



ARMIDALE HIGH SCHOOL – SSD 9095

INDEPENDENT AUDIT REPORT

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Revision	Date	Prepared By	Reviewed By	Description
V0	4/12/19	S Fermio	Client	Factual information & response to findings review
V1	18/12/19	S Fermio	D Low	FINAL REPORT

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Date	18/12/19	Date	18/12/19

Executive Summary

The NSW Department of Education – Schools Infrastructure NSW (SINSW) is responsible for delivering the Armidale High School Redevelopment (the Project). The Project involves an upgrade to the school to accommodate a total of up to 1,580 students and up to 110 full-time equivalent staff.

Consent to the Project was granted on 29 May 2019 under section 4.38 of the *Environmental Planning and Assessment Act 1979* (SSD 9095) subject to a number of conditions of consent (CoC). The notified date of commencement of construction was 1 June 2019.

The objective of this Independent Audit is to satisfy SSD 9095 Schedule 2, CoC C41. It requires that Independent Audits of the development be carried out in accordance with Project's Independent Audit Program and the *Independent Audit Post Approval Requirements* (Department 2018). The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the second Independent Audit for the construction period, covering the period from August to December 2019.

GHD have been appointed as the client representative on behalf of SINSW. Richard Crookes Constructions are the principal contractor. Demolition works were commenced in February 2019 (under a separate Review of Environmental Factors) and have been completed. Main construction works covered under SSD 9095 began on 1 June 2019. Works completed or underway at the time of the site audit on 29 November 2019 included:

- All concrete slabs have been poured.
- Structural steel and roofing works have commenced to the main build.
- Electrical and mechanical rough-in, mechanical duct installation, and gyprock wall and ceiling lining have commenced to main and heritage buildings.
- Roof replacement works for the heritage building have been completed with the removal of scaffolding nearing completion.
- Construction of external access road and main carpark is underway.

The overall outcome of the Independent Audit was positive. Compliance records were well organised and available at the time of the site inspection and interview with SINSW, GHD and Richard Crookes personnel on 29 November 2019. Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

There were 117 CoCs assessed. Six non-compliances were identified against the CoCs¹.

There was one observation identified in relation to the CoCs. This was not considered to be a non-compliance.

¹ Four of these non-compliances relate to the same two events triggering non-compliances under separate conditions that impose similar requirements

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

The overall outcome of the Independent Audit was indicative of a commitment to compliance and environmental performance by SINSW, GHD and Richard Crookes Constructions. The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the Independent Audit.

TABLE OF CONTENTS

TABLE OF CONTENTS	2
1. INTRODUCTION	4
1.1 THE PROJECT	4
1.2 APPROVAL REQUIREMENTS	5
1.3 THE AUDIT TEAM	5
1.4 THE OBJECTIVES OF THE AUDIT	5
1.5 THE AUDIT SCOPE	6
2. AUDIT METHODOLOGY	7
2.1 AUDIT PROCESS	7
2.1.1 AUDIT INITIATION AND SCOPE DEVELOPMENT	8
2.1.2 PREPARING AUDIT ACTIVITIES	9
2.1.3 SITE PERSONNEL INVOLVEMENT	9
2.1.4 SITE INSPECTION	10
2.1.5 DOCUMENT REVIEW	10
2.1.6 GENERATING AUDIT FINDINGS	10
2.1.7 COMPLETING THE AUDIT	11
3. AUDIT FINDINGS	12
3.1 APPROVALS AND DOCUMENTS AUDITED AND EVIDENCE SIGHTED	12
3.2 COMPLIANCE STATUS	12
3.2.1 SUMMARY	12
3.2.2 DETAILS	12
3.2.3 CORRECTIVE ACTION REQUESTS AND OBSERVATIONS	14
3.3 ADEQUACY OF ENVIRONMENTAL MANAGEMENT PLANS, SUB-PLANS AND POST APPROVAL DOCUMENTS	14
3.4 PROJECT'S EMS	14
3.5 SUMMARY OF NOTICES FROM AGENCIES	15
3.6 OTHER MATTERS CONSIDERED RELEVANT BY THE AUDITOR OR DPE	15
3.6.1 ISSUES RAISED BY STAKEHOLDERS DURING CONSULTATION ON THE AUDIT SCOPE	15
3.7 COMPLAINTS	15
3.8 INCIDENTS	15
3.9 ACTUAL VERSUS PREDICTED IMPACTS	15
4. ACTIONS	18
5. CONCLUSIONS	21

<u>6. LIMITATIONS</u>	<u>22</u>
<u>APPENDIX A. SSD 9095 CONDITIONS OF CONSENT</u>	<u>23</u>
<u>APPENDIX B. PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS</u>	<u>82</u>
<u>APPENDIX C. CONSULTATION RECORDS</u>	<u>83</u>
<u>APPENDIX D. INDEPENDENT AUDIT DECLARATION FORM(S)</u>	<u>84</u>
<u>APPENDIX E. SITE INSPECTION PHOTOGRAPHS.</u>	<u>85</u>

1. Introduction

1.1 The Project

Armidale High School (AHS) is situated within the Armidale Regional Council Local Government Area in the NSW Northern Tablelands. The site is located at 185-182 Butler Street, approximately 1km south west of the Armidale Town Centre. The project location is presented in Figure 1.



Figure 1: Project location (Source: modified from Google Earth and SSD 9095 Assessment Report, Department of Planning and Environment, 2019)

The AHS redevelopment project (the Project) involves an upgrade to the school to accommodate a total of up to 1,580 students and up to 110 full-time equivalent staff. The Project comprises:

- Construction of three new buildings consisting of two and three storeys in height linked by an undercroft
- A single-storey addition to the gymnasium
- Consolidation of agricultural facilities in a new building
- Alterations and additions to the existing car parking areas
- Landscaping works and installation of new utilities, drainage and communications infrastructure
- Operation of the upgraded school.

Demolition of former school buildings was undertaken through a separate approval pathway. The proposed school would accommodate students and staff from the existing AHS (currently decamped to Duval High School) and from Duval High School and would become Armidale Secondary College.

The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 29 May 2019 (State Significant Development 9095) subject to a number of conditions. The notified date of commencement of construction was 1 June 2019.

1.2 Approval requirements

Conditions of Consent (CoC) C38 – C43 of Schedule 2 of SSD 9095 set out the requirements for undertaking Independent Audits (IAs or audits). The CoCs give effect to the Department's *Independent Audit Guideline Post Approval Requirements*, 2018 (IAPAR).

1.3 The audit team

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

The Audit Team comprises:

- Derek Low (Auditor Lead): 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 7 June 2019. The letter is presented in Appendix C.

1.4 The objectives of the audit

The objective of this IA is to satisfy SSD 9095 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 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. The IA Program (and CoC C40) specifies that the second IA must be undertaken within 6 months of the initial IA with an anticipated date of 1 December 2019.

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 for the six-month period from the initial IA (undertaken in July 2019), and therefore this second IA covers the period from August to December 2019.

The scope of the IA comprises:

