373

INDEPENDENT AUDIT REPORT

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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).

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

This Audit Report presents the findings from the third Independent Audit for the construction period, covering the period from 1 December 2019 to 30 May 2020.

Savills has been appointed as the client representative on behalf of School Infrastructure NSW. Richard Crookes Construction (RCC) is the principal contractor. Construction works began 29 April 2019. Works undertaken since the previous Independent Audit include footings, reconstruction of Sydney Water culvert, installation of underground services and hazardous material capping layers, slab-on-ground, structure erection to level 3 and progressive fit out.

The overall outcome of the IA indicated that compliance is being proactively tracked by Savills and RCC, with some room for improvement in managing work hours and document distribution. Compliance records were very well organised and available at the time of the site inspection and interview with Savills and RCC personnel on and following 20 May 2020. 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 summarized as follows:

- There were 108 CoCs assessed. A further 46 CoCs relate to requirements to be fulfilled prior to commencement of operations or during operations and were not triggered during the audit period.
- There were five new non-compliances identified against the CoCs. These relate to updating plans, submissions of documents and hours of work.
- There was one new observations made in relation to the CoCs relating to erosion and sediment control.
- All actions from the December 2019 IA had been addressed and are considered closed.

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

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1. Introduction

1.1 The Project

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

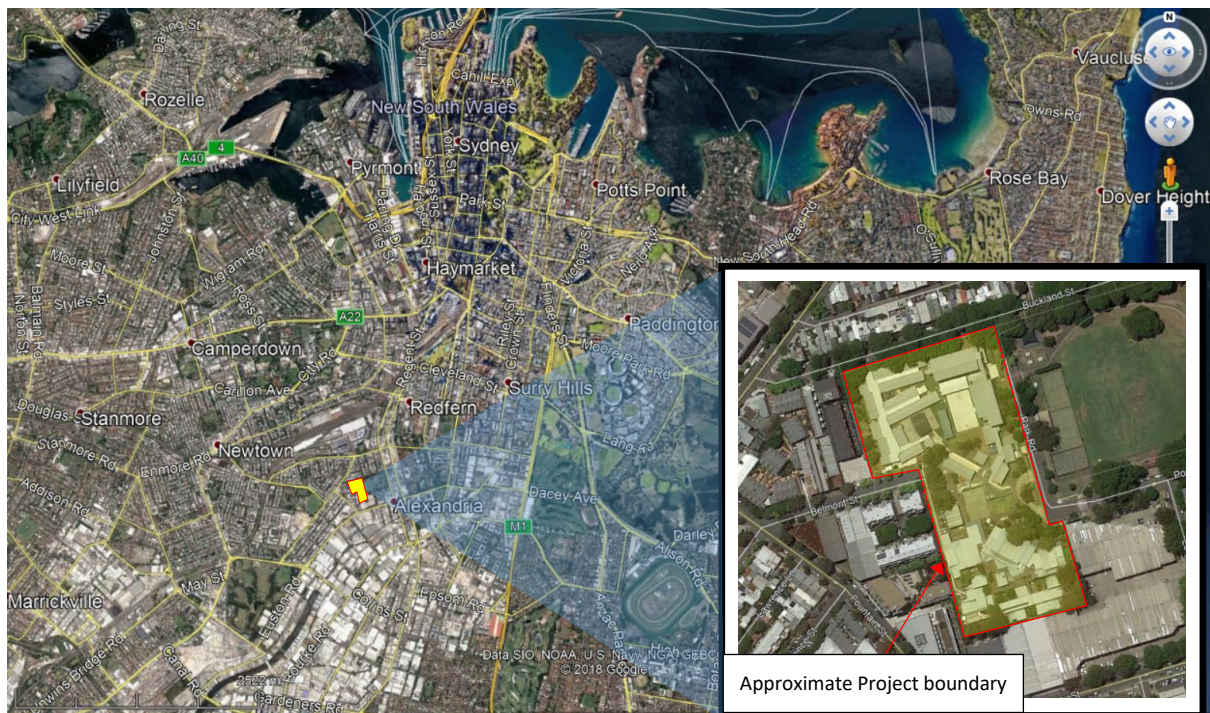


Figure 1: APCS location (modified from GoogleEarth, 2019).

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

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

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

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

An application to modify SSD 8373 was submitted on 3 April 2020 (Modification 1). The application seeks 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 under assessment at the time of the audit.

Savills has been appointed as the client representative on behalf of Schools Infrastructure NSW. Richard Crookes Construction (RCC) is the principal contractor. Construction works began 29 April 2019. Works undertaken since the previous Independent Audit include footings, reconstruction of Sydney Water culvert, installation of underground services and hazardous material capping layers, slab-on-ground, structure erection to level 3 and progressive fit out.

1.2 Approval requirements

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

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

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

1.4 The objectives of the audit

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

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

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

The IA Program was prepared in accordance with the IAPAR and submitted to the Department and the Certifying Authority within four weeks of the date notified for the commencement of construction as required by CoC C39. The IA Program (and CoC C40) specifies that this IA (3rd) must be undertaken within 52 weeks of the date of the 1st IA.

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

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

1.5 The audit scope

This IA relates to the Project works from 1 December 2019 to 30 May 2020.

The scope of the IA comprises:

- an assessment of:
 - CoCs applicable to the phase of the development that is being audited;
 - post approval documents prepared to satisfy the CoCs, including an assessment of the implementation of Environmental Management Plans and Sub-plans;
 - all environmental licences and approvals applicable to the development (excluding environmental protection licences issued under the *Protection of the Environment Operations Act 1997*);
- an assessment of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary, and any potential off-site impacts;
 - incidents, non-compliances and complaints that occurred or were made during the audit period;
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit;

- feedback received from the Department, and other agencies and stakeholders, including the community, on the environmental performance of the project during the audit period;
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
- a high-level review of the Project's environmental management systems, including assessment of any third-party certification of them, the type, nature and scope of the systems having regard to the nature and scale of the development, and the implementation of the systems;
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- details of any other matters considered relevant by the Auditor or the Department, taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

2. Audit methodology

2.1 Audit process

The IA was conducted during COVID-19 restrictions and, therefore, some tasks were modified to ensure compliance with social distancing rules and to manage risk.

The IA was conducted in a manner consistent with AS/NZS ISO 19011:2014 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in the standard, is presented in Figure 2.

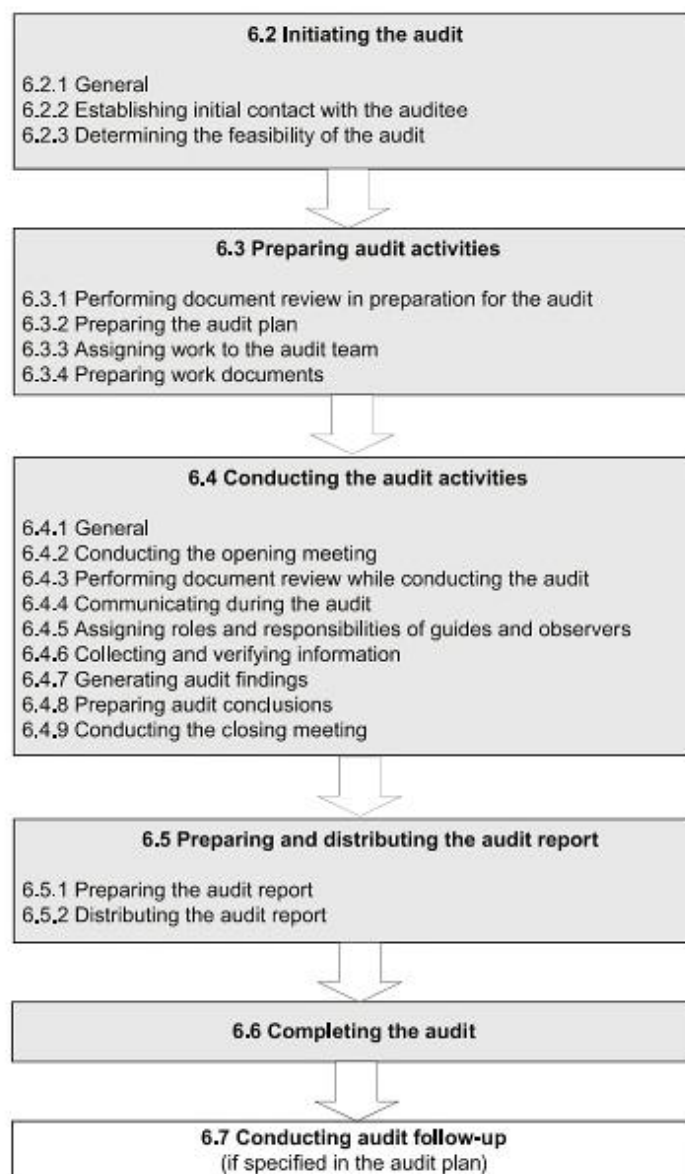


Figure 2: Audit activities overview (AS/NZS ISO 19011:2014). Subclause numbering refers to the relevant subclauses in the Standard.

2.1.1 Audit initiation and scope development

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

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

On 14 May 2020 WolfPeak consulted with the Department, the Environment Protection Authority and Transport for NSW, to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C.

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

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

Stakeholder	Issues and areas of focus	How addressed
Department of Planning, Industry, and Environment	<p>The Department requested that all conditions of consent for SSD 8373 are assessed, and that the audit is conducted in accordance with the requirements of CoC C41 of SSD 8373.</p> <p>In addition to the above, the Department requested a focus on assessing compliance with CoCs C6 and C15 – C21 which relate to construction hours and construction noise and vibration.</p>	Included in scope
Environment Protection Authority (EPA)	The EPA requested the audit focus on investigating noise complaints received since 2019 and focus on assessing compliance with CoCs B7 – B13 and contamination issues and involvement from the Contaminated Sites Auditor (Zoic).	Included in scope
Transport for NSW	No response	-

2.1.2 Preparing audit activities

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

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

- *Environmental Impact Statement for SSD 17_8373 Alexandria Park Community School, Urbis*, December 2017 (the EIS)
- *SSD 17_8373 Alexandria Park Community School Response to Submissions*, 3 October 2018
- *Development Consent SSD 8373*, 11 February 2019 (the Consent)

- *Aboriginal Cultural Heritage Management Plan Alexandria Park Community School 7-11 Park Road Alexandria NSW (City of Sydney LGA), Archaeological Management and Consulting Group & Streat Archaeological Services, Version 2, May 2019 (AbHMP)*
- *Community Communication Strategy Alexandria Park Community School, April 2019 (CCS)*
- *Alexandria Park Community School No. 1161 Construction Environmental Management Plan, Richard Crookes Constructions, Rev 1, 14 March 2019 (CEMP)*
- *Construction Traffic and Pedestrian Management Plan, Alexandria Park Community School K-12, Sydney Traffic Control, [no date or revision] (CTPMSP)*
- *Alexandria Park Community School Construction Noise Vibration Management Plan, Acoustic Logic, 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), comprising:*
 - *DECC Construction Waste Management Plan, Alexandria Park Community School, Rev 5*
 - *DECC Asbestos Management and Removal Plan, Alexandria Park Community School, Rev 3.6, 4 January 2019*
 - *Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School Buckland Street, Alexandria NSW 2015, Coffey, 3 April 2019*
- *Alexandria Park Community School- Complaints Register, last updated 31 October 2019*
- *Heritage Management Plan, Alexandria Park Community School, Heritage 21, April 2019 (HMP)*
- *Alexandria Park Community School 1161, Compliance Report, Richard Crookes Constructions, 6 November 2019.*

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

2.1.3 Site personnel involvement

The on-site audit activities took place on 20 May 2020. The following personnel took part in the audit:

- Nicholas Clay – Senior Project Manager (Savills Project Management)
- Trent Scrivener – Senior Project Engineer (RCC)
- Derek Low – Auditor (WolfPeak).

Meetings

Opening and closing briefings were held with the Auditor and Project personnel. The objectives and scope of the IA, the resources required and methodology to be applied were discussed; as preliminary audit findings, recommendations (if appropriate) made, and any post-audit actions.

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.

2.1.4 Site inspection

The on-site audit activities took place on 20 May 2020. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix E.

2.1.5 Document review

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

2.1.6 Generating audit findings

IA findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

Compliance evaluation

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

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

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

Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.1.7 Completing the audit

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

3. Audit findings

3.1 Approvals and documents audited and evidence sighted

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

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

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

3.2 Non-compliances, Observations and Actions

This Section presents the non-compliances and observations from the third IA, along with the status of findings that remained open from the second IA. Actions in response to each of the findings are also presented. Detailed findings against each CoC are presented in Appendix A. In summary:

- There were 108 CoCs assessed. A further 46 CoCs relate to requirements to be fulfilled prior to commencement of operations or during operations and were not triggered during the audit period.
- There were five new non-compliances identified against the CoCs. These relate to updating plans, submissions of documents and hours of work.
- There was one new observations made in relation to the CoCs relating to erosion and sediment control.
- All actions from the December 2019 IA had been addressed and are considered closed.

