



ARMIDALE HIGH SCHOOL – SSD 9095

**INDEPENDENT AUDIT REPORT**

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Revision	Date	Prepared By	Reviewed By	Description
V1	16/07/20	SF	Auditee	Factual information & response to findings review
V2	24/07/20	SF	DL	Final Report

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<b>Date</b>	24/07/20	<b>Date</b>	24/07/20

## 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 third Independent Audit for the construction period, covering the period from January 2020 to July 2020.

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 8 July 2020 included:

- Construction is well progressed and all buildings have reached internal fit-out stage.
- Internal fit-out includes the installation of facilities such as kitchens and fixtures such as doors and carpets.
- Landscaping works are well underway, including the installation of reclaimed timber terraced seating.

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 GHD and Richard Crookes personnel on 8 July 2020. Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

There were 117 CoCs assessed. Four non-compliances were identified against the CoCs. There is one corrective action request related to the repair of the sediment and erosion controls that lead into the Wetland area as these protect the Wetland from a significant area of the construction site that is yet to be stabilized or landscaped. The Auditor would encourage greater efforts in the surveillance of erosion and sediment controls and ensuring that any maintenance required is completed in a timely manner.

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. Where an action has not been provided, it is anticipated that the Project team will respond separately to the findings of this Independent Audit.

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.

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## 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 (REF) 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 Independent Audit (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 third IA must be undertaken no greater than 52 weeks from the date of the initial IA with an anticipated date of 27 July 2020.



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 second IA (undertaken in December 2019), and therefore this third IA covers the period from January 2020 to July 2020.

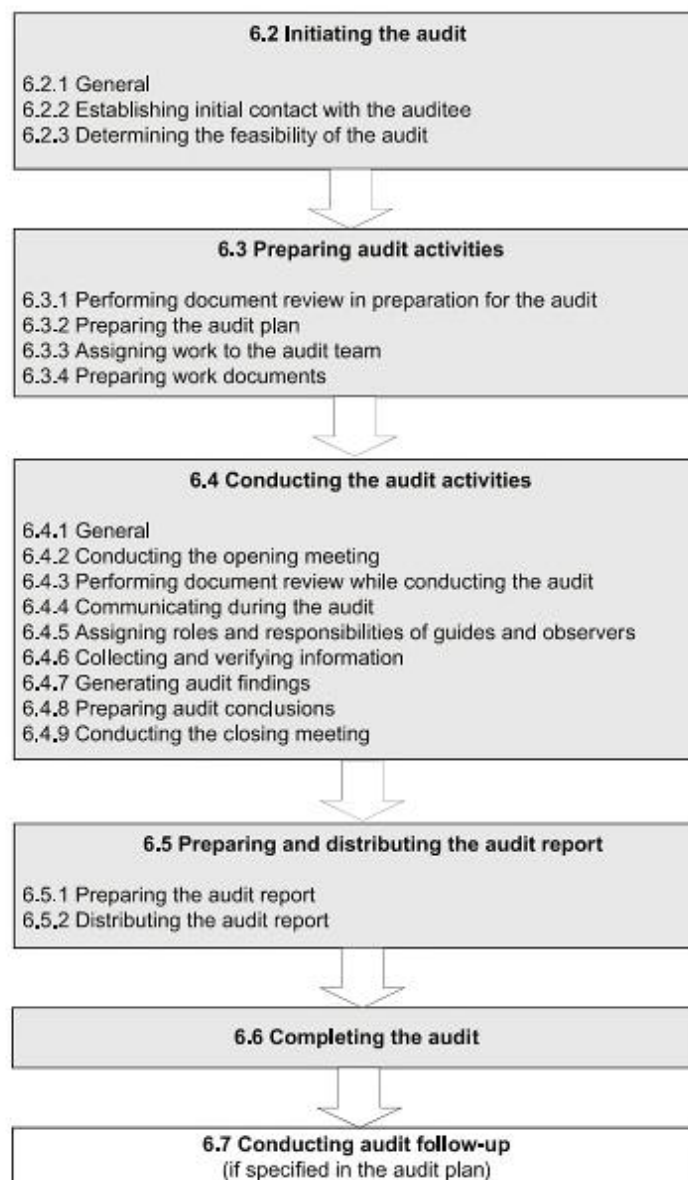
The scope of the IA comprises:

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

## 2. Audit methodology

### 2.1 Audit process

The IA was conducted 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 16 June 2020 WolfPeak consulted with the Department, Transport for NSW, the Office of Environment and Heritage, 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 Industry and Environment	We request attention being given to deliveries outside of approved hours and incident notification and reporting practices.	This was assessed in our review of the relevant CoC related to deliveries (C16) and incident notification (C44) which were both found to be compliant
Transport for NSW	No response	NA
Office of Environment and Heritage	No additional items raised other than CoCs	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 checklist was prepared comprising the relevant construction related conditions of Schedule 2 of SSD 9095 and the findings of the second IA from December 2019.