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

2. Audit methodology

2.1 Audit process

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

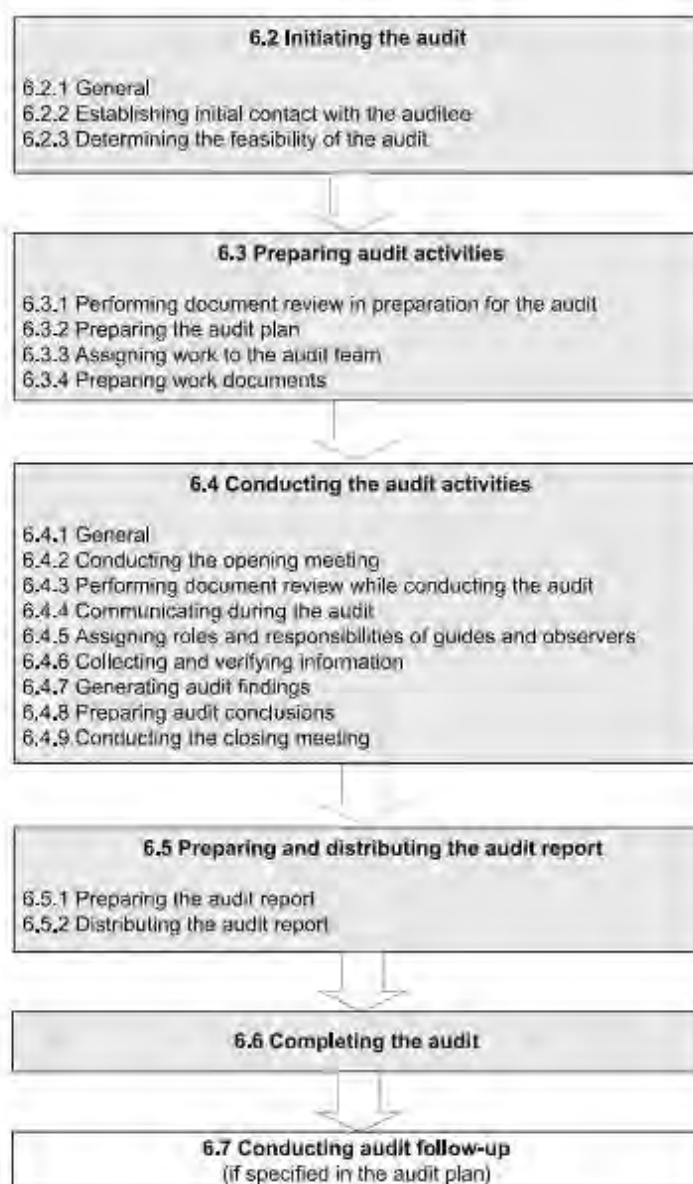


Figure 2: Audit activities overview (AS/NZS ISO 19011:2014). Subclause numbering refers to the relevant subclauses in the Standard.

2.1.1 Audit initiation and scope development

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

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

On 2 July 2019 WolfPeak consulted with the Department, Transport for NSW, the Office of Environment and Heritage, the Environment Protection Authority and Armidale Regional Council, to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D.

A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1. The scope of the IA was reviewed following receipt of feedback from the stakeholders.

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

Stakeholder	Issues and areas of focus	How addressed
Department of Planning and Environment	Dust reduction and sediment and erosion controls in accordance with B20, in light of the current dry weather conditions Procedures for unexpected contamination are being maintained in accordance with condition B7 and B20	Compliance with the requirements of B7 and B20 was found to be occurring and evidence for this is provided in the Checklist at Appendix A
Transport for NSW	No response	NA
Office of Environment and Heritage	In accordance with our previous correspondence to Derek Low (dated 4 July 2019), as no State listed heritage items were impacted the Heritage Council of NSW did not recommend conditions... As a result, we have no particular comments to direct the scope of your post approval audit. If your audit finds that relics have been discovered then it is important that the proponent has notified the Heritage Council of NSW. There is no need to contact us again for any future audits of this approval as we have no comment to provide	Noted No relics have been discovered in the period covered by this audit.
Environment Protection Authority	No response	NA
Armidale Regional Council	No response	NA

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, State Significant Development Armidale Secondary College 158-182 Butler Street, Armidale, DFP Planning Consultants, November 2018 (the EIS)*
- *Development Consent SSD 9095, 29 May 2019 (the Consent)*
- *Armidale Secondary College No:1155 Environmental Management Plan (EMP) & Construction Environmental Management Plan (CEMP), Richard Crookes Constructions, 30 May 2019 (the CEMP)*
- *Armidale Secondary College 1155 Asbestos Management Plan 5 February 2019*
- *Armidale Secondary College 1155 Community Consultation and Engagement Plan, Richard Crookes Constructions, June 2019 (the Community Consultation Strategy, or CCS)*
- *Construction Traffic & Pedestrian Management Sub-Plan Armidale Secondary College, TTM Consulting, 17 July 2019 (Construction Traffic and Pedestrian Management Sub-Plan, or CTPMSP)*
- *Construction Noise & Vibration Management Plan Redevelopment of Armidale Secondary College Butler Street, Armidale, NSW, Day Design Pty Ltd, 15 July 2019 (Construction Noise and Vibration Management Sub-Plan, or CNVMSP)*
- *Waste and Recycling Management Plan Armidale Secondary College Armidale NSW, MEtech Consulting, 30 May 2019 (the Construction Waste Management Sub-Plan, or CWMSP)*
- *Construction Soil and Water Management Report Armidale Secondary College Armidale NSW, Birzulis Associates Pty Ltd, 11 July 2019 (Construction Soil and Water Management Sub-Plan, CSWMP)*
- *Unexpected Finds Procedure (Asbestos) Armidale High School, SERS, 1 May 2019*
- *Armidale College Upgrade Archaeological Watching Brief, Apex Archaeology, February 2019*
- *Remedial Action Plan for Redevelopment Works, Armidale High School Butler Street, Armidale NSW 2350, WSP, September 2018*

An audit checklists was prepared comprising the relevant construction related conditions of Schedule 2 of SSD 9095 and the initial IEA findings from July 2019.

2.1.3 Site personnel involvement

The on-site audit activities took place on 29 November 2019. The following personnel took part in the audit:

- Steve Fermio – Auditor (WolfPeak)
- Stuart Collett – Project Manager (GHD)
- Joel Davie – Project Manager (RCC)
- Sam Lyons – Site Engineer (RCC)
- Christine Devane – Site Manager (RCC)
- Tyler Kratzer – Project Officer (SINSW).

Meetings

Opening and closing meetings were held with the Auditor and Project personnel listed above on 29 November 2019.

During the opening meeting the objectives and scope of the IA, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, additional information needed was identified and timeframes for completion of the audit report confirmed.

Interviews

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

2.1.4 Site inspection

The on-site audit activities took place on 29 November 2019. The on-site audit activities included an inspection of the site and work activities being undertaken at the time. Photos are presented in Appendix F.

2.1.5 Document review

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

2.1.6 Generating audit findings

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

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

Compliance evaluation

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

- **Compliant** – The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit
- **Non-compliant** – The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.

- **Not triggered** – A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

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

Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs (there are no other environmental licences or approvals applicable to the Project) and their content is adequate; and
- have been implemented in accordance with the CoCs.

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

- there are any non-compliances resulting from the implementation of the document; 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 9095 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- Community Consultation Strategy (CCS)
- Construction Environmental Management Plan (CEMP)
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- Construction Noise and Vibration Management Sub-Plan (CNVMSP)
- Construction Waste Management Sub-Plan (CWMSP)
- Construction Soil and Water Management Sub-Plan (CSWMP).

The evidence sighted of implementation of mitigation measures is provided in Appendix and the site photos in Appendix F.

3.2 Compliance Status

This Section presents the findings of the December 2019 IA.

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

3.2.1 Summary

There were 117 CoCs assessed.

Six non-compliances were identified against the CoCs.

There was one observation made against a compliant CoC.

All of the July 2019 IEA findings have been closed out.

3.2.2 Details

Non-compliance against CoC B28

CoC B28 requires that within six months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that approval pursuant to Section 138 of the Roads Act 1993 has been obtained from Armidale Regional Council for the detailed design and construction of certain pedestrian and traffic infrastructure works adjacent to the School.

While evidence of the approval of Council to the works was provided, this has not been provided to the Secretary within 6 months of the commencement of construction

Non-compliance against CoC C5

CoC C5 requires that construction, including the delivery of materials to and from the site, may only be carried out between the following hours:

- (a) between 7am and 6pm, Mondays to Fridays inclusive; and
- (b) between 8am and 1pm, Saturdays.

No work may be carried out on Sundays or public holidays

The Complaints Register includes a complaint recorded on 27 August regarding a truck idling at 6.30am outside site which was confirmed to be related to the works and therefore was present on site prior to approved work hours.

Non-compliance against CoC C16

CoC C16 requires 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 C5. As per CoC 5 above the complaint received on 27 August indicates that this requirement was not met.

Non-compliance in relation to CoC C42

CoC C42 requires that in accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must, among other things, 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.

No evidence was provided that the Department and PCA were notified a least 7 days prior to the 1st IEA report being made publicly available.

Non-compliance in relation to CoC C44

CoC C44 requires that The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident.

Safework NSW was advised of a notifiable incident on 8 August 2019 regarding a formwork collapse which resulted in injuries to workers on site. No evidence was provided of this incident (a safety incident) having been notified to the Department prior to this audit as required by this condition.

Non-compliance in relation to CoC C45

CoC C45 requires that the notification to DPIE of the incident described above is required to be made in accordance with Appendix 1 of the Project Approval. As the incident was not notified in the first place, this requirement was also not met.

3.2.3 Corrective action requests and observations

There was one observation identified in relation to the CoC.

Observation in relation to CoC C17

CoC C17 requires that 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.

As proposed work on Butler Street scheduled to commence in January 2020 will be closer to residential receivers than most of the work to that date, it is recommended that non-tonal reversing alarms (e.g. quackers) be fitted to all mobile plant used for this work where it is safe to do so.