Table 2: Non-compliances, Observations and Actions

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
Conditions of Consent SSD 8373 Schedule 2						
ACTIONS THAT WERE OPEN FROM NOVEMBER 2019 AUDIT						
4	CoC B13	Observation	<p>CoC B13 provides that, prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure, which is to form part of the CEMP, to ensure that potentially contaminated material is appropriately managed.</p> <p>The unexpected finds procedure exists in various forms within the RCC CEMP, HMMP, the Contamination EMP and within DECC documentation. The Auditor recommends that these procedures should be reviewed to ensure they are in alignment. Where discrepancies are found, the documents should be updated so that the unexpected finds procedures align.</p>	Noted. The CEMP will be reviewed for alignment across RCC CEMP, Contamination EMP and DECC Documentation.	SINSW 31/01/20	CLOSED The Project advise that Coffey's Contamination EMP is the overarching document that applies when DECC are not completing civil works.
5	CoC B23	Observation	<p>CoC B23 sets out matters that the CNVMSP must address, including (at (b) and (c)) describing procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) and describing the measures to be implemented to manage high noise generating works.</p> <p>The Auditor observes that it was agreed by the attendees at the audit that further clarification be provided in Section 11 of the CNVMSP to state that the processes in Section 10 represents the application of reasonable and feasible mitigations and that Section 11 deal with scenarios where noise impacts differ from those predicted or result in genuine noise complaints.</p>	SINSW to address this clarification.	SINSW 31/01/20	CLOSED The CNVMSP has been updated to provide clarification

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
6	CoC B36	Non-compliance and observation	<p>CoC B36 provides that Compliance Reports for the Project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). Additionally, B36 requires that the Project must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p> <p>Non-compliance: The second PCCR represents the first Construction Compliance Report within phased construction. This Compliance Report was submitted to the Department on 17 July 2019. However, there is no evidence of publication (or notification of that publication) within the timeframes specified by the condition.</p> <p>Observation: As the Project has prepared Compliance Reports at a greater frequency than that required by the CMRP, the Auditor observes that the CMRP could be updated to establish new timeframes going forward (to provide clarity).</p>	<p>The auditee agrees with Auditor's observation that the CMRP could be updated to establish new timeframes going forward (to provide clarity).</p> <p>The first PCCR was submitted to the Dept on 17 Jul 2019 and was made public within SINSW website.</p> <p>SINSW to make public the second PCCR upon agreeing to the new timeframes.</p>	SINSW 31/01/20	CLOSED The Compliance Report was published as have subsequent Compliance Reports. Notifications have been provided to the Department. An updated CMRP has been prepared and will be submitted to the Department once finalised. Refer to new finding in relation to B36 for the current audit period below.
7	CoC C42	Non-compliance	<p>CoC C42 sets out matters the Applicant must attend to in relation to Independent Audit Reports, including that it submit its response to each report to the Department and the Certifying Authority and make each Independent Audit Report and response publicly available within 60 days after submission (and notify the Department and the Certifying Authority in writing at least seven days before this is done).</p> <p>The June 2019 Audit Report, along with the APCS response was submitted to the Department and Certifying Authority on 24 June 2019. However, the publication of the June 2019 Audit Report was not within 60 days of its submission as required by CoC C42.</p>	<p>The publication of the June 2019 Audit was made public within 7 days from 1 Oct 2019. See Appendix A.</p>	N/A	CLOSED

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
MAY 2020 AUDIT FINDINGS						
1	CoC B24	Non-compliance	<p>CoC B24 requires that a Construction Waste Management Sub-Plan (CWMSP) be prepared and 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>The approved CWMSP prepared for the project is a document prepared by the demolition and earthworks contractor (DECC) and does not address any works other than demolition and earthworks. Whilst the project has demonstrated that wastes are being tracked, recycled and disposed of correctly (as required by this condition and CoCs C32, C33 and C36), RCC's subsequent CWMSP had not been finalised or approved.</p>	A CWMSP is to be approved by the Certifier.	RCC 31/07/20	OPEN
2	CoC B36	Non-compliance	<p>CoC B36 requires that Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Project must also 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>Evidence indicates that the Compliance Report submitted on 11/11/19 was not published until after 21/01/20, which is beyond the 60 days required by this condition. There is no evidence that indicates that the Certifier was notified of the publication.</p> <p>Evidence indicates that the Construction Compliance Report scheduled for submission on 11/05/20 was not submitted until 19/05/20.</p>	Ensure future Compliance Reports are submitted within the timeframes specified by the Compliance Monitoring and Reporting Program, that all parties are notified of publication, and that publication occurs within 60 days of submission.	SINSW Prior to next reporting round.	OPEN

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
3	CoC C6 and C16	Non-compliance	<p>CoC C6 states that construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (c) between 7 am and 6 pm, Mondays to Fridays inclusive; and (d) between 7:30 am and 3:30 pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p> <p>CoC C7 sets out the terms on which works can be conducted outside of the hours specified in CoC C6.</p> <p>CoC C16 states that the Project 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 CoC C6.</p> <p>Construction works continued beyond 6pm on 28/11/19 due to a delay in concrete supplies impacting a concrete pour. Construction works commenced prior to 7 am 27/03/20 to facilitate a concrete pour. These works were not permissible under the out of hours works terms set out in CoC C7. Both non-compliances were reported to the Department in accordance with CoC C45.</p> <p>The complaint register indicates that two complaints about noise outside of approved hours were verified to be as a result of construction works occurring out of hours. The works were not permissible under the out of hours works terms set out in CoC C7. The Auditees confirmed as part of the audit that the out of hours works were non-compliant with CoC C6, but had not been reported in accordance with CoC C45.</p>	<p>Provide regular training to project personnel and suppliers on permissible work hours.</p> <p>Identify future works that may extend beyond permissible work hours, and comply with CoC C7 where applicable.</p>	RCC 31/07/20	OPEN

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
4	CoC C27	Observation	<p>CoC C27 requires that 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.</p> <p>On the day of the site inspection the stormwater pit in the main yard (which is connected to the stormwater network) did not have any protection in place due to recent damage from mobile plant. 2mm of rain had been recorded in the 48 hrs preceding the audit and it is unlikely that any surface water flows would have been generated. RCC have provided evidence demonstrating that they had replaced geofabric accordingly and protected with a steel plate to prevent damage by plant. The steel plate will be removed for regular inspections.</p>	N/A	N/A	CLOSED
5	CoC C42	Non-compliance	<p>CoC C42 requires that, in accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Project must:</p> <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C41 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. <p>There was no evidence available to demonstrate that the Certifier was notified of the publication of the second Independent Audit Report.</p>	Ensure that the Certifier is notified of the publication of future reports.	Savills and RCC At least 7 days prior to the publication of this Report.	OPEN

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
6	CoC C45	Non-compliance	<p>CoC C45 requires that the Department must be notified in writing to compliance@planning.nsw.qov.au within seven days after the Applicant becomes aware of any non-compliance.</p> <p>The complaint register indicates that two complaints about noise outside of approved hours were verified to be as a result of construction works occurring out of hours. The works were not permissible under the out of hours works terms set out in CoC C7. The Auditees confirmed as part of the audit that the out of hours works were non-compliant with CoC C6, but had not been reported in accordance with CoC C45.</p>	Ensure all non-compliances are reported to the Department in accordance with CoC C45.	SINSW Within 7 days of each identified non-compliance.	OPEN

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

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

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

A review was conducted of the

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

The documents are generally adequate, other than the non-compliance relating to the CWMSP as set out in Section 3.2 above.

3.4 Project's EMS

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

3.5 Summary of notices from agencies

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

3.6 Other matters considered relevant by the Auditor or DPIE

3.6.1 Management of noise

Both the Department and the EPA requested that the audit focus on management of noise and compliance with noise related conditions.

The Auditor notes the identified non-compliances with CoC C6 and C16 whereby the project conducted construction works outside of the hours permitted by the Consent on four occasions during the audit period without satisfying the terms set out in CoC C7. It is recommended that the Project provide regular training to its personnel and suppliers on permissible work hours. Furthermore the Project should identify future works that may extend beyond permissible work

hours, and comply with CoC C7 (i.e.: assess the justification for the works, the potential impact, gain approval from the Department where relevant and notify potentially affected stakeholders prior).

CoC C15 requires that the Project be constructed to achieve the Noise Management Levels (NMLs) detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMSP.

As with the previous audit findings, despite the Project demonstrating that reasonable and feasible controls are being implemented (other than contraventions of CoC C6 and C7), the auditor recognizes that purely as a result of the approved works, and the proximity to nearby receivers that exceedances of the NMLs are likely (and are predicted in the CNVMSP), as are complaints. 19 x complaints have been received since December 2019 relating noise (works running over time, music and personnel and the COVID-19 Development – Construction Work Days Order 2020).

3.6.2 Contamination

The EPA requested that the audit focus on contamination issues on site, particularly the presence of volatile halogenated compounds (VHCs) and an Underground Storage Tank, as well as the involvement of the Contaminated Sites Auditor (Zoic) during the works. The EPA stated that it raised concern about the VHCs during the assessment period, recommending that a detailed site investigation (DSI) occur once buildings were demolished and relocated.

As set out in the RAP, endorsed by the Contaminated Sites Auditor, a DSI was conducted (Coffey 2017). As a result of the identification of VHCs in groundwater, it was further recommended that a soil vapour investigation be conducted to determine if an unacceptable indoor vapour risk may be present. A soil vapour risk assessment was conducted (Coffey 2017)). It determined that *the investigation did not identify the presence of VOCs (including VHCs) at location MW2 (represented by SS1), however trichloroethene (TCE) was detected above the adopted soil vapour screening levels at SS3 and SS7. A subsequent preliminary health risk assessment revealed that the potential future indoor vapour risk associated with a slab on ground building is considered to be low, and acceptable at those locations. It also stated that a UST within a section of the site (in the area of the proposed playing field close to the western boundary of the site) where a temporary pop up school was being constructed, however due to access constraints caused by the construction activities at the time, the area around the UST could not be assessed. The UST, and other possible sources within the site (or adjacent sites) was recommended to be considered further within a RAP for the site.*

A Remediation Works Plan was prepared which captured Coffey's Phase 1 and Phase 2 data gap investigation report (2019). The Remediation Works Plan was approved by the Contaminated Site Auditor and submitted to the Department 28/06/19. The Plan set a remediation strategy based on the likely risks and exposure pathways. It comprised:

- Continued investigations
- Capping soils (not including a vapour barrier)

- Removal of the UST and surrounding impacted soils (this would occur during phase 2 of the project once the student relocate to the new school).

Based on the evidence provided (refer Appendix A) the Auditor is of the opinion that the Remediation Works Plan is being implemented thus far. The Project has provided evidence that the consultants (Coffey) and the Contaminated Sites Auditor (Zoic) have been in regular contact on the progress of remediation works and monitoring and clearance certificates are available. That being said, Coffey and Zoic are responsible for ensuring remediation works are being completed in accordance with the Remediation Works Plan and that the Site Audit Statement and Site Audit Report can be issued for the site.

3.7 Complaints

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

A total of 25 complaints were recorded during the period covered by this Independent Audit. These related to work hours, noise, and light spill. It is understood these came from several complainants in close proximity to the works. All 25 were considered by the Project to be closed.

3.8 Incidents

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

3.9 Actual versus predicted impacts

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

Table 2: Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Physical extent of the development in comparison with the approved boundary and any potential off-site impacts	The approved Project boundary is defined within the stamped plans listed under CoC A2.	The Project footprint is the same as that approved.	Y
Biodiversity	The Project would result in the loss of 69 mature trees and protect those being retained	Tree removal had occurred in the approved locations. Trees to be retained were protected.	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Traffic and access	Minor and temporary disruptions to parking, traffic and access. No heavy vehicles to be parked beyond the Project boundaries.	All construction vehicles were confined to site. Heavy vehicle movements are minor and using approved gates and routes.	Y
Noise and vibration	Moderate short term construction noise and vibration impacts on nearby receivers above the relevant Noise Management Levels.	Noise impacts are occurring and are not insubstantial, but appear to be generally consistent with that predicted.	Y
Heritage	Further investigations are required as part of a full ACHA	Investigations for phase 1 works are complete. The Project advise that there were no heritage finds. The Report is pending.	Y
Contaminated land	There is known and suspected contamination on the site needing to be managed under documents prepared in accordance with the CLM Act 1997 and WHS Act 2011.	<p>Works to date have involved remediation hazardous material removal. The remediation works appear to be conducted in accordance with the Remediation Action Plan and Remedial Works Plan. Both have been endorsed by the Site Auditor.</p> <p>Asbestos removal works appear to have been conducted in accordance with the WHS Act (under an Asbestos Control Removal Plan and with the relevant licences and notifications in place).</p>	Y

4. Conclusions

The overall outcome of the IA indicated that compliance is being proactively tracked by Savills and RCC, with some room for improvement in managing work hours and document distribution.

Compliance records were very well organised and available at the time of the site inspection and interview with Savills and RCC personnel on and following 20 May 2020. 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 summarized as follows:

- There were 108 CoCs assessed. A further 46 CoCs relate to requirements to be fulfilled prior to commencement of operations or during operations and were not triggered during the audit period.
- There were five new non-compliances identified against the CoCs. These relate to updating plans, submissions of documents and hours of work.
- There was one new observations made in relation to the CoCs relating to erosion and sediment control.
- All actions from the December 2019 IA had been addressed and are considered closed.

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

5. Limitations

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

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Appendix A. SSD 8373 Conditions of Consent

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Schedule 2				
Part A Administrative conditions				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	Compliant
Terms of Consent				
A2	The development may only be carried out: <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below: 	Approved plans stamped are available on site and online.	These drawings are the plans being used for the development.	Compliant

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L-SD-251-00	P4	Landscape Detail Plan – Southern Roof	30.11.17																																																																																																																				
L-SD-260-00	P7	Fencing Strategy Plan	23.04.18																																																																																																																				
L-SD-261-00	P7	Fencing Strategy Plan School Hours	23.04.18																																																																																																																				
L-SD-262-00	P7	Fencing Strategy Plan After Hours + Weekends	23.04.18																																																																																																																				
L-SD-263	P5	Fencing Strategy Sports Fence (Park Rd Interface) Elevation	09.03.18																																																																																																																				
L-SD-301-00	P6	Existing Tree Plan and Schedule Sheet 1 of 2	03.12.18																																																																																																																				
L-SD-302-00	P6	Existing Tree Plan and Schedule Sheet 2 of 2	03.12.18																																																																																																																				
L-SD-303-00	P6	Proposed Trees	03.12.18																																																																																																																				
L-SD-304-00	P3	Indicative Planting Palette	30.11.17																																																																																																																				
Stormwater/Drainage Drawings prepared by Woolacotts Consulting Engineers																																																																																																																							
Dwg No.	Rev.	Name of Plan	Date																																																																																																																				
SW1	A	Stormwater Management Plan – Sheet 1	14.09.17																																																																																																																				
SW2	A	Stormwater Management Plan – Sheet 1	14.09.17																																																																																																																				
ES1	A	Erosion and Sediment Control Plan	14.09.17																																																																																																																				
ES2	A	Erosion and Sediment Control Plan	14.09.17																																																																																																																				
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: 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	No directions have been made by the Planning Secretary. No change.	Not triggered																																																																																																																
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict				These conditions of consent and documents referred to elsewhere in this audit table	This audit assesses compliance with the conditions of consent. No issues.	Not triggered																																																																																																																
Design Amendments																																																																																																																							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A5	To ensure that adverse privacy impacts are not generated, the southern and western elevations of the upper levels of the development, being levels three, four and five, are to be fitted with privacy screens and/or louvres to restrict direct overlooking into adjoining residential flat building developments. Details must be provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	TKD architects CC requirements item A5, 17/05/19 BCA CC2 190080/02, 01/07/19	The louvre design was approved by the CA on 01/07/19	Compliant
A6	All approved Architectural Drawings must be updated to reflect the amended location of the rooftop shade structure from the western edge to the inner eastern edge of the Southern Hub rooftop play area as shown on the approved Drawing No. AR.DA. 2003, Revision P4 Campus Plans- Fourth Floor and Roof, dated 29 November 2018. Details must be provided to the satisfaction of the Certifying Authority prior to the commencement of construction	TKD architects CC requirements item A6, 17/05/19 BCA CC2 190080/02, 01/07/19	The shade structure design was approved by the CA on 01/07/19	Compliant
Limits of Consent				
A7	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Notification for commencement of works, DoE to DPE dated 8/4/19	Works commenced 10/04/19	Compliant
Prescribed Conditions				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation	CC1 granted 24/4/19. Signage sighted 04/06/19 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	Part 6, Division 8A of the EPAA relates to prescribed conditions for: <ul style="list-style-type: none"> - compliance with the BCA - erection of signs - residential building work (not relevant) - entertainment venues (not relevant to demolition) - signage for max number of persons (not relevant for demolition) - shoring and adjoining properties (not relevant to this project) The issue of CCs by the CA demonstrates compliance with the BCA to the extent of works that it covers. Signage observed complied with the requirements.	Compliant
Planning Secretary as Moderator				
A9	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties	Interview with auditees	No disputes identified	Not triggered
Long Service Levy				
A10	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441	28/3/19 NSW Long Service Corp Levy Receipt. 08/10/19 NSW Long Service Levy payment 08/10/19	Payments made.	Compliant
Legal Notices				
A11	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with auditees	No notices being served were identified	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Evidence of Consultation				
A12	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>4/4/19 DPE to SINSW Approval of Community Consultation Strategy.</p> <p>2/4/19 Dept Ed Community Consultation Strategy.</p> <p>Documents referred to elsewhere in this Audit Table that require consultation.</p>	Non-compliance from the first audit: There is no evidence that demonstrates the consultation was carried out in the preparation of the Construction Traffic and Pedestrian Management Sub Plan (CoC B22) with RMS, the Construction Noise and Vibration Management Sub Plan (CoC B23) with affected receivers, or the Construction Soil and Water Management Sub Plan (CoC B25) with Council. This has now been resolved refer response to CoC B22, B23, B25.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	With the approval of the Planning Secretary, the Applicant may: <ul style="list-style-type: none"> a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	<p>18/4/2019 NSW Dept Ed Request to Stage Submission of Plans under Condition A13 (a). Attachment 2 -Staging of Plans.</p> <p>18/4/19 DPE Approval of Request to Stage Preparation & Submission of plans.</p> <p>Second Staging Report 12/06/19</p> <p>DPIE approval of second staging report 20/06/19.</p>	<p>Approval given by DPIE to stage preparation and submission of plans as required under CoC A5, A6, B2, B3, B17 to B19, B27, B28, B30 to B34, B38 and B39.</p> <p>Approval given by DPIE to stage preparation and submission of plans required under CoCs B18, B19, B28, B31 and B32.</p> <p>Approvals displayed on project website [see CoC A21].</p>	Compliant
A14	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Refer to response to CoC A13	Refer to response to CoC A13	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A15	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program	Refer management plans evidence referred to elsewhere in this table.	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	23/4/19 Certification of Methodology for Full Building Demolition of Buildings A, B and C. Tall Consulting Structural Engineers. 4/4/19 Email BM+G, Crown Certificate List Requirements for Demolition 1/4/19 Demolition Environmental Civil Contractors, Demolition Control Plan. 8/4/19 SafeWork NSW Asbestos & Demolition Checklist, Ivan Lim.	Methodology checking has been done in accordance with AS2601 and Safe Work NSW code of practice – demolition work – 2016.	Compliant
Structural Adequacy				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District 	<p>Information submitted to Certifying Authority for granting of CC1.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p>	<p>The issue of Construction Certificate by CA demonstrates compliance with the BCA to the extent of works that it covers.</p>	Compliant
External Walls and Cladding				
A18	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA</p>	<p>Information submitted to Certifying Authority for granting of CC1.</p> <p>External wall elements table by TKD architects, 31/5/19.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p>	<p>External wall specifications stated as being compliant by TKD and CA.</p>	Compliant
Applicability of Guidelines				
A19	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.</p>	<p>The CEMP and sub-plans referred to elsewhere in this Audit Table</p>	<p>The CEMP and sub-plans refer to the relevant guidelines and policies.</p>	Compliant
Monitoring and Environmental Audits				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A20	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Coffeys Asbestos and SMF air monitoring results 17/4/19 – 04/05/20.</p> <p>Noise monitoring report May 2019</p> <p>Vibration monitoring results: 01/05/19 – 04/12/19</p> <p>Acoustic Logic Attended Noise report – construction and fit-out 20/11/2019 and calibration certificates</p> <p>Acoustic Logic vibration monitoring report 3, 20/11/2019 and calibration certificates</p> <p>Alexandria Park Community School Independent Audit Report 2, 20/12/19</p> <p>This audit</p> <p>Coffeys asbestos sample reports (various)</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.</p> <p>The monitoring results referred to appear to be carried out consistent with the relevant Standards (NOHSC: 3003, AS4964, AS1055 and DIN 450.</p> <p>This audit has been conducted in accordance with the Departments IAPAR.</p>	Compliant
Access to Information				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A21	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Project website; https://www.schoolinfrastructure.nsw.gov.au/projects/a/al-exandria-park-community-school.html</p>	<p>a) (i), (ii), (iii) Required planning approval documentation, management plans and strategies found on website. (iv) and (v) the management plans do not specify reporting arrangements to be published, the conditions do not require monitoring to be undertaken. (vi) Current staging information and project updates provided on website. (vii) Contact details provided for feedback, questions and comments [schoolinfrastructure@det.nsw.edu.au]. (viii) Latest Complaints register found on website. (ix) The audit report is available on the website. (x) it is understood that no directions have been received from the planning Secretary.</p> <p>The website appears be maintained with up to date information.</p>	Compliant
Compliance				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A22	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development	<p>8/4/19 Transmittal Admin Drawings for Information.</p> <p>APCS Site Induction (Rev 4).</p> <p>Toolbox Meeting Minutes, 15/11/19, 07/11/19 (dust) 03/09/19 (dewater)</p> <p>October 2018 APCS Early Works, Demolition & Associated Works [Design & Construct].</p> <p>Asbestos decontamination procedure induction.</p> <p>RCC Pre-start records 25/02/20, 12/12/19, 21/02/20, 18/05/20, 05/02/20, 04/12/19</p> <p>Balustrade subcontract agreement 10/12/19</p> <p>Induction records</p>	<p>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 requirement align with the consent. A copy of the consent is also provided.</p> <p>The Induction includes information relevant to the tasks being undertaken by the people undertaking construction works. 1532 x people have been inducted to site as at 27/05/20</p> <p>RCC inspection reports and pre-start records indicate that matters relating to asbestos, community and environment are reviewed and discussed at regular intervals.</p>	Compliant
ADVISORY NOTES				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	-	Noted	Not triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	8/4/19 (stage 1), 17/7/19 (stage 2) 11/11/19 (stage 3) Dept Education. APCS & SSD8373: Notification of Commencement in accordance with Condition B1 to DPIE.	Notification was provided more than 48 hours prior to commencement of construction.	Compliant
Certified Drawings				
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: <ul style="list-style-type: none"> 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 190080/03, 08/10/19 CA letter to TKD Architects, 23/03/20	Structural drawings were prepared to the satisfaction of the CA. The CA 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 CA advise: <i>....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.</i>	Compliant
External Walls and Cladding				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B3	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.</p>	<p>External wall elements table by TKD architects, 31/5/19.</p> <p>CC2 01/07/19.</p>	External wall specifications stated as being compliant by TKD and CA.	Compliant
Protection of Public Infrastructure				