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.

During the audit the implementation and effectiveness of various aspects of the CEMP and sub plans referred to in section 3.1 above were reviewed. The plans are generally adequate, as evidenced by the following:

- The relatively small (2) number of complaints from the community regarding construction activities during the period covered by this audit
- The absence of any environmental incidents during the period covered by this audit
- The absence of any regulatory actions taken against the project during the period covered by this audit
- On the day of the audit inspection, effective and well maintained environmental and pollution controls were noted including in relation to dust, erosion and sediment, chemical and fuel storage, tree protection, site signage, site access and security and general housekeeping.

3.4 Project's EMS

RCC operates under its own environmental management system developed to the requirements and guidelines of the AS/NZS ISO 14001:2016 Environmental Management Systems. In carrying out the audit, it was evident that the elements of AS/NZ ISO 14001:2016 Environmental Management Systems are being implemented through the CEMP and Sub Plans for the Project. Evidence to

support this include the documents sighted during the audit and controls observed in the field (detailed in Appendix A and F).

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 DPE

There are no other specific items to raise at this stage as a result of the audit.

3.6.1 Issues raised by stakeholders during consultation on the audit scope

Issues raised by stakeholders during consultation on the audit scope and how these have been addressed are identified in Table 1 above. The issues raised did not result in any specific areas of focus for the audit itself that were different to the requirements of the CoC.

3.7 Complaints

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

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/a/armidale-secondary-college/ASC_Complaints_Register_November.pdf

At the time of the site audit on 29 November 2019, two complaints had been recorded on the public complaints register available on the project's website since the first IEA.

3.8 Incidents

During the audit the Project identified a safety incident (formwork collapse) that was not reported to the Secretary as required by CoC C44. The details and response to this non-compliance are provided in Section 4 below.

3.9 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 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 construction boundary is situated well inside the approved Project boundary	Y
Biodiversity	A total of 44 trees are to be removed as part of the Project. The Project does not have any Serious and Irreversible Impacts, and there are no impacts within the Development Site that require offset for native vegetation. No ecosystem/species credits are required for the Project.	Project team has confirmed no additional trees are to be removed. Tree protection measures were observed around trees to be retained (Plate 5).	Y
Traffic and access	Minor and temporary disruptions to parking, traffic and access. No heavy vehicles to be parked beyond the Project boundaries.	No heavy vehicles observed to be parked on local streets and signage has been put in place to discourage this (Plate 1). A complaint on 1/11/19 regarding a truck exiting the site is of a minor and temporary nature and has been addressed by the Project team.	Y
Noise and vibration	Moderate short-term construction noise and vibration impacts on nearby receivers above the relevant Noise Management Levels and vibration criteria.	No complaints have been made regarding construction noise. Rock breaking will not be required now that the construction is above ground	Y
Soil and water	Minor and temporary impacts associated with construction erosion and sedimentation.	Good erosion and sediment controls in place (Plates 10 & 11) and no evidence of mud tracking from site	Y
Heritage	Negligible impact on aboriginal heritage items.	No unexpected finds have been reported to date	Y
Contaminated land	There is no unacceptable risk associated with contamination and future land use, noting that asbestos containing materials and other hazardous materials are present or likely to be present and should be removed or further investigated.	Contaminated materials have been managed in accordance with the CWMP	Y
Flooding	Negligible flood risk	No flooding of site reported	Y
Waste	The construction of the Project would generate general demolition and construction waste, green waste,	Demolition and green wastes are being reused on site (Plate 13). Some	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	contaminated fill, excess soils and office waste	contaminated fill disposed of offsite in accordance with CWMP.	
Bushfire	The Project is subject to a low bushfire risk	Noted	Y

4. Actions

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
JULY 2019 AUDIT FINDINGS						
1	CoC C25	Non-compliance	<p>CoC C25 requires that during construction, the Applicant ensures that: exposed surfaces and stockpiles are suppressed by regular watering; all trucks entering or leaving the site with loads have their loads covered; trucks associated with the development do not track dirt onto the public road network; public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p> <p>Note: While items (a) (b) & (e) were being implemented, mud tracking onto Butler Street was observed on the day of the site audit.</p>	<p>Entry gates were shut so vehicles can't use to exit</p> <p>Rumble drain installed at light vehicle exit</p> <p>No mud tracking observed on 29 November 2019</p>	Principal Contractor. Rumble drain to be installed by 31 July 2019	Closed
DECEMBER 2019 AUDIT FINDINGS						
1	CoC B28	Non-compliance	<p>Within six months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that approval pursuant to Section 138 of the Roads Act 1993 has been obtained from Armidale Regional Council for the detailed design and construction of certain pedestrian and traffic infrastructure works adjacent to the School.</p> <p><i>Finding: While evidence of the approval of Council to the works was provided, this has not been provided to the Secretary within 6 months of the commencement of construction</i></p>	Approval obtained 4/12/19, DPIE to be notified.	SINSW by 10/12/19	10/12/19
2	CoC C5	Non-compliance	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.</p>	In addition to the "No Construction Vehicle Parking" signs installed on Butler Street opposite the school it is proposed that	Implemented on the day of the audit.	Closed

			<i>Finding: Complaints Register includes a complaint recorded on 27/8/19 regarding a truck idling at 6.30am outside site which was confirmed to be related to the works</i>	similar signs be installed on the school side of Butler Street		
3	CoC C16	Non-compliance	<p>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 C5</p> <p><i>Finding: The complaints register indicates that on a truck was present on site prior to approved work hours. NB. This is the same event as Item 2</i></p>	<ul style="list-style-type: none"> • In addition to the “No Construction Vehicle Parking” signs installed on Butler Street opposite the school it is proposed that similar signs be installed on the school side of Butler Street • Parking locations are discussed weekly in the subcontractor meetings 	<ul style="list-style-type: none"> • Implemented on the day of the audit. • Discussions undertaken weekly. 	Closed
4	CoC C42	Non-compliance	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must:</p> <p>(a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;</p> <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><i>Finding: No evidence was provided that the Department and PCA were notified a least 7 days prior to the 1st IEA report being made publicly available</i></p>	SI to notify DPIE of non-conformance.	SINSW by 6/12/19	6/12/19
6	CoC C44	Non-compliance	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the	SI to notify DPIE retrospectively of non-conformance.	SINSW by 10/12/19	10/12/19

			development if it has one) and set out the location and nature of the incident. <i>Finding: Safework NSW was advised of a notifiable incident on 8 August 2019 regarding a formwork collapse which resulted in injuries to workers on site. No evidence was provided of this incident (a safety incident) having been notified to the Department prior to this audit as required by this condition</i>			
7	CoC C45	Non-compliance	The notification to DPIE of the incident described in item 6 above is required to be made in accordance with Appendix 1 of the Project Approval. As the incident was not notified in the first place, this requirement was also not met.	SI to notify DPIE of non-conformance.	SINSW by 6/12/19	6/12/19
8	CoC C17	Observation	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. <i>Observation: As proposed work on Butler Street scheduled to commence in January 2020 will be closer to residential receivers than most of the work to that date, it is recommended that non-tonal reversing alarms (e.g. quackers) be fitted to all mobile plant used for this work where it is safe to do so</i>	RCC will ensure when these works commence that the non-tonal reversing alarms are used.	By RCC, when the Butler St works commence	Early 2020

5. Conclusions

The overall outcome of the IA was positive. The majority of compliance records were organised and available at the time of the site inspection and interview with Project personnel on 29 November 2019.

There were 117 CoCs assessed. Six non-compliances were identified against the CoCs (four of these non-compliances relate to the same events triggering non-compliances under separate conditions that impose similar requirements).

There was one observation identified in relation to the CoCs (not considered to be a non-compliance).

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

The overall outcome of the Independent Audit was indicative of a commitment to compliance and environmental performance by SINNSW, GHD and Richard Crookes Constructions (RCC).

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

6. Limitations

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

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

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

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

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

Appendix A. SSD 9095 Conditions of Consent

Note: Grey shade has been used to assist the auditor and auditee in identifying conditions that are:

- not triggered; or
- found as being compliant and closed (with no ongoing requirement at this time).