B4	<p>Before the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Certifying Authority and Council. 	<p>Consultation Records March 19 with AusGrid, City of Sydney, Jemena, NBN Co, PIPE Networks, RMS, Sydney Water, Telstra NSW, TransGrid & Verizon Business.</p> <p>24/9/18 Consultation with Sydney Water</p> <p>5/4/19 Email BM+G, Crown Certificate List Requirements for Demolition</p> <p>24/9/18 Sydney Water Approval for Building over/adjacent to Sydney Water Asset.</p> <p>Submission of documents to Sydney Water</p> <p>Dilapidations reports for school perimeter, Belmont Street, Buckland Street, Park Road and Amenities, Power Ave</p> <p>4/4/19 APCS Dilapidation Reports cover letter to City of Sydney.</p> <p>4/4/19 APCS Crown Certificate List of Requirements for Demolition to BM+G, Cover Letter.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19</p>	<p>Evidence provided of consultations with relevant service providers/owners. Dilapidation reports completed and submitted to Certifying Authority and Council.</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		BCA CC3 190080/03, 08/10/19		
Aboriginal Cultural Heritage				
B5	Prior to the commencement of any works involving ground disturbance, the Applicant must engage a suitably qualified heritage consultant to prepare a Heritage Management Plan addressing the HMP requirements in the report titled Aboriginal Cultural Heritage Assessment: Alexandria Park Community School, prepared by Extent Heritage Pty Ltd and dated 7 November 2018 have been complied with in full. A copy of the HMP must be submitted to the satisfaction of the Certifying Authority.	<p>5/4/19 Email BM+G, Crown Certificate List Requirements for Demolition</p> <p>April 19 Heritage Management Plan, Heritage 21</p> <p>Aboriginal Cultural Heritage Management Plan, Version 1 March 2019 and Version 3 May 2019, AMAC & Streat Archaeological Services.</p> <p>Dec 18 Arboricultural Impact Assessment & Tree Management Plan & Tree Protection Plan.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p> <p>Interviews with auditees 18/11/19</p> <p>10/7/19 email correspondence between APCS and DPIE regarding complaint from Aboriginal representative.</p>	<p>Heritage Management Plans were prepared by as part of application for CC1 which was granted 24/4/19 and updated in May 2019.</p> <p>The Aboriginal Cultural Heritage Management Plan addresses matters detailed in the Extent Aboriginal Cultural Heritage Assessment including further investigations (excavation and salvage if required), consultation, unexpected finds, reporting.</p> <p>Observation from the second audit: On 10/7/19 DPIE advised that it had received a complaint from the Local Aboriginal representative. The complaint related to the content of the HMP and the investigation process amongst other items. On 10/7/19 SINSW responded to each of the matters raised in the complaint. There have been no further issues raised by DPIE or the Aboriginal stakeholder. No further action at this time.</p>	Compliant
Flooding				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B6	Prior to the commencement of any works (excluding demolition and remediation works), details must be submitted to the satisfaction of the Certifying Authority that demonstrated the finished floor levels of the approved development are 0.5m above the 1% AEP flood event level.	Finished floor levels design statement by TKD architects, 10/5/19. CC2 01/07/19.	Floor levels were deemed to be compliant by TKD and CA.	Compliant
Site Contamination				
B7	Following the completion of demolition works but prior to the commencement of building works or vegetation clearing, additional site investigation for contaminants across previously untested areas of the site must be undertaken in accordance with: <ul style="list-style-type: none"> a) NSW EPA Sampling Design Guidelines; b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; c) https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-forthensw-site-auditor-scheme-third-edition d) Guidelines for Consultants Reporting on Contaminated Sites, 2011 www.epa.nsw.gov.au/resources/clm/20110650consultantsqlines.pdf e) The National Environment Protection (assessment of contamination) Measures 2013 as amended Testing must include assessment of both the soil and groundwater profile 	Coffey's Phase 1 and Phase 2 data gap investigation report 07/06/19.	Further investigations were carried out after demolition. The existing contamination environmental management plan was deemed suitable, as was the capping method proposed. It informed the development of the RAP.	Compliant.
B8	The Remediation Action Plan, titled Alexandria Park Community School Remediation Action Plan, prepared by Coffey, dated 8 December 2017, must be updated to reflect the findings of the additional site investigations required by condition B7. The updated Remediation Action Plan must be approved by a NSW EPA Accredited Site Auditor and submitted to the Planning Secretary prior to commencement of remediation works.	Coffey's Phase 1 and Phase 2 data gap investigation report 07/06/19. ZOIC Site Auditor advice 20/06/19 Remedial Works Plan 18/06/19 Submission of Remedial works plan to DPIE 28/06/19.	Site Auditor advises that RAP is appropriate and LTEMP to be developed on the title for residual contamination held on site. The Remedial Works Plan represents the updated RAP, and it and the RAP was submitted prior to commencement of remediation (19/07/19 start).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B9	Prior to the commencement of remediation works, an asbestos works management plan must be prepared and submitted for review by a NSW EPA accredited Site Auditor. The asbestos works management plan must be implemented following the receipt of confirmation from the NSW EPA accredited Site Auditor that the asbestos works management plan is considered appropriate.	<p>Site Auditor approval 20/5/19.</p> <p>Contamination EMP (Asbestos Management Plan) 16/5/19.</p> <p>Coffeys clearance certificates 07/11/19</p> <p>Surveyors marker layer progress drawing 190726.7019.</p>	<p>The Contamination EMP was prepared, and approved by the auditor prior to remediation works.</p> <p>Coffeys clearance and surveyor marker layer inspections indicate implementation. No issues.</p> <p>The site is now fully capped and sealed.</p>	Compliant
B10	Remediation works approved as part of this development consent must be carried out in accordance with the report titled, as required to be updated by condition B8, Alexandria Park Community School Remediation Action Plan, prepared by Coffey, dated 8 December 2017 (as amended as required by Condition B8).	<p>Coffeys clearance certificates 07/11/19</p> <p>Surveyors marker layer progress drawing 190726.7019.</p>	<p>Coffeys clearance and surveyor marker layer inspections indicate implementation. No issues.</p> <p>The site is now fully capped and sealed.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B11	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the educational land use and be provided to the satisfaction of the Certifying Authority.	<p>Site inspection 18/11/19. Site inspection 20/05/20</p> <p>Correspondence Site Auditor to RCC 19/03/20</p> <p>Correspondence Site Auditor to Coffeys Environmental, 08/05/20</p>	<p>Remediation works for Phase 1 still in process. The marker layer has been placed across the site, the final landscape cap is yet to be installed (as part of landscape works to commence in June). The survey of the marker layer is complete, effectively making the site safe to work in.</p> <p>The Site Auditor appears to be generally satisfied with remediation works advising that the marker layer in high traffic areas on the site will likely need more maintenance and that this should be reflected in the LTEMP.</p>	Not triggered
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>Site inspection 18/11/19. Site inspection 20/05/20</p> <p>Long Term Environmental Management Plan Alexandria Park Community School (Phase 1) – Park Road, Alexandria NSW SYDEN224285-R03 21 June 2019</p> <p>LTEMP submission to auditor 02/07/19</p>	<p>Remediation works for Phase 1 still in process. The marker layer has been placed across the site, the final landscape cap is yet to be installed (as part of landscape works to commence in June). The survey of the marker layer is complete, effectively making the site safe to work in.</p> <p>The Site Auditor appears to be generally satisfied with remediation works advising that the marker layer in high traffic areas on the site will likely need more maintenance and that this should be reflected in the LTEMP.</p>	Not triggered
Unexpected Contamination Procedure				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B13	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.	Unexpected contamination finds procedure within the RCC CEMP and the Contamination EMP.	<p>The unexpected finds procedure is developed and is part of the CEMP.</p> <p>Observation from the second audit: The unexpected finds procedure exists in the RCC CEMP, HMMP, the Contamination EMP and within DECC documentation. These should be reviewed to ensure they are in alignment. Where discrepancies exist, the documents should be updated so the unexpected finds procedure align.</p> <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				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B14	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<p>DBYD applications and files provided from Ausgrid, Telstra, Verizon, Sydney Water, Jemena.</p> <p>NBN approval of telecoms 20/09/19</p> <p>Sydney Water approval 7/06/19 (case 175142)</p> <p>MGP (authorised service provider) approval notice for Sydney Water works 14/11/19.</p> <p>Ausgrid Preliminary Assessment letter 12/09/19 and certified design drawing (cert no: 3475099/20191017 for Kiosk, 6245409/20191031, for TDS).</p> <p>Jemena 28/10/19 email stating sufficient supply (relevant for Phase 2 only).</p>	Approval for each utility has been obtained prior to the works being carried out.	Compliant
B15	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Refer to evidence sighted in CoC B14 above.	Refer to response to CoC B14 above.	Compliant
Community Communication Strategy				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B16	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <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 DPE to SINSW Approval of CCS.</p> <p>2/4/19 APCS CCS, Dept Ed.</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/a/al-exandria-park-community-school.html#category-reports</p>	<p>CCS was prepared and approved by DPE prior to commencement of works. DPE note that it contains the information as required by the conditions of consent.</p> <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 CA prior to commencement of stage 2 as required by the condition.</p>	Compliant
Outdoor Lighting				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B18	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces- Pedestrian area (Category P) lighting - Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority	Electrical design statement 30/09/19 CC3 granted 08/10/19.	The design statement was prepared to the satisfaction of the CA prior to the relevant stage (stage 3).	Compliant
Access for People with Disabilities				
B19	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Morris Glen access consultant statement of compliance 25/09/19 and access review (August 2019). CC3 granted 08/10/19.	The design was reviewed by specialist as being compliant and approved by CA prior to stage 3.	Compliant
Construction Environmental Management Plan				

B20	<p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) Details of: <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vii. groundwater management plan including measures to prevent groundwater contamination; viii. external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; ix. community consultation and complaints handling; b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22); c) Construction Noise and Vibration Management Sub-Plan (see condition B23); d) Construction Waste Management Sub-Plan (see condition B24); e) Construction Soil and Water Management Sub-Plan (see condition B25); f) an unexpected finds protocol for contamination and associated communications procedure; g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site 	<p>Alexandria Park Community School No:1161 Construction Environmental Management Plan (CEMP) 14 March 2019</p> <p>Reference of Heritage Management Plan, April 2019. Refer CoC B5.</p> <p>Construction Traffic and Pedestrian Management Sub-Plan, Craig Reeves (no date or revision number)</p> <p>Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic, 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>Construction Waste Management Sub-Plan, comprising: DECC Construction Waste Management Plan, Alexandria Park Community School, Rev5; DECC Asbestos Management Removal Plan, Alexandria Park Community School, Rev5; Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School</p>	<p>CEMP includes:</p> <ul style="list-style-type: none"> a) (i) Details of hours of work, (ii) 24 hour contact details of site manager, (iii) management of dust and odour (iv) stormwater control and discharge and (v) sediment measures and (vii) groundwater (viii) external lighting (ix) Community Communications Strategy [CoC B16]. b) Construction Traffic and Pedestrian Management Sub-Plan [this plan addresses item vi of this condition] c). Construction Noise and Vibration Management Sub-Plan d). Construction Waste Management Sub-Plan e). Construction Soil and Water Management Sub-Plan f). Unexpected finds protocol – contamination g). unexpected finds protocol for Aboriginal and Non-Aboriginal Heritage, refer attached Heritage Management Plan CoC 5 h). Waste Classification and Validation, refer documents Asbestos Management plan Rev 1. Construction Waste Management Plan rev 1 and Hazardous Materials Management Plan. 	Compliant
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Buckland Street, Alexandria NSW 2015, 3 April 2019.</p> <p>RCC Alexandria Park Community School 1161 Construction Waste Management Plan 11/06/2020</p>	Refer to responses to CoC B22 – B25 regarding the adequacy of the sub-plans.	
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	<p>10/4/19 Schools Infrastructure NSW Submission APCS & SSD8373: Certifier approved CEMP to DPE.</p> <p>8/4/19 BM+G Certifying Authority, accepted CEMP.</p> <p>5/4/19 Email Crown Certificate List of Requirements for Demolition [BM+G]</p> <p>CEMP Plan, 14 March 2019.</p> <p>BCA CC1 190080/01, 24/4/19 BCA CC2 190080/02, 01/07/19 BCA CC3 190080/03, 08/10/19</p>	Certifying Authority, Blackett Maguire and Goldsmith have accepted the CEMP and associated documents in response to CoC B20 and CoC B21.	Compliant

Unique ID	Compliance requirement	Evidence collected	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 (no date or revision specified).</p> <p>Correspondence from City of Sydney 23/05/19 and 30/05/19.</p> <p>RMS correspondence of review 31/07/19</p> <p>Daily traffic control inspection</p> <p>Site inspection 20/05/20</p>	<p>The CTPMSP adequately addresses requirements a), c), d), e), f), g).</p> <p>Non-compliance from the first audit: whilst the CTPMSP states that the document was prepared in consultation with the relevant stakeholders, there is no evidence of consultation having occurred with RMS. This was subsequently completed. RMS comments are included in the CTPMSP.</p> <p>RCC inspect implementation of the CTPMSP daily.</p> <p>No issues observed on site.</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).</p> <p>Non-compliance from the first audit:</p> <p>Requirement e): The document states that consultation has occurred with affected receivers, but there is no detail provided as to how this consultation has assisted in the development of high noise management approach. At that time the auditor noted that consultation with potentially affected receivers is regular and ongoing and the consultation includes management of high noise. This appears to be continuing.</p> <p>Observations from the first audit:</p> <p>The complaints management system does not refer to the complaints management processes and benchmarks as set out in the CCS. This has been resolved.</p> <p>The CNVMSP does not address the requirement set out in CoC C8, C17, C20. It is unclear how the Project would comply with these requirements if following the CNVMSP. This has been resolved.: Section 11 of the CNVMSP provides an overview of the management approach when noise or vibration levels are predicted to exceed the applicable criteria. There is no detail provided as to how RCC would determine the predicted impact arising for a given activity</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>would comply with the criteria or not. Clarification provided.</p> <p>The CNVMSP commits to noise monitoring being carried out from time to time and does not specify any methodology. It would be beneficial to provide the construction team with greater guidance on when monitoring should be undertaken and how it should be undertaken (AS1055). This has been resolved.</p> <p>The CNVMSP does not detail whether the noise penalties specified in the ICNG have been applied to the NMLs for potentially annoying noise characteristics. This has been resolved.</p> <p>Observation from the second audit: It is agreed that further clarification be provided in Section 11 to state that the processes in Section 10 represents the application of reasonable and feasible mitigations and that Section 11 deal with scenarios where noise impacts differ from those predicted or result in genuine noise complaints. This has been resolved.</p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B24	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse , recycling and disposal locations; (b) removal of hazardous materials , particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works 	<p>DECC Construction Waste Management Plan, Alexandria Park Community School, Rev5</p> <p>DECC Asbestos Management Removal Plan, Alexandria Park Community School, Rev5 (AMP)</p> <p>Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School Buckland Street, Alexandria NSW 2015, 3 April 2019 (HMMP)</p> <p>RCC Alexandria Park Community School 1161 Construction Waste Management Plan 11/06/2020</p>	<p>The Project has prepared three documents to address waste and hazardous materials management. In combination the documents address the requirements of this condition. It is understood that the Hazardous Materials Management Plan is the overarching plan dealing with hazardous materials for the Project. The DECC waste and Asbestos Plan are specific for their works.</p> <p>Non-compliance: The approved CWMSP prepared for the project is a document prepared by the demolition and earthworks contractor (DECC) and does not address any works other than demolition and earthworks. Whilst the project has demonstrated that wastes are being tracked, recycled and disposed of correctly (as required by this condition and CoCs C32, C33 and C36), RCC's subsequent CWMSP had not been finalised or approved.</p>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B25	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI) 	<p>Construction Soil and Water Management Plan, SCP Engineers and Development Consultants, 26/07/19.</p> <p>Author curriculum vitae</p> <p>Consultation with Council 22/7/19</p>	<p>The CSWMSP adequately addresses part of requirements a), and addresses requirements b), c).</p> <p>Non-compliance from first audit: There is no evidence that document was prepared in consultation with Council. There is no information in the plan that details measures to be implemented under the 1:100 year ARI storm events. This has been resolved.</p>	Compliant
Construction Parking				
B26	<p>The Applicant must provide sufficient parking facilities on-site for heavy vehicles (unless alternative parking is agreed to in writing by the relevant road authority), to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities</p>	<p>Included in APCS Site Induction.</p> <p>Observed site layout 18/11/19</p> <p>Site inspection 20/05/20</p>	<p>Sufficient parking provided and requirements communicated to workforce.</p> <p>No issues observed.</p>	Compliant
Stormwater Management System				
B27	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; 	<p>SCP stormwater management design certificate 13/9/19.</p> <p>CC3 granted 08/10/19.</p>	<p>The stormwater management system has been designed in accordance with this condition and approved by the CA.</p>	Compliant
Operational Noise- Design of Mechanical Plant and Equipment				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B28	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2019, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels identified in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2019.	Acoustic design certificate, 6/9/19. CC3 granted 08/10/19.	The acoustic consultant and CA have verified that the design has incorporated the noise mitigations and performance specifications required by the condition.	Compliant
Construction and Demolition Waste Management				
B29	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	12/4/19 Email Mark Carruthers, RMS, Notification of Truck Routes	RMS Traffic Management notified of truck routes prior to commencement of work, via email 12/4/19, email reply of receipt received. 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
Mechanical Ventilation				
B31	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings-Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Design certificate 26/8/19 CC3 granted 08/10/19.	The ventilation specialist and the CA have verified that mechanical ventilation design complies with this requirement.	Compliant
Rainwater Harvesting				
B32	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Sparks design certificate 12/9/19 CC3 granted 08/10/19.	The hydraulic engineer and CA have verified that the design complies with this condition.	Compliant.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Car Parking and Service Vehicle Layout				
B33	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 28 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed. 	<p>TKD design certificate 31/5/19.</p> <p>CC2 01/07/19</p>	The architect and CA have verified the car parking and vehicle layout plan complies with this requirement.	Compliant
Bicycle Parking and End-of-Trip Facilities				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B34	<p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 144 bicycle parking spaces, comprising a minimum 20 staff, 100 secondary student and 30 primary school student bicycle parking spaces; (b) the provision of details identifying the suitable relocation of the 15 student bicycle parking spaces clear of the Belmont Street staff car park/indoor sports hall, to minimise the risk of conflict between motor vehicles and student cyclists; (c) the provision details of the proposed lightweight canopy to ensure a minimum 50 per cent of student bicycle parking spaces (i.e. 75 spaces) are suitably weather protected; (d) details of any proposed staged delivery of bicycle parking spaces to ensure the demand generated during staged redevelopment is met; (e) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (f) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool, including a minimum 2 staff shower facilities; (g) appropriate pedestrian and cyclist advisory signs are to be provided; and (h) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. 	<p>TKD design certification 17/05/19</p> <p>CC2 01/07/19</p>	The architect and CA have verified that the bike facilities comply with this requirement.	Compliant.
Public Domain Works				
B35	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management.</p> <p>The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.</p>	<p>Works undertaken to date - observed 18/11/19</p> <p>Site inspection 20/05/20</p>	No footpath or public domain works have commenced.	Not triggered
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). 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>Updated RCC Compliance Monitoring and reporting Program (Rev , 20/05/20).</p> <p>25/3/19 APCS Redevelopment - SSD 8373: Submission of Compliance Report to DPE.</p> <p>3 x PCCRs prepared (for each stage) Submissions: PCCR 1: 26/4/19, PCCR 2: 17/07/19, PCCR 3: 11/11/19</p> <p>DPIE notification of publication of first PCCR on 18/6/19</p> <p>CCR for reporting period 01/11/2019 until 30/04/2020, and submission letter to DPIE 11/05/20.</p> <p>Letter notifying of publication of Compliance Report, 21/01/20.</p> <p>DPIE post approval portal transmission to SINSW confirming receipt of Compliance Report 19/05/20</p> <p>Project website</p>	<p>CMRP submitted to the DPE and the Certifying Authority on 25/3/19, > 2 weeks before 10/4/19 commencement of construction.</p> <p>Construction commence date was revised to 29/4/19.</p> <p>3 x PCCRs have been prepared and submitted to the Department. They are prepared in accordance with the DPIE's CMRPAR. The second PCCR also represents the first Construction Compliance Report. The 3 x PCCRs are on the website.</p> <p>Notification was provided to DPIE for the first PCCR is required by the condition. Non-compliance from second audit: There is no evidence of notification or publication of the second PCCR (Construction Compliance Report 1). This is now resolved.</p> <p>Observation from second audit: As the Project has prepared Compliance Reports at a greater frequency than that required by the CMRP, the CMRP could be updated to establish new timeframes going forward (to provide clarity). The updated program has been prepared but is yet to be submitted to the Department and CA.</p> <p>Non-compliance: Evidence indicates that the Compliance Report submitted on 11/11/19</p>	Non-compliant
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>was not published until after 21/01/20, which is beyond the 60 days required by this condition. There is no evidence that indicates that the CA was notified of publication.</p> <p>Non-compliance: Evidence indicates that the Construction Compliance Report scheduled for submission on 11/05/20 was not submitted until 19/05/20.</p>	
B37	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance	<p>Works observed 18/11/19</p> <p>Site inspection 20/05/20</p>	Works are in construction.	Not triggered
Landscaping				
B38	<p>Prior to commencement of construction of the building, the Applicant must prepare a Landscape Management Plan to manage the approved landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) be generally in accordance with the approved landscape plan outlined in condition A2 prepared by Context Landscape Design Pty Ltd; (b) ensure that no more than 69 trees are removed from the site and identifies all existing trees to be retained (i.e. a minimum 47 trees); (c) detail the species to be planted on-site, including the 69 advanced compensatory trees 75 L to 100 L in size; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (e) be consistent with the Applicant's Management and Mitigation Measures in the EIS; (f) provide for the planting of trees and vegetation to soften the visual impact of the approved built form from the public domain and provide shade. 	<p>Context Landscape Management Plan 27/6/19.</p> <p>CC2 01/07/19</p>	The Landscape Management Plan has been prepared and verified by the CA as addressing this condition.	Compliant
Unencumbered Outdoor Play Space				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B39	Prior to the commencement of construction, plans are to be submitted to the Certifying Authority demonstrating that a minimum of 273 square metres of unencumbered outdoor play space is to be provided for the use of the pre-school/Out of School Hours service in accordance with regulation 108 of the Education and Care Services National Regulations.	TKD design certificate and attached plan 21/5/19. CC2 01/07/19	The architect and CA have verified that the outdoor play space has been designed as required by this condition.	Compliant
PART C DURING CONSTRUCTION				
Interpretation Strategy				
C1	Within 6 months of commencement of construction, a Heritage Interpretation Strategy (HIS) must be prepared by a suitably qualified heritage consultant identifying the interpretive values of the site, and specifically Aboriginal heritage values across the site, and to provide direction for potential interpretive installations. A copy of the HIS must be submitted to the Certifying Authority.	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 CA 18/11/19.	The HIS was prepared by the qualified heritage consultant on 18/09/19 (within 6 months of commencement) and provided to the CA on 18/11/19.	Compliant
Approved Plans to be On-site				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C2	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<p>24/4/19 images of SSDA & Approved Development Plan Folder on site, signed Development Consent & signed plans.</p> <p>The evidence referred to elsewhere in this Audit Table.</p> <p>Observed plans and documents on site 18/11/19</p> <p>Plans and documents shared to auditor 19/05/20</p>	Approved and certified plans and documents were readily available.	Compliant
Site Notice				
C3	<p>A site notice(s):</p> <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> i. minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii. the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv. the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	<p>24/4/19 Image of Site Notice</p> <p>18/11/19 observed site notice</p> <p>Site inspection 20/05/20</p>	Site notice in place and compliant with the requirements	Compliant
Operation of Plant and Equipment				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C4	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	<p>Example Plant Daily Inspection – Fault Report.</p> <p>Example Equipment Certificate of Conformance</p> <p>Example Safe Work Method Statement [SWMS] Checklist for tower crane.</p> <p>Plant inspection checklists and register from March 2019 to November 2019.</p> <p>Interview with auditees 18/11/19</p> <p>Site inspection 20/05/20</p> <p>Plant induction checklists 20/04/20, 06/05/20, 28/04/20, 15/04/20</p>	<p>Plant onboarding process includes inspections maintenance records, risk assessment (for high risk plant), SafeWork registration (for mobile cranes etc), operator licence check. Upon induction all plant operates must present their operating licences, otherwise they cannot use the plant.</p> <p>SWMS identify risks associated with plant.</p> <p>The majority of plant on site is now electric powered with some petrol-powered mobile plant (skid steer, franner, concrete helicopters). No issues observed.</p>	Compliant
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.	<p>23/4/19 Certification of Methodology for full building demolition of Buildings A, B and C. Tall Consulting Structural Engineers.</p> <p>1/4/19 Demolition Control Plan.</p>	<p>Tall Consulting Structural Engineers certify that demolition methodology checking has been undertaken in accordance with AS2601 – The Demolition of Structures, 23rd April 2019.</p> <p>Demolition of Phase 1 now complete.</p>	Compliant
Construction Hours				

C6	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 7:30 am and 3:30 pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>	<p>APCS Site Induction.</p> <p>Example Site Induction Record.</p> <p>Alexandria Park Community School CNVMSP.</p> <p>Complaints register to 04/05/20</p> <p>Non-compliance notification to DPIE 5/12/19</p> <p>Non-compliance notification to DPIE 31/03/20</p> <p>Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020</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>Non-compliance: Construction works continued beyond the permissible hours on 28/11/19 due to a delay in concrete supplies impacting a concrete pour. Construction works commenced prior to 07:00 on 27/03/20 to facilitate a concrete pour. Both non-compliances were reported to DPIE in accordance with CoC C45. The complaint register indicates that two complaints about noise outside of approved hours were verified to be as a result of construction works occurring out of hours. The works were not permissible under the out of hours works terms set out in CoC C7. The Auditees confirmed as part of the audit that the out of hours works were non-compliant with CoC C6, but had not been reported in accordance with CoC C45.</p> <p>The project advises that extended construction hours on Saturdays and Sundays are being utilised pursuant to the COVID-19 Development – Construction Work</p>	Non-compliant
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Days Order 2020, which came into force from 31/03/20.	
C7	<p>Activities may be undertaken outside of the hours in condition C6 if required:</p> <ul style="list-style-type: none"> (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. <p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>	<p>Crane installation OOHW Crane ROL 27/9/19.</p> <p>Correspondence from DPIE 19/9/19.</p> <p>APCS works notification for crane installation</p> <p>Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020</p>	<p>Cranes were installed during September 2019 outside of hours in accordance with CoC C7(a).</p> <p>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.</p>	Compliant
C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (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. 	<p>APCS Site Induction.</p> <p>Alexandria Park Community School CNVMSP.</p> <p>Site inspection 20/05/20</p>	<p>Approved project hours are included in project documentation and communicated to the workforce.</p> <p>There is currently no need for these activities on site.</p>	Compliant
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<p>Evidence referred to elsewhere in this Table.</p> <p>Site inspection 20/05/20</p>	The management plans appear to have been implemented during the audit period.	Compliant
Construction Traffic				
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	<p>Included in APCS Site Induction.</p> <p>Site inspection 18/11/19</p> <p>Site inspection 20/05/20</p>	All staff are instructed to keep construction vehicles inside the site. No issues observed on site	Compliant
Road Occupancy Licence				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Interview with auditees 18/11/19 Crane ROL 27/9/19. Ausgrid Power AV ROL 18/02/20	The crane deliveries in September 2019 and Ausgrid Power AV works were the only works requiring an ROL. These were obtained from Council for the works.	Compliant
SafeWork Requirements				