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
Schedule 2				
Part A Administrative conditions				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence provided below	Reasonable and feasible measures are generally being implemented as noted below	C
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 29 May 2019 Notice of Determination of Application Armidale High School (SSD-9095) dated 29 May 2019 MBC is the PCA Earthworks certificate issued 3 June Structural works certificate for main buildings issued 28 June Southern carpark certificate issued 28 June	These drawings are the plans being used for the development.	C

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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>				<p>DPE comments on Dilapidation report under B6 have been addressed and Council satisfied as per their email of 4 July</p> <p>Similar process for B15 and CEMP to address DPE comments on plans</p> <p>No further directions have been made from DPE on plans or strategies since the last audit</p>	<p>The Secretary has provided approval on documents as relevant. No further directions issued.</p>	C																																																												

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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.		Noted	C
Limits of Consent				
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.		Works commenced 1 June 2019	C
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Compliance with this requirement is being assessed by the PCA	C
Planning Secretary as Moderator				
A7	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	There have no disputes.	NT
Long Service Levy				
A8	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.	NSW Long Service Corporation receipt no 00371804 dated 5 March 2019 NSW Long Service Corporation determination of levy dated 25 February 2019	Compliant as payment made	C
Legal Notices				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with auditees	There have been no notices	NT
Evidence of Consultation				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
A10	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; 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. 	Evidence of consultation with relevant parties in relation to the CEMP and sub plans was sighted in the documents published on the Project website Also refer response to CoC B9 Future works in rail corridor will involve consultation with John Holland Rail	Evidence of consultation was included with the documents to which they relate.	C
Staging				
A11	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise agreed to by the Planning Secretary.	Not applicable as project is not being staged		NT
A12	The Staging Report must: <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Not applicable as project is not being staged		NT

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
A13	The project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	Not applicable as project is not being staged		NT
A14	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	Not applicable as project is not being staged		NT
Staging, Combining and Updating Strategies, Plans or Programs				
A15	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). 	Not applicable as project is not being staged		NT
A16	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.	Not applicable as no strategies, plans or programs have been staged		NT
A17	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.	Not applicable as no strategies, plans or programs have been staged		NT
Structural Adequacy				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
A18	<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"> • <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> 	<p>This requirement needs to be certified by the PCA for the Project. We note that a Structural works certificate no 17194S109R04 was issued by the PCA (Metro Building Consultancy) on 28 June 2019</p>	<p>Compliance being assessed by PCA</p>	C
External Walls and Cladding				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	This requirement needs to be certified by the PCA for the Project. We note that a 23/05/2019 letter from NBRS Architects, stating that “the external wall materials meet the requirements of Clause C1-9 for the non-combustibility of the external walls.” BCA compliance review “issue for 90% CC” prepared by NBRS Architecture dated 24 May 2019 Structural design certificate issued by Birzulis Associates Pty Ltd on 31 May 2019 CSR test report NR-18006 Bradford Gold Wall Batts technical datasheet	Compliance being assessed by PCA	C
Applicability of Guidelines				
A20	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.		Noted	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
A21	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.	No such directions have been issued to date		NT
Monitoring and Environmental Audits				
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <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>		Noted	C
Access to Information				

A23	<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> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <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 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 (b) keep such information up to date, to the satisfaction of the Planning Secretary. 	<p>Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/armidale-secondary-college.html (a)(i) Documents available on https://www.planningportal.nsw.gov.au/major-projects/project/10171 (link on project website) (a)(ii) SSD Approval available on https://www.planningportal.nsw.gov.au/major-projects/project/10171 (link on project website) (a)(vi) brief summary available as Project update dated November 2019 on website (a)(vii) general schools infrastructure email address and contact details for making a complaint or inquiry are available (a)(viii) Complaints Register last updated 4/11/19 and includes 2 complaints made since last audit in August and November 2019 (a)(ix)- July 2019 IEA available on website</p>	Compliant	C
Compliance				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
A24	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.	Contracts issued to its sub-contractors by RCC mention SSD conditions for example Metal Roofing ITT dated 15 June	Evidence of compliance sighted	C
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.	Interview with auditees	The SSD is the approval instrument required.	NT
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Notification of commencement of works issued to DPE on 31 May 2019. Letter sighted	Evidence of compliance sighted	C
B2	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.	Not triggered as the Project is not being staged		NT
Demolition				
B3	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 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.	Letter from Demex (subcontractor) dated 24 May 2019 confirming structures demolished in accordance with AS2601-2001	Evidence of compliance sighted	C
Certified Drawings				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B4	<p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> (a) the relevant clauses of the BCA; and (b) this development consent. 	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	Assessed as compliant by PCA	C
External Walls and Cladding				
B5	<p>Prior to the commencement of construction (excluding earthworks), the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. 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>	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	Assessed as compliant by PCA	C
Protection of Public Infrastructure				
B6	<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 Planning Secretary, Certifying Authority and Council. 	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	Assessed as compliant by PCA	C
Unexpected Contamination Procedure				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B7	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	<p>Construction Environmental Management Plan includes:</p> <ul style="list-style-type: none"> Ch 15 Environmental Management Measure Element 8: Unexpected Finds; Ch 16 Unexpected Contamination Procedure. <p>SINSW letter of 19/9/19 to DPIE advising of contaminated material removal request no 4 and providing test information on material</p>	The protocol has been prepared as part of the CEMP.	C
Utilities and Services				
B8	Prior to commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<p>Letters of consultation with several utility service providers sighted</p> <p>Refer response to CoC B9</p>	Evidence of compliance sighted	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B9	Prior to the commencement of construction of any utility works associated with the development, 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.	13/05/2019 Letter from Marline Newcastle Pty to NBRS (proponent contractor) "We certify that the current documented conduit is suitable for the expected communications connection" 21/05/2019 letter from Marline re energy "we believe the above satisfies the requirements of the SSDA conditions"- attaches letters from Essential Energy 21/05/2019 letter from Marline re natural gas- not available in Armidale 21/05/2019 letter from Marline – "water and sewer will be provided to the site from existing mains external to the site".	Evidence of compliance sighted	C
Community Communication Strategy				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B10	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<p>Document titled 'Community Communication Strategy' dated June 2019.</p> <p>B10(a)- see section 5 'Stakeholders', which sets out the people to be consulted during the design and construction phase</p> <p>B10(b)- see:</p> <ul style="list-style-type: none"> - section 6 engagement approach - section 7 engagement delivery timetable - section 8 protocols <p>B10(c)- see section 4 project governance, which provides for the formation of project reference groups</p> <p>B10(d)- see section 4 project governance and section 8 protocols</p>	<p>The document is prepared and addresses the required information. Compliant</p>	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B11	<i>The Community Communication Strategy must be submitted to the Planning Secretary for information no later than 48 hours before the commencement of any work.</i>	Letter dated 29 May 2019 from School Infrastructure NSW to Planning Secretary submitting the Community Communication Strategy for the Armidale Secondary College	Community Consultation Strategy was submitted to the Planning Secretary for information more than 48 hours before the commencement of works on 1 June 2019	C
Ecologically Sustainable Development				
B12	Prior to the commencement of construction (excluding earthworks), the Applicant must register for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless an alternate certification process is agreed to by the Planning Secretary.	Greenstart confirmation of project registration on 14 June 2019 sighted This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	Evidence of compliance sighted	C
Outdoor Lighting				
B13	The Applicant must ensure that the design of all outdoor lighting associated with the operation of the school complies 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 of the lighting design with these requirements must be submitted to the satisfaction of the Certifying Authority prior to commencement of construction (excluding earthworks).	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	Compliant as assessed by PCA.	C
Access for People with Disabilities				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B14	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction (excluding earthworks), 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.	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	Assessed as compliant by PCA	C
Environmental Management Plan Requirements				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B15	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	<p>EMP / CEMP dated 30/05/2019</p> <p>Demolition and Construction Risk Assessment/Management Plan (CoC B16)</p> <p>Construction Traffic and Pedestrian Management Sub-Plan 17 July 2019 (CoC B22)</p> <p>Construction Noise and Vibration Management Sub-Plan 15 July 2019 (CoC B23)</p> <p>Construction Waste Management Sub-Plan 30 May 2019 (CoC B24)</p> <p>Construction Soil and Water Management Sub-Plan 11 July 2019 (CoC B25);</p>	Evidence of compliance sighted	C
Rail Corridor				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B16	Prior to the commencement of works within and adjacent to the rail corridor, a Demolition and Construction Risk Assessment/Management Plan and Safe Work Method Statement be submitted to John Holland Rail for review and to the Planning Secretary for information.	No works have occurred within or adjacent to rail corridor <i>Note: Further consultation with John Holland Rail will occur to determine if any works will impact on the rail corridor</i>		NT
B17	If excavation in, above, below, or adjacent to rail corridors is to be undertaken, a Geotechnical Assessment is required to be undertaken and confirming no adverse impact would be had on the stability of the rail corridor during construction.	No works have occurred within or adjacent to rail corridor		NT
B18	Prior to the commencement of works within and adjacent to the rail corridor, a safety assessment of any potential intrusion works necessary for the proposal on the Danger Zone be undertaken and submitted to John Holland Rail for review and to the Planning Secretary for information.	No works have occurred within or adjacent to rail corridor		NT
B19	No works shall commence within the Danger Zone until the safety assessment has been submitted to John Holland Rail and the Planning Secretary. Any works be undertaken in the Danger Zone are to be done by a qualified Protection Officer.	No works have occurred within or adjacent to rail corridor		NT
Construction Environmental Management Plan				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B20	<p>Prior to the 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; (i) 24-hour contact details of site manager; (ii) management of dust and odour to protect the amenity of the neighbourhood; (iii) stormwater control and discharge; (iv) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (v) groundwater management plan including measures to prevent groundwater contamination; (vi) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (vii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B21); (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>EMP / CEMP dated 30/05/2019</p> <p>(a)(i)- CEMP section 4.2</p> <p>(a)(i)- CEMP Appendix E, section 4 (pp 5 and 6)</p> <p>(a)(ii)- CEMP section 7</p> <p>(a)(iii)- CEMP Appendix I, CSWMP,</p> <p>(a)(iv)- CEMP section 11</p> <p>(a)(v)- not separate groundwater management plan, but groundwater management measures included at CEMP section 11</p> <p>(a)(vi)- CEMP Appendix D</p> <p>(a)(vii)- CEMP Appendix E</p> <p>(b)- CEMP Appendix F</p> <p>(c)-CEMP Appendix G</p> <p>(d)-CEMP Appendix H</p> <p>(e)- CEMP Appendix I</p> <p>(f)- CEMP sections 15 and 16, Appendix J</p> <p>(g)- CEMP Appendix K</p> <p>(h)- CEMP Appendix L, remedial action plan for redevelopment works, Armidale High School</p>	<p>The CEMP addresses (a)(i), (i), (ii), (iii), (iv), (vi), (vii); (b), (c), (d), (e), (f), (g), (h)</p>	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
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.	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619. 31/05/2019 letter from proponent (School Infrastructure NSW) to the Planning Secretary submitting CEMP as "generally in accordance with the requirements of B20 and associated B22, B23, B24 and B25".	Assessed as compliant by PCA. Construction commenced 1 June 2019.	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B22	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (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 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) include 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), TTM Consulting Pty Ltd, 03/06/2019 (Rev 6)</p> <p>31/05/2019 email Metro Building Consultancy to RCC (proponent contractor) stating "MBC confirm that all parts of the CEMP (except for those parts highlighted in the Aconex below) have been satisfactorily addressed and is approved" (excludes, relevantly, B22(b); B22(c); B22(e)(ii) and(iii); B22(f)).</p> <p>31/05/2019 email from TTM to RRC re updated CTPMSP (addressing the Metro Building email of the same date) and included in revision 6</p>	<p>Compliant</p> <p>The CTPMSP (Rev 6) addresses requirements the requirements of this condition</p>	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
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 B24(b); and (f) include a complaints management system that would be implemented for the duration of the construction. 	<p>31/05/2019 email Metro Building Consultancy to RCC (proponent contractor) stating "MBC confirm that all parts of the CEMP (except for those parts highlighted in the Aconex below) have been satisfactorily addressed and is approved" (excludes, relevantly, B23(d)and(e)). Subsequent MBC correspondence indicates that all aspects of CEMP addressed</p>	<p>Evidence of compliance sighted</p>	C
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. 	<p>Construction Waste Management Sub-Plan 30 May 2019 addresses the requirements of this condition</p>	<p>Evidence of compliance sighted</p>	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B25	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). 	Construction Soil and Water Management Plan Rev 6 addresses the requirements of this condition	Evidence of compliance sighted	C
Construction Parking				
B26	<p>Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p>	<p>30/05/2019 letter from TTM Consulting Pty Ltd to proponent setting out parking facilities and that "It is our advice that condition B26 in the draft condition of consent (SSD 9095) has been satisfied".</p> <p>Sufficient parking was available on site for visitor, worker and construction vehicles and signs were placed on the eastern (residents) side of Butler Street advising of no construction parking (see Plate 1)</p>	Parking facilities satisfied this requirement. Compliant.	C
Road Design and Traffic Facilities				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B27	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Not triggered		NT
Infrastructure Works				
B28	<p>Within six months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that approval pursuant to Section 138 of the <i>Roads Act 1993</i> has been obtained from Armidale Regional Council for the detailed design and construction of the following infrastructure works:</p> <ul style="list-style-type: none"> (a) replacement footpath along the entire length of the western side of Butler Street and partially along Mann Street with a minimum width of 1500mm; (b) align the pedestrian crossing kerb ramps on the northern and southern sides of Kentucky Street west of Butler Street; (c) enhance the pedestrian refuge in Kentucky Street for visibility; (d) crown the lower area of the tree on the north western corner of Butler and Kentucky Street to improve vehicle/pedestrian visibility; (e) removal of concrete blisters on Butler Street between Manns Street and Hargrave Street; (f) redesign of pedestrian facilities on Butler Street to best suit pedestrian access to the school; (g) redesign of pedestrian crossing at Butler/Mann Street intersection; and (h) assessment and installation of appropriate Street lighting for pedestrian crossing facilities in Butler Street and at the Butler/Mann Street intersection. 	Meeting minutes dated 23/8/19 indicate agreement by Council to all of the infrastructure works in B28 (a) to (h)	Non-compliant as Council's approval of the works was not provided to the satisfaction of the Secretary within 6 months of construction commencing	NC
Stormwater Management System				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B29	<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 <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; (e) divert existing clean surface water around operational areas of the site; and (f) prevent cross-contamination of clean and sediment or leachate laden water. 	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	Assessed as compliant by PCA	C
Operational Noise – Design of Mechanical Plant and Equipment				
B30	<p>Prior to commencement of construction (excluding earthworks), the Applicant must incorporate the noise mitigation recommendations in the Environmental Noise Assessment prepared by Day Design Pty Ltd dated 16 October 2018, 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 recommended operational noise levels identified in the Environmental Noise Assessment Noise Assessment prepared by Day Design Pty Ltd dated 16 October 2018.</p>	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	Assessed as compliant by PCA	C
Construction and Demolition Waste Management				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B31	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.	30/05/2019 email from RCC (proponent's construction contractor) to roadopening@rms.nsw.gov.au demonstrating "where there may be an increase in truck movement due to trucks coming to site" and advising of phone call of same date with Transport Management Centre that no need to notify the TMC Notification from RCC on 13 June to TMC provides evidence of notification. Email to TMC from RCC on 19/9/19 in relation to waste material removed from site and proposed truck routes sighted	Evidence of compliance sighted	C
Operational Waste Storage and Processing				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B32	Prior to the commencement of construction (excluding earthworks), the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Email chain from 13/05/2019-27/05/2019, including Kristene Croft (at det.nsw.edu.au) stating that "ARC do not collect rubbish from ASC Duval Campus" In effect this condition is not relevant, as the school has their own waste contractor	Evidence of compliance sighted	C
Mechanical Ventilation				
B33	All mechanical ventilation systems must be designed in accordance with Part F 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 (excluding earthworks).	<p>This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619</p> <p>Plans for Mechanical Services for Armidale Secondary College</p>	Assessed as compliant by PCA	C
Rainwater Harvesting				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B34	Prior to the commencement of construction (excluding earthworks), the Applicant must ensure that a rainwater reuse/harvesting system for the development is designed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Rainwater reuse plan for Armidale High School, prepared by Marline Newcastle Pty Ltd 21/05/2019, letter from Marline to NBRIS (proponent contractor) stating that "a rainwater reuse system has been designed for the site in accordance with NCC 2016, AS3500.1:2015 requirements and in line with the Stormwater Management Report – Rev D prepared by Birzulis Associates"	Compliant as a rainwater reuse system has been designed for the site. Designs for a rainwater reuse plan have been prepared by an experienced hydraulic engineer	C
Roadworks and Access				
B35	Prior to the commencement of construction (excluding earthworks), the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of an 8.8m medium rigid vehicle.	22/05/2019 Email from Armidale Regional Council noting the proposed design is considered suitable by ARC as roads authority.	Compliant as design plans submitted to the satisfaction of Armidale Regional Council as the relevant Roads Authority (with the proviso that there is suitable pedestrian ramping either side of the kerb access)	C
Car Parking and Service Vehicle Layout				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B36	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction (excluding earthworks):</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 185 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. 	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	Assessed as compliant by PCA	C
Bicycle Parking and End-of-Trip Facilities				
B37	<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 (excluding earthworks):</p> <ul style="list-style-type: none"> (a) the provision of a minimum 100 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. 	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619 "	Assessed as compliant by PCA	C
Public Domain Works				
B38	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. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Not triggered yet		NT
Compliance Reporting				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
B39	No later than 48 hours 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.	29 May 2019 SINSW letter to DPE providing compliance monitoring program sighted This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	Evidence of compliance sighted	C
B40	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	PCCR compliance report 29 May 2019 sighted First 6 monthly CCR is due on 9 December 2019 and is currently in preparation	Evidence of compliance sighted	C
B41	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.	Public display of PCCR within 7 days notified to DPIE and PCA on 31/5/19 via email and letter	The report was published and notification provided.	C
B42	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.	Not triggered		NT
PART C DURING CONSTRUCTION				
Approved Plans to be On-site				
C1	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.	Sighted in C1 folder kept at site office	Evidence of compliance sighted	C
Site Notice				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
C2	<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. 	Waterproof signs of A1 size on publicly accessible perimeter including at Gate 1 (Plate 12)	Evidence of compliance sighted during site audit	C
Operation of Plant and Equipment				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
C3	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner 	<p>Observed during site inspection</p> <p>New plant brought to site goes through a Plant / Equipment Induction Checklist. RCC checklist dated 29/10 19 for scissor lift sighted and numerous similar checklists for other equipment including 20 T excavator, Caterpillar Grader sighted</p> <p>Individual mobile plant items have a daily logbook that is filled in by plant operators. Periodic maintenance and servicing is undertaken on plant items and these are identified on Yellow Sticker (Plate 3)</p>	Evidence of compliance sighted during site audit	C
Demolition				
C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001).	Demolition works completed prior to the audit period		NT
Construction Hours				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Complaints Register includes a complaint recorded on 27/8/19 regarding a truck idling at 6.30am outside site which was confirmed to be related to the works.	Non-compliant as a truck was present on site prior to approved work hours. Recommendation: In addition to the No Construction Vehicle Parking signs installed on Butler Street opposite school it is recommended that similar signs be installed on the school side of Butler Street	NC
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Interview with auditees	No OOHW required	NT
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with auditees	No OOHW required	NT
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday	Interview with auditees	Not triggered or likely to be in future due to softness of rock and works now out of the ground	NT
Implementation of Management Plans				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
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 of implementation of CEMP observed during the audit included, but was not limited to:</p> <ul style="list-style-type: none"> • Toolbox Talk records include Enviro section and topics noted include Water restrictions & Dust management • Site induction records • Erosion and sediment controls installed including silt fencing, rumble grids • Spill kits on site (Plate 4) • Tree protection zones in place (Plate 5) • Controlled access to site (Plate 6) • Bunded and secure chemical and fuel storage (Plate 7) 	The evidence sighted indicates implementation of the CEMP.	C
Construction Traffic				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
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.	Construction vehicles (including the majority of worker vehicles) were observed to be contained within the work site during site inspection Ample parking on site including additional area adjacent to Gymnasium acquired since first audit	Evidence of compliance sighted	C
Road Occupancy Licence				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Interview with auditees Site inspection	Not triggered	NT
SafeWork Requirements				
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site well fenced with access gates closed except for site vehicle access (Plate 6) Construction access gates closed except for general site worker and visitor parking gate	Evidence of compliance sighted	C
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	At site inspection, no third-party advertising or graffiti observed on hoarding, no hoarding over Council footways or road reserve.	Evidence of compliance sighted during site inspection	C
No Obstruction of Public Way				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
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 any circumstances unless agreed to by the relevant roads' authority.	No public way obstructions noted on day of site inspection. These requirements are also included in the Site Induction & Site Rules presentation dated February 2019	Evidence of compliance sighted during site inspection	C
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (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.	No shouting or loud radios were heard on site. Mobile plant was turned off when not in use. Site offices and parking areas positioned along Butler Street side of site offer some screening and separation distance to reduce noise to residents on opposite side of the street RCC Routine Environmental Inspection form includes a check for "excessive noise or vibration levels from equipment and consideration of heritage structures and residents". Form dated 13/11/19 sighted	Evidence of compliance at time of site inspection sighted	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 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 C5.	Complaints Register includes a complaint recorded on 27/8/19 regarding a truck idling at 6.30am outside site which was confirmed to be related to the works	Non-compliant as a truck was present on site prior to approved work hours. Recommendation: In addition to the No Construction Vehicle Parking signs installed on Butler Street opposite school it is recommended that similar signs be installed on the school side of Butler Street	NC
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.	Non tonal reversing alarms were heard on mobile plant and equipment during the site inspection. Rev D of the CNVMP requires that consideration be given to the selection of acoustically treated mobile plant during consideration of tenders. <i>NB: Work along Butler Street which will be closer to residents is scheduled to occur from January 2020</i>	Evidence of compliance at time of site inspection sighted Observation: Consideration to the use of non-tonal reversing alarms on mobile plant will need to be given for the works along Butler Street scheduled to commence in January 2020	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Noted Refer response to CoCs C15, C17 and C46. No offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> heard on site at time of site inspection. Works above ground and no sheet piling or rock breaking taking place	Compliant	C
C19	The Applicant must schedule intra-day 'respite periods' for construction activities identified in the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009) as being particularly annoying or intrusive to noise sensitive receivers. These activities are to be carried out after 8 am only and over continuous periods no exceeding three hours (with at least a one hour respite every three hours).	Interview with auditees Site inspection	Not applicable currently as these works not occurring.	NT
Vibration Criteria				
C20	Vibration caused by construction, at any residence or structure outside the site, must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Separation distances are large and vibration impacts at nearest residences highly unlikely No vibratory rolling or vibration causing works currently occurring	Potential vibration impacts are well below the applicable criteria. Compliant	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
C21	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 C20.	Smooth drum and pad foot rollers used but these are more than 30m from residences (e.g. Car Park near the new Agriculture building and access road to this)	The separation distance is compliant	C
C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B20 of this consent.	Noted CNVMP, section 4.5 vibration criteria from the EPA	CNVMP does not outline limits on vibration other than those at C20 and C21 Compliant	C
Tree Protection				
C23	For the duration of the construction works: <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 that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared by McArdle and Sons Pro Tree Services dated 16 October 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. 	Some tree trimming requested by Council, but this will be done in consultation with arborist. Otherwise no impacts. Evidence of tree protection on site noted (Plate 5)	Evidence of compliance sighted	C
Dust Minimisation				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection Toolbox talk record (plate 8)	Evidence of compliance sighted 1 water cart available on site. Haul roads were well compacted clay and damp at time of inspection. Toolbox talk records sighted include need to manage dust emissions and internal access road covered in aggregate to reduce dust (Plate 8)	C
C25	During construction, the Applicant must ensure that: <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. 	Site inspection	Gate 2 had no evidence on mud tracking on day of inspection (Plate 9) Rumble grid well maintained (Plate 10)	C
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.	Asbestos particle monitoring undertaken during recent earthworks in area where asbestos pipe found. No air quality (dust) monitoring required for main construction stage, other than visual observations which are recorded in RCC Routine Environmental Inspection form. Form dated 13/11/19 sighted	Air quality emissions were satisfactory.	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
Erosion and Sediment Control				
C27	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Site inspection	Good controls in place. Double or triple layered silt curtain on external perimeter of down slope side of site (Plate 11)	C
Imported Soil				
C28	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department and Certifying Authority upon request.	Interview with auditees	Not triggered as no such materials brought onto site	NT
Disposal of Seepage and Stormwater				
C29	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site stormwater retained on site as system not yet operational. GPT due to be commissioned by the end of 2019 This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	Assessed as compliant by PCA	C
Unexpected Finds Protocol- Aboriginal Heritage				