C12	<p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.</p>	<p>Site notice 18/11/19 and 20/05/20</p> <p>Site fencing and hoarding 18/11/19 and 20/05/20</p> <p>DECC Asbestos Management Removal Plan, Alexandria Park Community School, Rev1 (AMP)</p> <p>Richard Crookes Constructions Hazardous Materials Management Plan Alexandria Park Community School Buckland Street, Alexandria NSW 2015, 3 April 2019 (HMMP)</p> <p>Safework notification for asbestos removal work 16/04/19 – 2/5/2022</p> <p>ASP (Lic 210968) Asbestos Removal Control Plan.</p> <p>Coffeys visual clearance certificates 22/10/19, 31/10/19, 01/11/19, 07/11/19</p> <p>Asbestos air monitoring results 18/7/19 – 11/05/20</p> <p>Site safety inspection checklists 20/6/19, 25/6/19, 30/8/19, 15/11/19, 22/05/20, 12/05/20, 07/05/20, 01/05/20, 22/05/20, 15/04/20.</p>	<p>The site is suitably secured to prevent unauthorised access.</p> <p>Work areas are suitably demarcated and separated (i.e.: exclusion zones, vehicle movement zones), material stockpiling well organised.</p> <p>Asbestos removal completed accordance with Asbestos Removal Control Plan and Remediation Works Plan. Clearance certificates are issued as each area is cleared.</p> <p>Monitoring occurred daily during asbestos removal. No hits have occurred since the false detect in May 2019 (refer first Audit Report for details).</p> <p>Safety inspections are being carried out at least weekly and cover off safety and environmental hazards for the job.</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Coffeys Clearance report 15/01/20, and 05/05/20.		
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. 	Site inspection 18/11/19 Interview with auditees 18/11/19 Site inspection 20/05/20	All hoarding is within project footprint (no Council approval required). No graffiti or advertising present	Compliant
No Obstruction of Public Way				
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Site inspection 18/11/19 Site inspection 20/05/20	No obstruction of public way observed.	Compliant
Construction Noise Limits				

C15	<p>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	<p>Subcontractor APCS Induction</p> <p>CNVMS</p> <p>Noise monitoring results report May 2019 and August 2019</p> <p>DECC SWMS 14/05/19</p> <p>Site inspection 18/11/19</p> <p>Consultation records from SINSW to strata agents 05/07/19</p> <p>Site inspection 20/05/20</p> <p>Complaints register to 04/05/20</p> <p>RCC Pre-start records 25/02/20, 12/12/19, 21/02/20, 18/05/20, 05/02/20, 04/12/19</p> <p>Acoustic Logic Attended Noise Monitoring Report 20/11/19</p> <p>Complaint investigation / follow up notice 02/04/20, 04/04/20, 25/05/20,</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 NVMP.</p> <p>Training of personnel on ways to reduce noise impact (respite periods, choice of plant etc) as communicated via directions, induction and TBT has occurred.</p> <p>The use of hammers has been avoided where possible, with demolition of concrete instead occurring via cutting and pulverising. Respite periods were being applied during demolition.</p> <p>Communication with the school is ongoing. Monitoring has been undertaken, with results and response occurring.</p> <p>As with the previous audit findings, despite the Project demonstrating that reasonable and feasible controls are being implemented (other than contraventions of CoC C6 and C7), the auditor recognises that purely as a result of the approved works, and the proximity to nearby receivers that exceedances of the NMLs are likely (and are predicted in the NVMP), as are complaints. . 19 x complaints have been received since December 2019 relating noise (works running over time, music</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			and personnel and the COVID-19 Development – Construction Work Days Order 2020). RCC will continue to monitor works and take opportunities for further noise mitigation should they arise.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C6.	<p>APCS Site Induction and Induction records</p> <p>Alexandria Park Community School CNVMSP.</p> <p>Crane installation OOHW Crane ROL 27/9/19.</p> <p>Correspondence from DPIE 19/9/19.</p> <p>APCS works notification for crane installation</p> <p>Complaints register to 04/05/20</p> <p>Non-compliance notification to DPIE 5/12/19</p> <p>Non-compliance notification to DPIE 31/03/20</p> <p>Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020</p>	<p>Approved project hours are included in project documentation and communicated to the workforce.</p> <p>Several complaints were received regarding hours of work. Investigations by APCS confirm no works occurring.</p> <p>The CNVMSP identifies permissible hours.</p> <p>Only crane deliveries have occurred as scheduled out of hours deliveries thus far.</p> <p>Non-compliance: Construction works continued beyond the permissible hours on 28/11/19 due to a delay in concrete supplies impacting a concrete pour. Construction works commenced prior to 07:00 on 27/03/20 to facilitate a concrete pour. Both non-compliances were reported to DPIE in accordance with CoC C45.</p> <p>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.</p>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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	Interview with auditees 18/11/19 Site inspection 18/11/19 and 20/05/20 TBT 31/7/19 re beepers	Most plant on site has been fitted with non-tonal beepers. Note this excludes delivery vehicles for which the site does not have control over.	Compliant
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Refer to responses to CoC C15, C16 and C17	Whilst there have been instances of works occurring outside of construction hours, the noise impacts are as predicted in the EIS and the NVMP.	Compliant
Vibration Criteria				

C19	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). 	<p>Vibration monitoring results: 01/05/19 – 04/12/19</p> <p>Site inspection 18/11/19 – 2 x loggers installed.</p> <p>Logger mobile alerts June – November 2019.</p> <p>Vibration investigation photos 11/10/19</p> <p>Acoustic Logic Vibration Monitoring report, 20/11/19</p>	<p>Vibration loggers are installed within the project boundary, bolted to kerbs or similar. Installation is not at the receiver (foundation of nearest receiver to current active works is approx. 5m away).</p> <p>Loggers were set up during civil works to send an alert to project personnel when vibration (PPV) reaches 4.5mm/s (the lowest structural threshold for residential dwellings under DIN standard). It alerts RCC and Acoustic Logic.</p> <p>There were approximately 5 x valid triggered exceedances. All events occurred during civil works and were investigated by RCC, with specialist advice from Acoustic Logic. For all events RCC and Acoustic Logic identified that levels did not pose risk of structural damage to adjacent structure or properties.</p> <p>There have been 5 x vibration related complaints since June 2019, all of which were prior to the third audit period.</p> <p>To note it is unlikely that the Project will be able to comply with CoC C19b). The CNVMSP has been prepared to address this (refer CoC C21).</p> <p>Works no longer involved vibration intensive plant or activities. No vibration related complaints were received during the audit period.</p>	Compliant
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19	<p>Interview with auditees 18/11/19</p> <p>Vibration monitoring results: 01/05/19 – 04/12/19</p> <p>Site inspection 18/11/19 – 2 x loggers installed.</p> <p>Logger mobile alerts June – November 2019.</p> <p>Vibration investigation photos 11/10/19</p> <p>Site inspection 20/05/20</p>	No vibratory compaction works have occurred during the audit period without monitoring. Where rolling has occurred within 30 metres it has used blind passes only or has been monitoring below trigger levels.	Compliant
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.	Construction Noise Vibration Management Plan (CNVMSP), Acoustic Logic.	The CNVMSP has been prepared so that it establishes a process whereby exceedances of the criteria are managed.	Compliant
Tree Protection				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C22	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site must be suitably protected during construction as per (d) recommendations of the report titled Report: A) Arboricultural Impact Assessment and B) Tree Management Plan, prepared by Redgum Horticultural and dated 2 December 2018; and (e) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. 	<p>Dec 18 Arboricultural Impact Assessment & Tree Management Plan & Tree Protection Plan.</p> <p>Site inspection 18/11/19</p> <p>Site inspection 20/05/20</p> <p>Arboricultural report, Redgum, 27/5/20.</p>	<p>No street trees have been trimmed or removed.</p> <p>All trees at risk of being damaged have tree protection zones or other protection in place.</p> <p>Pruning was conducted by the arborist on a tree that showed signs of poor health the arborist states: <i>This specimen had recently suffered through an insect attack from Thaumastocoris peregrinus – Bronze bug which predominantly affects the canopy of this species. This specimen has started to return to a fuller canopy but still has a substantial amount of deadwood to date requiring to be removed out of its crown to return it back to health</i></p>	Compliant
Flora and Fauna Protection				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C23	During construction works, the Applicant must comply with the recommendations in the report titled Technical Studies: Flora & Fauna Survey for the Proposed Redevelopment of Alexandria Park Community School, Alexandria, prepared by UBM Ecological and dated 24 April 2018.	<p>Technical Studies: Flora & Fauna Survey for the Proposed Redevelopment of Alexandria Park Community School, Alexandria, prepared by UBM Ecological and dated 24 April 2018</p> <p>Arboricultural report, Redgum, 27/6/19.</p> <p>Site inspection 18/11/19</p> <p>Site inspection 20/05/20</p> <p>Arboricultural report, Redgum, 27/5/20.</p>	<p>The report recommendations relate to retaining mature trees where possible, protecting trees to be retained, replant for trees that are removed, enhance habitats where possible, carry out preclearance surveys, stop works if unexpected fauna identified during works.</p> <p>Trees marked for removal during stage 1 had been surveyed and removed early in works. Trees marked for retention are protected.</p> <p>The arboriculturalist inspections occur periodically. Pruning was conducted by the arborist on a tree that showed signs of poor health the arborist states: <i>This specimen had recently suffered through an insect attack from Thaumastocoris peregrinus – Bronze bug which predominantly affects the canopy of this species. This specimen has started to return to a fuller canopy but still has a substantial amount of deadwood to date requiring to be removed out of its crown to return it back to health.</i></p>	Compliant
Dust Minimisation				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 18/11/19.</p> <p>07/11/19 Toolbox Talks</p> <p>DECC SWMS 14/05/19</p> <p>RCC inspection report 18/05/20, 13/05/20, 08/05/20, 28/04/20, 21/04/20, 17/04/20 06/04/20</p> <p>Site inspection 20/05/20</p>	<p>The Project is now in a construction phase where dust generation is minimal. The site is sealed and building fit out is ongoing.</p> <p>The site was generally free of debris. No issues.</p>	Compliant
C25	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (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. 	<p>Site inspection 20/05/20</p> <p>CTPMSP Code of Conduct</p> <p>RCC inspection report 18/05/20, 13/05/20, 08/05/20, 28/04/20, 21/04/20, 17/04/20 06/04/20</p>	<p>The covering of truck loads is included in the CTPMSP Code of Conduct.</p> <p>The Project is now in a construction phase where dust generation is minimal. The site is sealed and building fit out is ongoing.</p> <p>The site was generally free of debris. No material tracking was observed. No issues.</p>	Compliant
Air Quality Discharges				
C26	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	The project does not hold an EPL	The project does not hold an EPL	Not triggered
Erosion and Sediment Control				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C27	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	<p>Site inspection 18/11/19</p> <p>Site inspection 20/05/20</p> <p>RCC inspection report 18/05/20, 13/05/20, 08/05/20, 28/04/20, 21/04/20, 17/04/20 06/04/20</p> <p>Photo series of drain wardens.</p> <p>Construction Soil and Water Management Plan, SCP Engineers and Development Consultants.</p> <p>Project ERSED Plans, SCP-CV-DWG-1500 and 1501</p>	<p>The erosion and sediment control devices were all passive controls and set up as per the as per the initial erosion and sediment control plan for current works.</p> <p>Observation: On the day of the site inspection the stormwater pit in the main yard (which is connected to the stormwater network) did not have any protection in place due to recent damage from mobile plant. 2mm of rain had been recorded in the 48 hrs preceding the audit and it is unlikely that any surface water flows would have been generated. RCC have provided evidence demonstrating that they had replaced geofabric accordingly and protected with a steel plate to prevent damage by plant. The steel plate will be removed for regular inspections.</p>	Compliant
Imported Soil				
C28	<p>The Applicant must:</p> <ul style="list-style-type: none"> (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. 	<p>RCC imported materials register June 2019 – January 2020.</p> <p>Hanna brothers VENM import certificates.</p>	<p>Only aggregate product or VENM has been imported to the site (which is covered under EPA exemptions). Sighted Hanna Bros VENM certificates for Sydney Metro sourced material. No issues.</p>	Compliant
Disposal of Seepage and Stormwater				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C29	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	<p>Interviews with auditees 18/11/19</p> <p>Site inspection 18/11/19.</p> <p>Site inspection 20/05/20</p> <p>Project ERSED Plans, SCP-CV-DWG-1500 and 1501</p> <p>RCC inspection report 18/05/20, 13/05/20, 08/05/20, 28/04/20, 21/04/20, 17/04/20 06/04/20</p>	<p>There are no sumps or basins on site that require discharge. All controls are passive and the slab is still intact. There is no need for pumping.</p> <p>This standard condition is problematic as the EPA is generally reluctant to licence non-scheduled activities unless otherwise justified by the applicant. This means that the Project must reuse all water captured on site or pay for it to be removed as liquid waste or tradewaste. The auditor notes that generally Sydney Water are also reluctant to permit disposal of rainwater captured on construction sites to sewer due to sediment loading.</p> <p>Considering the supposed intention of this condition (to prevent the pollution of waters), the auditor suggests the Project contact the Department to seek clarification as to whether discharges to stormwater without EPA approval are considered a contravention of the consent even if the discharges comply with S120 of the POEO Act (and do not result in the pollution of waters).</p>	Not triggered
Unexpected Finds Protocol- Aboriginal Heritage				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C30	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	<p>Interview with auditees 18/11/19</p> <p>Site inspection 18/11/19</p> <p>Site inspection 20/05/20</p> <p>Aboriginal Cultural Heritage Management Plan, Version 2 May 2019, AMAC & Streat Archaeological Services.</p> <p>10/7/19 correspondence between DPIE and APCS re complaint from Aboriginal representative.</p>	<p>The Aboriginal Cultural Heritage Management Plan addresses matters detailed in the Extent Aboriginal Cultural Heritage Assessment including further investigations (excavation and salvage if required), consultation, unexpected finds, reporting.</p> <p>No unexpected finds to date.</p> <p>Observation from second audit: On 10/7/19 DPIE advised that it had received a complaint from the Local Aboriginal representative. The complaint related to the content of the HMP and the investigation process amongst other items. On 10/7/19 SINSW responded to each of the matters raised in the complaint. There have been no further issues raised by DPIE or the Aboriginal stakeholder. No further action at this time.</p>	Not triggered
Unexpected Finds Protocol- Historic Heritage				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C31	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	<p>Interview with auditees 18/11/19</p> <p>Interview with auditees 20/05/20</p> <p>Site inspection 18/11/19</p> <p>Site inspection 20/05/20</p> <p>Aboriginal Cultural Heritage Management Plan, Version 2 May 2019, AMAC & Streat Archaeological Services.</p>	<p>The Aboriginal Cultural Heritage Management Plan addresses matters detailed in the Extent Aboriginal Cultural Heritage Assessment including further investigations (excavation and salvage if required), consultation, unexpected finds, reporting.</p> <p>No unexpected finds to date.</p>	Not triggered
Waste Storage and Processing				
C32	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 18/11/19	Waste was observed to be segregated, secured and confined to the site	Compliant