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
C30	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Interview with auditees	No unexpected finds to date	NT
Unexpected Finds Protocol- Historic Heritage				
C31	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Interview with auditees	No unexpected finds to date	NT
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	Good housekeeping and no litter observed (Plate 12) Recycled paper bins and general waste bins (Plate 13)	C
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).	SERS do this. Evidence sighted including SERS Assessment of Asbestos scrape letter dated 21/11/19	Evidence of compliance sighted	C
C34	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Site inspection Rumble grid (plate 10)	No vehicles transporting waste were observed on day of site inspection however rumble grid was observed (Plate 10). No evidence of mud tracking observed (Plate 9)	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 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.	Concrete washdown area set up for contractors (Plate 14)	Evidence of compliance sighted	C
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.	Soil Disposal Permit issued by Qld Department of Environment & Science dated 5/7/19 for disposal of 10m3 of asbestos contaminated soil from the Project site to Lot 5, Memorial Drive, Swanbank, Qld Notice of intent to remove non-friable asbestos dated 13/8/2019 issued to SafeWork NSW	Evidence of compliance sighted	C
Community Engagement				
C37	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on Figure 1 in the Environmental Noise Assessment prepared by Day Design Pty Ltd dated 16 October 2018, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	SINSW manages consultation with community and stakeholders. Monthly PCG meetings include School, DoE Asset Management & ICT Representatives. Minutes – Operational Readiness (OR) Meeting No. 1, Armidale Secondary College 22/8/19	Evidence of consultation with relevant stakeholders sighted	C