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).	<p>EPA Online Waste Tracking Tool registration (disposal to EPL 20696).</p> <p>Grasshopper monthly waste reports August, September 2019.</p> <p>SUEZ dockets May 2019</p> <p>EPA consignment notices for May 2019.</p> <p>MRF waste disposal locations EPL list (grasshopper) 18/11/19</p> <p>Site inspection 20/05/20</p> <p>Grasshopper waste disposal report Sep 19 – Apr 20</p>	<p>Demolition complete. All hazardous materials had gone to SUEZ Kemps Creek.</p> <p>Grasshopper takes GSW (all general construction and demolition waste) since completion of demolition. All these types are pre-classified under the waste classification guidelines. The monthly waste reports identify the material type, volume, % recycled. These wastes all go to EPL licenced premises. As at end of April 20 447t of construction waste generated and 406t recovered, with 72t directed to energy.</p> <p>The Project advise that the asbestos waste transporters use the EPA online Waste Tracking Tool for disposal of hazardous and liquid wastes. This requires hold and release by the EPA system and provides a report that can be used to verify appropriate disposal. Payment to waste transporter is only made on dockets after verification.</p> <p>Site inspection indicates suitable segregation and collection. No issues.</p>	Compliant
C34	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	<p>Site inspection 18/11/19</p> <p>Site inspection 20/05/20</p> <p>Refer response to CoC C24 and C25</p>	<p>Refer response to CoC C24 and C25</p> <p>No issues observed. Controls available and rules communicated to Project personnel.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C35	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 18/11/19 Site inspection 20/05/20	Washout trays available on site. Once cured they get 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. Interview with auditees 20/05/20 Coffeys Unexpected find report 23/04/20, Coffeys Encapsulation of ACM from SW Trench, 28/04/20 Pure Contracting Asbestos Removal Control Plan, 30/04/20	ASP (asbestos removal licence 210968) registered removal with Safework. Refer response to CoC C33 regarding transport and management of asbestos waste. SafeWork have not issued any notices or attended site during the audit period. Note that Part 7 of the POEO Waste Reg imposes requirements on the waste transporter and receiving facility not the waste consigner.	Compliant
Community Engagement				
C37	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified in the EIS, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Interview with auditees 18/11/19 Interview with auditees 20/05/20 Project update and Works notifications April 2019 – May 2020. Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/al	The Project has demonstrated ongoing consultation with the school, DPIE, RAPs, and nearby properties.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		exandria-park-community-school.html Aboriginal Cultural Heritage Management Plan, Version 2 May 2019 AMAC & Streat Archaeological Services. SWMS for tower crane and adjustments to lighting 23/9/19		
Independent Environmental Audit				
C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit	DPE approval of auditors 01/05/19	On 01/05/19 the Department approved the auditors.	Compliant
C39	No later than four weeks after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit 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, 22/06/19 Submission of Audit Report to DPIE, 24/6/19.	This audit occurred in the time frame specified in the Independent Audit Program and addressed the requirements and methodologies in the IAPAR. It was submitted to the Department within the timeframe specified.	Compliant
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C41 of this consent;	First Independent Audit Report, V1, 22/06/19	The first Audit Report, along with the APCS response was submitted 24/6/19. DPIE and the CA were	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) submit the response to the Department and the Certifying Authority; and</p> <p>(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.</p>	<p>Submission of first Audit Report to DPIE, 24/6/19. https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html</p> <p>Uploading notification to DPIE and CA 01/10/19</p> <p>Second Independent Audit Report, V1, 20/12/19</p> <p>Submission of second Audit Report to DPIE, 20/12/19</p> <p>Uploading notification to DPIE on 22/01/20.</p>	<p>notified of the publishing of the report.</p> <p>Non-compliance from second audit: the first Audit Report was not published within 60 days of its submission to the Department and CA. This is now resolved.</p> <p>The second Audit Report was submitted 20/12/19. Notification of publication was on 22/01/20.</p> <p>Non-compliance: The CA was not notified of the publication of the second Independent Audit Report.</p>	
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	<p>Site inspection 18/11/19.</p> <p>Site inspection 20/05/20</p>	Works are in construction.	Not triggered.
Incident Notification, Reporting and Response				
C44	The Department must be notified in writing to compliance@planning.nsw.qov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	<p>Interview with auditees 18/11/19</p> <p>Incident register May 2019 – May 2020</p> <p>Auditee response to audit RFIs 03/06/20</p>	No notifiable incidents identified in the audit period.	Not triggered
Non-Compliance Notification				
C45	The Department must be notified in writing to compliance@planning.nsw.qov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.qov.au within seven days after they identify any non-compliance.	<p>Interview with auditees 18/11/19</p> <p>Incident register May to November 2019.</p>	The Project identified two non-compliances during the audit period: Construction works continued beyond the permissible hours on 28/11/19 due to a delay	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>Non-compliance notification to DPIE 5/12/19</p> <p>Auditee response to audit RFIs 03/06/20</p> <p>Non-compliance notification to DPIE 31/03/20</p>	<p>in concrete supplies impacting a concrete pour. Construction works commenced prior to 07:00 on 27/03/20 to facilitate a concrete pour. Both non-compliances were reported to DPIE in accordance with this condition.</p> <p>Non-compliance: The complaint register indicates that two complaints about noise outside of approved hours were verified to be as a result of construction works occurring out of hours. The works were not permissible under the out of hours works terms set out in CoC C7. The Auditees confirmed as part of the audit that the out of hours works were non-compliant with CoC C6, but had not been reported in accordance with CoC C45.</p>	
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>3 x PCCRs prepared (for each stage) Submissions: PCCR 1: 26/4/19, PCCR 2: 17/07/19, PCCR 3: 11/11/19</p> <p>CCR for reporting period 01/11/2019 until 30/04/2020, and submission letter to DPIE 11/05/20.</p> <p>Incident register May 2019 – May 2020.</p> <p>Submission of first Audit Report to DPIE, 24/6/19</p>	<p>3 x PCCRs have been prepared and submitted to the Department. They are prepared in accordance with the DPIE's CMRPAR. Each have included a review of the plans strategies and programs and have been done within 3 months of each other. An additional review was conducted (and notified) on 27/9/19.</p> <p>The first Audit Report was submitted 24/6/19. The second Audit Report was submitted</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Submission of second Audit Report to DPIE, 20/12/19</p> <p>Notification of review to DPIE and CA 27/9/19</p> <p>Notification of review to DPIE 22/01/20</p> <p>Email RCC to PCA 30/01/20</p>	<p>The Project demonstrated that it had conducted a review of the project plans in January 2020 following submission of the CCR for reporting period up to 11/11/19. This captures any 3 monthly reporting triggers up to January 2020.</p> <p>The next trigger is the submission of the CCR for reporting period 01/11/19 – 30/04/20 which was submitted on 11/05/20. On this basis the next review is required to be conducted (and notified) before 11/08/20.</p>	
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>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</p>	<p>Interview with auditees 18/11/19</p> <p>Notification of review to DPIE and CA 27/9/19</p> <p>CA approval of updates to management plans 16/9/19.</p> <p>Email RCC to PCA 30/01/20</p> <p>Email RCC to PCA 27/05/20</p> <p>Auditee response to audit RFIs 03/06/20</p>	<p>The CA approved the minor amendments to plans on 16/9/19.</p> <p>A further very minor amendment occurred to the NVMP following the second Independent Audit. This change was for clarification only and did not alter the plan as previously approved by the PCA. Nevertheless, the updated report was submitted to the PCA for information.</p>	Compliant
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	<p>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.</p>			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
External Walls and Cladding				
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not triggered
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it			Not triggered
Post-construction Dilapidation Report				
D4	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council. 			Not triggered
Protection of Public Infrastructure				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Error! Reference source not found, of this consent. (note direct quote from consent)</p>			Not triggered
Utilities and Services				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D6	Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.			Not triggered
Works as Executed Plans				
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.			Not triggered
Operational Transport and Access Management Plan				
D8	<p>An OTAMP is to be prepared for the school (or separately for each school) by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary, and must address the following:</p> <ul style="list-style-type: none"> a) Detailed pedestrian analysis including the identification of safe route options- to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff , visitor, accessible, emergency, etc.); c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements; d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus lane operations, including staff management/traffic controller arrangements; e) delivery and services vehicle and bus access and management arrangements; f) management of approved access arrangements; g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking; h) car parking arrangements and management associated with the proposed use of school facilities by community members; and i) a monitoring and review program. <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p>			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development			
Green Travel Plan				
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; c) include specific tools and actions to help achieve the objectives and mode share targets; d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year. 			Not triggered
Parking Restrictions				
D10	<p>Prior to the commencement of operations of Phase 1, the Applicant must submit to Council, for approval from Council's Pedestrian Cycling and Traffic Calming Committee, documentation for the installation of '15P Parking' and associated 'No Parking' restrictions on the southern side of Buckland Street in accordance with the Transport Assessment titled Alexandria Park Community School, prepared by ARUP and dated 29 November 2018. The restrictions are to apply on a part-time basis on School Days only between 8 am to 9.30 am and 2.30 pm- 4 pm.</p> <p>Any fees associated with reporting to the Pedestrian Cycling and Traffic Calming Committee must be paid by the Applicant prior to processing the application. The installation of the signs must be at no cost to Council.</p> <p>Evidence of approval and installation of relevant signage must be submitted to the Planning Secretary prior to the commencement of operations of Phase 1.</p>			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>			Not triggered
Mechanical Ventilation				
D12	<p>Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:</p> <ul style="list-style-type: none"> a) the BCA; b) AS 1668.2-2012 The use of air-conditioning in buildings- Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade. 			Not triggered
Road Damage				
D13	<p>The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.</p>			Not triggered
Fire Safety Certification				
D14	<p>Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority</p>			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and Council. The Fire Safety Certificate must be prominently displayed in the building.			
Structural Inspection Certificate				
D15	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: <ul style="list-style-type: none"> a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. c) person/s authorised to, for the life of the development 			Not triggered
Compliance with Food Code				
D16	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.			Not triggered
Stormwater Quality Management Plan				
D17	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: <ul style="list-style-type: none"> a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements 			Not triggered
D18	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.			Not triggered
Rainwater Harvesting				
D19	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.			Not triggered
Outdoor Lighting				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D20	<p>The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:</p> <ul style="list-style-type: none"> a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. <p>Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.</p>			Not triggered
Warm Water Systems and Cooling Systems				
D21	<p>The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings- Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</p>			Not triggered
Signage				
D22	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.			Not triggered
D23	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.			Not triggered
D24	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.			Not triggered
Operational Waste Management Plan				
D25	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:</p> <ul style="list-style-type: none"> a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment 			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>c) detail the materials to be reused or recycled, either on or off site; and</p> <p>d) include the Management and Mitigation Measures included in RtS</p>			
Validation Report				
D26	<p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <p>a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;</p> <p>b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;</p> <p>c) be prepared in accordance with the RAP, as required to be updated in accordance with condition B9 , and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);</p> <p>d) include, but not be limited to:</p> <p>i. comment on the extent and nature of the remediation undertaken;</p> <p>ii. describe the location, nature and extent of any remaining contamination on site;</p> <p>iii. results of sampling of treated material, compared with the treatment criteria in the report titled Detailed Site Investigation, Alexandria Park Community School, Park Road , Alexandria NSW, prepared by Coffey and dated 26 October 2017 or as agreed by the site auditor;</p> <p>iv. results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>v. discussion of the suitability the remediated areas for the intended land use; and</p> <p>vi. any other requirement relevant to the project</p>			Not triggered
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>			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D28	Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).			Not triggered
Landscaping				
D29	Following completion of all demolition work, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition B38 to the satisfaction of the Certifying Authority.			Not triggered
Ecologically Sustainable Development				
D30	Within 6 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating, unless otherwise agreed by the Planning Secretary. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary			Not triggered
PART E POST OCCUPATION				
Operation of Plant and Equipment				
E1	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.			Not triggered
Community Communication Strategy				
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			Not triggered
Out of Hours Event Management Plan				
E3	The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following: a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; 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			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p> <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of the first event.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.</p>			
E4	<p>The Applicant is to prepare an Out of Hours Event Management Plan for out of hours events run by external parties that involve 100 or more people. The plan must be prepared prior to each relevant event, in consultation with Council, and include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) measures to minimise localised traffic and parking impacts; and f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. <p>The Applicant must submit a copy of the Out of Hours Event Management Plan to the Department and to the Council, prior to commencement of each relevant event.</p> <p>The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.</p>			Not triggered
Operational Noise Limits				
E5	<p>The Applicant must ensure that noise generated by operation of the development does not exceed the project noise trigger levels established based on the more conservative Rating Background Noise levels as detailed in the report titled Alexandria Park Community School Development Application Acoustic Assessment, prepared by Wilkinson Murray and dated 19 April 2018.</p>			Not triggered
E6	<p>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</p>			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
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.			Not triggered
E8	Notwithstanding E7 above, the outdoor sports courts and playing fields may operate between 6.00 pm to 10.00 pm, Saturdays and 6.00 pm to 8.00 pm on Sundays and public holidays for training and social recreation activities for a trial period of 6 months from the date of commencement of school operations. Notification of the commencement of use is to be submitted in writing to the Planning Secretary.			Not triggered
E9	Use of the outdoor sports courts and playing fields must be undertaken in accordance with the recommended noise mitigation measures detailed in the report titled Alexandria Park Community School Development Application Acoustic Assessment prepared by Wilkinson Murray and dated 19 April 2018.			Not triggered
E10	If investigation of complain(s), through appropriate noise testing, establishes that offensive noise has occurred or use of the outdoor sports courts and playing fields is in breach of conditions E7 to E9, and the complaint is justified, the Department may require by notice to the applicant, that the use and operation of the outdoor sports courts and playing fields revert to the hours as detailed in condition E7.			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			Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	outdoor courts and playing fields in relation to compliance with development consent conditions and any substantiated complaints.			
Unobstructed Driveways and Parking Areas				
E12	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not triggered
Green Travel Plan				
E13	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.			Not triggered
Outdoor Lighting				
E14	Notwithstanding Condition D20, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			Not triggered
Fire Safety Certificate				
E13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.			Not triggered
Landscaping				
E14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B38 for the duration of occupation of the development.			Not triggered