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
		<p>Door knock with Butler Street residents regarding upcoming info session on proposed Butler Street works on 8/11/19 (Register sighted). Info session scheduled for 5/12/19. Door knock included letter (sighted) regarding planned traffic changes on Butler Street related to the Project.</p> <p>November 2019 Community Update (on website) was also letterboxed to a wider catchment around the school.</p> <p>Aboriginal Education Group has a subcommittee at which project updates are provided by the School</p> <p>There is contact with Council and RMS by RCC for the purposes of satisfying other conditions under this approval related to the design of traffic and pedestrian access works.</p>		

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
Independent Environmental Audit				
C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Letter of approval of audit team by DPE dated 7 June 2019 included at Appendix C	Evidence of compliance sighted	C
C39	Within four weeks of 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.	Audit Program submitted to DPE & PCA by SINSW on 25 June 2019 This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	Evidence of compliance sighted	C
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 eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	Audit Program includes this requirement and this audit satisfies (b)	This audit satisfies this requirement	C
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).	This audit report	This audit satisfies this requirement	C
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;	The 1 st Audit report was reviewed by the Proponent and its response to the findings	There was no evidence provided that the Proponent notified the Department and the Certifying Authority in	NC

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
	(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.	of the audit is included in the audit findings table.	writing at least seven days before the Report was made publicly available	
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 be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Not triggered		NT
Incident Notification, Reporting and Response				
C44	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Safework NSW was advised of a notifiable incident on 8 August 2019 during a period of high wind a section of lightweight formwork which was in the process of being erected in Zone 3 collapsed. Representatives from the Safework NSW Investigations team attended site on 9 August 2019. Safework NSW issued 3 Improvement Notices	No evidence was provided of this incident (a safety incident) having been notified to the Department prior to this audit	NC
C45	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1 .	The requirements in Appendix 1 were not complied with as the incident was not notified in accordance with C44	Non-compliant	NC
Non-Compliance Notification				
C46	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying	Interview with auditees Complaints register	Other than the non-compliances identified in this	NT

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
	Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.		audit, the Project did not identify any non-compliances during the audit period. NB: Notification of NCs (by Proponent to DPIE compliance email address) identified in this audit needs to be undertaken within required timeframe post finalisation of this audit report	
C47	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.		To be satisfied as per the note above.	NT
C48	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted		C
Revision of Strategies, Plans and Programs				
C49	Within three months of: (a) the submission of a compliance report under condition B39; (b) the submission of an incident report under condition C44; (c) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	1 st Construction Compliance Report is yet to be submitted.	This condition is yet to be triggered	NT
C50	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 Planning Secretary and Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information within six weeks of the review.	Interview with auditees	There have yet to be revisions required by this condition.	NT

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
	<i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>			
Landscaping				
C51	<p>Within 3 months of the commencement of construction, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (c) be consistent with the Applicant's Management and Mitigation Measures in the Tree Impact Assessment Appendix 13 of the EIS; (d) provide for the planting of 242 trees indigenous to the local area including 40 trees of intermediate mature size up to 12m and 50 larger native trees with a minimum mature size of 15m and a potential mature size of 25m; (e) native trees to be planted on site must (f) consist of advanced and established local native tree species with a minimum tree height of 2-2.5m and/or plant container pot size of 100 litres; and (g) provide for the planting of street trees along the western side of Butler Street between Manns Road and Kentucky Street. Species and spacing of trees are to be determined in consultation with Council. 	Landscape Management Plan July 2019 Revision C sighted	The plan was prepared and submitted within 3 months of commencement.	C
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Not triggered
External Walls and Cladding				
D2	Development lighting and external finishes of buildings should not temporarily blind or cause distraction to train drivers in the railway corridor.			Not triggered
D3	Use of red and green lights is to be avoided in all signs, lighting or building colour schemes which face the rail corridor.			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
D4	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
D5	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				
D6	<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"> a. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and b. 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				
D7	<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. 			Not triggered
Utilities and Services				
D8	Prior to occupation of the building, a compliance certificate under the section 307 of the <i>Water Management Act 2000</i> must be obtained from Council and submitted to the Certifying Authority.			Not triggered
Roadworks and Access				
D9	The Applicant must complete the infrastructure upgrade works agreed to under Condition B28 prior to operation and to the satisfaction of Council.			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
Works as Executed Plans				
D10	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
Green Travel Plan				
D11	<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 Armidale Regional 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 the school at appropriate times throughout the academic year. 			Not triggered
Operational Transport and Access Management Plan (OTAMP)				
D12	<p>An OTAMP is to be prepared for the 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; 			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
	<ul style="list-style-type: none"> (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, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program. <p>The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development.</p> <p>The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.</p>			
School Zones				
D13	<p>Installation of all required School Zone signage, speed management signage and associated pavement markings along Kentucky Street, Butler Street, Lambs Avenue/Mann Street, Mossman Street and Hargrave Street is to be completed prior to commencement of occupation of the development.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>			Not triggered
D14	<p>Following installation of School Zone signage, speed management signage and associated pavement markings along Kentucky Street, Butler Street, Lambs Avenue/Mann Street, Mossman Street and Hargrave Street, as required by condition D13, the Applicant must arrange an inspection with RMS for formal handover of assets. The handover of assets must occur prior to commencement of use of the development.</p>			Not triggered
D15	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>			Not triggered
Mechanical Ventilation				
D16	<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; 			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
	(b) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the Fire and Rescue NSW.			
Car Parking Arrangements				
D17	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the school must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating construction works associated with the proposed school, have been completed and that the expanded car parking facility is operational.			Not triggered
Road Damage				
D18	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.			Not triggered
Fire Safety Certification				
D19	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			Not triggered
Structural Inspection Certificate				
D20	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. 			Not triggered
Compliance with Food Code				
D21	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 <i>AS 4674 Design, construction and fit-out of food premises</i> . The Applicant must			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
	provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.			
Stormwater Quality Management Plan				
D22	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.			Not triggered
D23	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.			Not triggered
Rainwater Harvesting				
D24	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.			Not triggered
Warm Water Systems and Cooling Systems				
D25	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not triggered
Outdoor Lighting				
D26	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
Signage				
D27	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.			Not triggered
D28	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
D29	'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				
D30	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/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 <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Appendix 25 if the EIS. 			Not triggered
Validation Report				
D31	Prior to the commencement of operation, the Applicant must submit to the EPA, Planning Secretary and Certifying Authority for information a Validation report for the remediation works undertaken under the Review of Environmental Factors issued on 21 December 2018.			Not triggered
Speed Limit Authorisation				
D32	<p>The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <ul style="list-style-type: none"> (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; 			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
	(c) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees. 			
Ecologically Sustainable Development				
D33	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star as Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.			Not triggered
Landscaping				
D34	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Planning Secretary and Certifying Authority for information.			Not triggered
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	The Applicant is to prepare an Out of Hours Event Management Plan (School Use) 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: <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) details of the use of the school hall, agricultural facilities, sports fields and courts, where applicable, restricting use before 8 am and after 10 pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
E2	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.			Not triggered
E3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.			Not triggered
E4	The Applicant is to prepare an Out of Hours Event Management Plan (Community Use) 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, and include the following: <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) details of the use of the school hall, agricultural facilities, sports fields and courts, where applicable, restricting use before 8 am and after 10 pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 			Not triggered
E5	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 community event or use.			Not triggered
E6	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.			Not triggered
	Operation of Plant and Equipment			
E7	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner. 			Not triggered
	Community Communication Strategy			
E8	The Community Communication Strategy, must be implemented for a minimum of 12 months following the completion of construction.			Not triggered
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the <i>Environmental Noise Assessment for the Redevelopment</i>			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
	<i>of Armidale Secondary College, Butler Street, Armidale prepared by Day Design Pty Ltd, and dated 16 October 2018.</i>			
E10	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the <i>Environmental Noise Assessment for the Redevelopment of Armidale Secondary College, Butler Street, Armidale</i> prepared by Day Design Pty Ltd, and dated 16 October 2018.			Not triggered
E11	Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			Not triggered
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 GTP required by condition D11 of this consent must be updated annually and implemented.			Not triggered
Ecologically Sustainable Development				
E14	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.			Not triggered
Signage				
E15	The illumination of the sign and LED screens must be switched off between 6pm and 7am, unless otherwise agreed by Council.			Not triggered