Appendix B. Planning Secretary agreement of Independent Auditors



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

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

Dear Mr Crestani

Alexandria Park Community School (SSD 8373) Condition C38

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

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

- Steve Fermio; and
- Derek Low.

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

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

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

Yours sincerely



01/05/2019

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

Appendix C. Consultation records

Derek Low

From: Derek Low
Sent: Thursday, 14 May 2020 7:26 AM
To: stakeholder.relations@transport.nsw.gov.au
Subject: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Good morning,

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

We are currently preparing to undertake the third independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8373. The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 20 May 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with Transport for NSW on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand that Transport for NSW provided advice during the assessment phase. The advice was considered by the Department and the Project was approved subject to conditions.

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.

In providing input to the scope, I kindly request Transport for NSW confirm any key issues it would like examined, relating to post-approval requirements and compliance.

If you have any questions, please feel free to contact me

Kind regards,

Derek Low
Principal Environmental Consultant



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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Derek Low

From: Derek Low
Sent: Thursday, 14 May 2020 7:29 AM
To: info@epa.nsw.gov.au
Subject: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Good morning,

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

We are currently preparing to undertake the third independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8373. The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 20 May 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with Transport for NSW on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand that the EPA provided advice during the assessment phase. The advice was considered by the Department and the Project was approved subject to conditions.

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.

In providing input to the scope, I kindly request the EPA confirm any key issues it would like examined, relating to post-approval requirements and compliance.

If you have any questions, please feel free to contact me

Kind regards,

Derek Low

Principal Environmental Consultant



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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Derek Low

From: Derek Low
Sent: Thursday, 14 May 2020 7:28 AM
To: info@environment.nsw.gov.au
Subject: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Good morning,

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

We are currently preparing to undertake the third independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8373. The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 20 May 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with Transport for NSW on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand that OEH (now EES) provided advice during the assessment phase. The advice was considered by the Department and the Project was approved subject to conditions.

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.

In providing input to the scope, I kindly request EES confirm any key issues it would like examined, relating to post-approval requirements and compliance.

If you have any questions, please feel free to contact me

Kind regards,

Derek Low
Principal Environmental Consultant



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

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From: Rachael Chick <rchick@wolfpeak.com.au>
Sent: Tuesday, 5 November 2019 11:57 AM
To: info@environment.nsw.gov.au; HERITAGEMailbox@environment.nsw.gov.au
Cc: Derek Low <dlow@wolfpeak.com.au>
Subject: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Good morning,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the approved independent auditors on the Alexandria Park Community School Redevelopment (SSD 8373).

The approved auditors are currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8373. The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 18 November 2019 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with OEH on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand the OEH provided advice during the assessment phase with regards to biodiversity, Aboriginal cultural heritage and flooding. These were considered by the Department and the Project was approved subject to conditions.

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.

In providing input to the scope, we kindly request Transport for NSW confirm any key issues it would like examined, relating to post-approval requirements and compliance.

If you have any questions, please feel free to contact Derek Low on 0402 403 716 or dlow@wolfpeak.com.au.

Kind regards,

Rachael Chick
Environmental Consultant



Proudly sponsoring the LGNSW



E: rchick@wolfpeak.com.au

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au

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Derek Low

From: Derek Low
Sent: Thursday, 14 May 2020 7:30 AM
To: compliance@planning.nsw.gov.au
Subject: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Good morning,

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

We are currently preparing to undertake the third independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8373. The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 20 May 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with the Department on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR.

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.

In providing input to the scope, I kindly request the Department confirm any key issues it would like examined, relating to post-approval requirements and compliance.

If you have any questions, please feel free to contact me

Kind regards,

Derek Low
Principal Environmental Consultant



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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Derek Low

From: Bronagh McGeown <Bronagh.McGeown@planning.nsw.gov.au>
Sent: Tuesday, 19 May 2020 11:18 AM
To: Derek Low
Cc: Emmanuel Smith-Aspros
Subject: RE: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Hi Derek,

Thank you for your email. The Department requests that all conditions of consent for SSD 8373 are assessed, and that the audit is conducted in accordance with the requirements of condition C41 of SSD 8373.

In addition to the above, the Department requests that you please focus on assessing compliance with conditions C6 and C15 – C21 which relate to construction hours and construction noise and vibration.

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

Kind regards,

Bronagh McGeown
Senior Compliance Officer

Planning & Assessment | Department of Planning, Industry and Environment

M 0499 688 913 | E bronagh.mcgeown@planning.nsw.gov.au

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au



Planning,
Industry &
Environment

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Thursday, 14 May 2020 7:30 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit of Alexandria Park Community School Redevelopment (SSD 8373)

Good morning,

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

We are currently preparing to undertake the third independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8373. The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 20 May 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with the Department on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR.

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.

In providing input to the scope, I kindly request the Department confirm any key issues it would like examined, relating to post-approval requirements and compliance.

If you have any questions, please feel free to contact me

Kind regards,

Derek Low

Principal Environmental Consultant



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the Environment Protection Authority.

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Derek Low

From: Anna Timbrell <Anna.Timbrell@epa.nsw.gov.au>
Sent: Wednesday, 20 May 2020 4:07 PM
To: Derek Low
Cc: Sarah Thomson; Benn Treharne
Subject: Alexandria Park Community School (SSD 8373) - Independent Environmental Audit
Attachments: Metropolitan Infrastructure - Planning A~e - DPE - SSD 8373 Alexandria Park Community School - RtS Report - October 2018.PDF

Hi Derek

I refer to your email to the EPA dated 14 May 2020 regarding the independent audit of the Alexandria Park Community School Redevelopment (SSD 8373).

The EPA received three complaints since consent was granted on 11 February 2019 – all regarding noise:

- 4 October 2019 – about noise from machinery after 6 pm
- 18 October 2019 – about loud music
- 29 November 2019 – also about loud music with the complainant saying they had complained about this previously.

All three were from the same complainant.

Also it is noted that in its advice to DPIE on the Response to Submission report (letter dated 18.10.18, attached), the EPA had raised concern that the extent and nature of contamination was unknown. A detailed site inspection would be required once buildings were demolished or relocated. The EPA was also concerned about the presence of volatile halogenated compound contamination from an unknown source and considered that the area around a former underground storage tank in the northern portion of the site should be investigated as the potential source. The EPA required the applicant to provide data gap assessment with a focus on areas that were not assessed previously for environmental investigation. As part of this, the EPA required the engagement of an EPA-accredited Site Auditor and it is noted site contamination requirements are in conditions B7 to B13. The EPA would request that particular attention is paid to the contamination issues on site and that these have been satisfactorily assessed by the Site Auditor.

Kind regards

Anna Timbrell

Environmental Planning Officer – Metropolitan Infrastructure

Metropolitan Branch, NSW Environment Protection Authority

Ph: 02 9274 6345

anna.timbrell@epa.nsw.gov.au www.epa.nsw.gov.au [@EPA NSW](#)

Report pollution and environmental incidents 131 555 (NSW only) or +61 2 9995 5555

Please send all official correspondence to metropolitan.transport@epa.nsw.gov.au



----- Forwarded Message -----

From: Derek Low [dlow@wolfpeak.com.au]

Sent: 14/05/2020 7:28 AM

To: info@epa.nsw.gov.au

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

Good morning,

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

We are currently preparing to undertake the third independent audit on the Project. The audit is required to be conducted in accordance with SSD 8373 condition C41 and the Department of Planning and Environment's *Independent Audits Post Approval Requirements* (2018) (or IAPAR). The consent is available at the following link: http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8373. The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>

The audit is scheduled to occur on 20 May 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with Transport for NSW on the scope of the audit, in accordance with Section 3.2 of the Department's IAPAR. I understand that the EPA provided advice during the assessment phase. The advice was considered by the Department and the Project was approved subject to conditions.

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.

In providing input to the scope, I kindly request the EPA confirm any key issues it would like examined, relating to post-approval requirements and compliance.

If you have any questions, please feel free to contact me

Kind regards,

Derek Low

Principal Environmental Consultant



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

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Appendix D. Independent Audit Declaration Form(s)

Independent Audit Declaration Form

Independent Audit Declaration Form


Project name	Alexandria Park Community School
Consent Number	8373
Description of Project	Redevelopment and operation of Alexandria Park Community School
Project Address	7 – 11 Park Road, Alexandria, NSW 2015
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	05/06/20

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2018);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit;
 - I declared prior to the audit that I had been engaged to prepare the Independent Audit Program
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of auditor	Derek Low
Signature	
Qualification	Master of Environmental Engineering Management
	Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

Independent Audit Declaration Form

Independent Audit Declaration Form

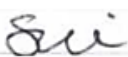
Project name	Alexandria Park Community School
Consent Number	8373
Description of Project	Redevelopment and operation of Alexandria Park Community School
Project Address	7 – 11 Park Road, Alexandria, NSW 2015
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	05/06/20

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2018);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit;
 - I declared prior to the audit that I had been engaged to prepare the Independent Audit Program
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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

Appendix E. Site inspection photographs.



Photo 1: Belmont Road access



Photo 2: Phase 1 structure erected to level 3. Fit-out underway.



Photo 3: Waste segregation.



Photo 4: Internal fit-out underway



Photo 5: Main yard overview with existing school in background



Photo 6: Tree protection and residential dwellings directly adjacent to southern boundary



Photo 7: Internal fit-out underway



Photo 8: Level 3 roof works with residential dwellings in background



Photo 9: Unprotected drain in main yard.



Photo 10a: Fuel cabinet (left) and spill kit (right) in general proximity to each other



Photo 11: site signage on Park Street entrance.



WolfPeak Pty Limited

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