Unique ID	Compliance requirement	November 2019 Evidence collected	November 2019 Independent Audit findings and recommendations	Nov 2019 Compliance Status
E16	The lighting to be used in connection with the sign must comply with AS4282 - Control of the Obtrusive Effects of Outdoor Lighting, to protect the amenity of the locality.			Not triggered
E17	The sign must not: <ul style="list-style-type: none"> (a) dazzle or distract drivers due to their colouring; (b) be able to be mistaken for a traffic signal because they have, for example, red, amber or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers; (d) display advertising or messages which contain fully animated or video/movie style advertising or images; or (e) be used for any live television, satellite, internet or similar broadcast 			Not triggered
E18	The sign must not emit sound.			Not triggered
Outdoor Lighting				
E19	Notwithstanding Condition D26, 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				
E20	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				
E21	The Applicant must maintain the landscaping and vegetation on the site in accordance with the Landscape Management Plan required by condition C51 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: Emmanuel Smith-Aspros
Phone: 02 8275 1232
Email: compliance@planning.nsw.gov.au

BY EMAIL ONLY: robert.crestani@det.nsw.edu.au

Dear Mr Robert Crestani

**Agreement of Independent Auditor
Armidale High School (SSD 9095)**

Reference is made to the submission, dated 30 May 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability qualified, experienced and independent audit team to undertake independent audits of the Armidale High School project.

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

- Mr Steve Fermio; and
- Mr 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.

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

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

If you have any questions, please contact Emmanuel Smith-Aspros on the details listed above.

Yours sincerely



Shelley McPhee 05/06/2019
Team Leader - Compliance
As nominee of the Secretary

Appendix C. Consultation records

Steve Fermio

From: Derek Low
Sent: Friday, 22 November 2019 9:36 AM
To: Steve Fermio
Subject: Fwd: Independent Audit of Armidale High School Redevelopment (SSD 9095)

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From: Phillip Rose <Phillip.Rose@planning.nsw.gov.au>
Sent: Friday, November 22, 2019 9:09:36 AM
To: Derek Low <dlow@wolfpeak.com.au>
Subject: Independent Audit of Armidale High School Redevelopment (SSD 9095)

Hi Rachael,

Apologies for the delay in responding to you. In response to your email dated 11 November 2019 seeking input into the scope of the upcoming Independent Environmental Audit (IEA).

The key issues that the Department would like included in the scope of the IEA, are:

- Dust reduction and sediment and erosion controls in accordance with B20, in light of the current dry weather conditions.
- Procedures for unexpected contamination are being maintained in accordance with condition B7 and B20.

As you would be aware, the Independent Audit Guideline requires that you consult with other agencies and stakeholders to obtain their input into the scope of the audit.

Condition C38 requires the proponent to submit each audit to the Secretary and each agency within 4 weeks of the commencement of the audit, unless otherwise agreed by the Secretary.

Please give me a call if you would like to discuss any aspects of the audit or the matters raised in the points above.

Kind Regards

Phillip Rose

Compliance Officer
Planning Services
Far Northern Region
NSW Department of Planning, Industry and Environment
PO Box 72 | MURWILLUMBAH NSW 2484
P:02 6670 8657
E: Phillip.Rose@planning.nsw.gov.au



**Planning,
Industry &
Environment**

Steve Fermio

From: Anna London <Anna.London@environment.nsw.gov.au>
Sent: Tuesday, 12 November 2019 1:59 PM
To: Rachael Chick
Cc: Derek Low; Steve Fermio
Subject: RE: Independent Audit of Armidale High School Redevelopment (SSD 9095)

Hi Rachel,

In accordance with our previous correspondence to Derek Low (dated 4 July 2019), as no State listed heritage items were impacted the Heritage Council of NSW did not recommend conditions. While it is noted that an unexpected finds condition was included in the approval, this is a standard heritage condition which provides guidance to proponents and which was imposed by DPIE. As a result we have no particular comments to direct the scope of your post approval audit.

As previously advised, when considering unexpected finds protocols for historical archaeology it is important that the procedure makes reference to s146 of the *Heritage Act 1977* (notification of discovery of relics). Further, if your audit finds that relics have been discovered then it is important that the proponent has notified the Heritage Council of NSW.

There is no need to contact us again for any future audits of this approval as we have no comment to provide.

Regards,

Anna

Anna London
Senior Customer Strategies Officer
Heritage NSW, Community Engagement
Department of Premier and Cabinet
T: 02 9873 8608

From: Rachael Chick <rchick@wolfpeak.com.au>
Sent: Monday, 11 November 2019 3:12 PM
To: OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>
Cc: Derek Low <dlow@wolfpeak.com.au>; Steve Fermio <sfermio@wolfpeak.com.au>
Subject: Independent Audit of Armidale High School Redevelopment (SSD 9095)

Good afternoon,

I write on behalf of Derek Low and Steve Fermio of WolfPeak Pty Ltd, the approved independent auditors on the Armidale High School Redevelopment (SSD 9095).

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 9095 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:

<https://majorprojects.accelo.com/public/bf37058456fbcf23492bae787347186e/SSD%209095%20Consent.pdf>.

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 26 November 2019 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with the Heritage Branch of the Department of Premier and Cabinet on the scope of the audit. I understand the (former) Office of Environment and Heritage provided advice during the assessment phase of the Project. The issues raised were considered by the (former) Department of Planning and Environment, and the Project was approved subject to conditions.

As you will see, the required scope of the audit (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 that Heritage Branch 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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Appendix D. Independent Audit Declaration Form(s)

Independent Audit Declaration Form

Independent Audit Declaration Form

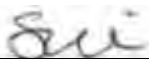
Project name	Armidale Secondary College
Consent Number	9095
Description of Project	Amalgamation of Duval High School and Armidale High School into a single enlarged school campus to be known as Armidale Secondary College
Project Address	158 – 182 Butler Street, Armidale NSW 2350
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	24/06/2019

I declare that I:

- 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 declare to the Department prior to the audit, that I have been engaged to prepare the Audit Program for the project.**
- I am not the Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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

Independent Audit Declaration Form

Independent Audit Declaration Form


Project name	Armidale Secondary College
Consent Number	9095
Description of Project	Amalgamation of Duval High School and Armidale High School into a single enlarged school campus to be known as Armidale Secondary College
Project Address	158 – 182 Butler Street, Armidale NSW 2350
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	24/06/2019

I declare that I:

- 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 declare to the Department prior to the audit, that I have been engaged to prepare the Audit Program for the project.**
- I am not the Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of auditor	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

Appendix E. **Site inspection photographs.**



Plate 1 – No Construction Parking sign on Butler Street



Plate 2 – Site Notice at Gate 1

Heavy Duty Laser Lab L7069HD™ AVERY	RICHARD CROOKES CONSTRUCTIONS	RCC PLANT REGISTER No:
	PROJECT: Armidale Secondary College	SUBCONTRACTOR: CONTACT:
	EQUIPMENT TYPE / MODEL	PLANT IDENTIFICATION No:
	Next Service/Inspection Due:	INSPECTION DATE: RCC AUTHORISED:

Plate 3 – Plant inspection label



Plate 4 – Fully equipped spill kit on site



Plate 5 – Tree protection zone



Plate 6 – Locked access Gate 1



Plate 7 – Secure and bunded fuel storage cage



Plate 8 – Aggregate topped access road to reduce dust emissions



Plate 9 – No mud tracking at Gate 2



Plate 10 – Well maintained rumble grid



Plate 11 – Silt fencing



Plate 12 – Good housekeeping



Plate 13 – Paper and cardboard and general waste skip bins



Plate 14 – Concrete washout pit



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