### **2.1.3 Site personnel involvement**

The on-site audit activities took place on 8 July 2020. The following personnel took part in the audit:

- Steve Fermio – Auditor (WolfPeak)
- Salim Vhora – Trainee Auditor
- Stuart Collett – Project Manager (GHD)
- Joel Davie – Project Manager (RCC)
- Sam Lyons – Site Engineer (RCC).

## Meetings

Opening and closing meetings were held with the Auditor and Project personnel listed above on 8 July 2020.

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 8 July 2020. 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:

- Construction Environmental Management Plan (CEMP)
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- 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 B and the site photos in Appendix F.

#### 3.2 Compliance Status

This Section presents the findings of the July 2020 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.

Four non-compliances were identified against the CoCs. There was one observation made against a compliant CoC.

##### 3.2.2 Details

###### Non-compliance against CoC C27

CoC C27 requires that all erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.

At the site inspection on 8 July 2020, maintenance of some controls in several areas (near the Wetland, Gate 4 and soil stockpile near Northern Oval) with significant unstabilised soil catchment was required (Plates 6 - 8).

### **Non-compliance in relation to CoC C33**

All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).

There was insufficient evidence provided demonstrating that the main spoil stockpile located near the basketball courts had been classified for anything other than onsite reuse. However, we were advised at the site interview that this material is being disposed of offsite. No information regarding any sampling or classification of the material to determine its suitability for offsite disposal was provided.

### **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.

The second IA and SINSW's response was provided to the Department on 18 March 2020. The second IA and response were required to be made publicly available on or before 17 May 2020. The second IA and response was not made publicly available until on or after 4 June 2020, which is not within the 60-day publication period required from submission to the Department.

### **Non-compliance in relation to CoC C46**

CoC C46 requires that the Department be notified in writing to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) within seven days after the Applicant becomes aware of any non-compliance.

Non-compliance notifications were made in relation to a range of conditions on 4 March 2020, 12 June 2020 and 15 June 2020.

The 4 March notification was with respect to non-compliances identified in the second IA Report (dated 18 December 2020), and was therefore not made within 7 days of the Applicant being aware of the non-compliances.

There was no evidence provided as to when the Applicant became aware of the non-compliances notified in 15 June notification.

### **3.2.3 Corrective action requests and observations**

There is one corrective action request related to the repair of the sediment and erosion controls that lead into the Wetland area as these protect the Wetland from a significant area of the construction site that is yet to be stabilized or landscaped (also related to the non-compliance identified in CoC C27). These repairs should be undertaken as a high priority.



There was one observation made during the audit against a compliant CoC. CoC B28 requires that evidence of Council approval for specific infrastructure works under Section 138 of the *Roads Act 1993* be provided to the satisfaction of the Planning Secretary. Evidence of Council approval for the works identified in CoC B28 under Section 138 of the *Roads Act 1993* was submitted to the Department via email on 12 December 2019. No response from the Department was received by SINSW.

It is recommended that the evidence required under CoC B28 be resubmitted to the Department via the Major Projects Planning Portal so that a record of the successful submission of the documents required to satisfy CoC B28 can be obtained.

### **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 that were reviewed are generally adequate, as evidenced by the following:

- The relatively small (1) 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, there were found to be shortcomings in the maintenance of some erosion and sediment controls which are noted in Appendix B and in relation to CoC C27. A corrective action request has been raised against this particular issue. This does indicate a deficiency in the CSWMP, but rather that its effective implementation needs to be more frequently reviewed by site based personnel and any necessary maintenance carried out in a timely manner.

### **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/july-uploads-2020/ArimidaleSC\\_Complaints\\_Register\\_26\\_June\\_2020.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/a/armidale-secondary-college/july-uploads-2020/ArimidaleSC_Complaints_Register_26_June_2020.pdf)

At the time of the site audit on 8 July 2020, two complaints had been recorded on the public complaints register available on the project's website since the second IA. One of these complaints does not appear to be related to Project works.

### **3.8 Incidents**

During the second audit period there were no environmental incidents notified by the Project or brought to the Auditor's attention.

### **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 (both permanent and temporary) were observed around trees to be retained	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 10).	Y
Noise and vibration	Moderate short-term construction noise and vibration impacts on nearby receivers above the relevant Noise Management Levels and vibration criteria.	Rock breaking or other high noise generating works are not required now that the construction is above ground and much of it now involves internal building fit out.  One noise complaint was made, on 8/4/2020, in relation to a street sweeper. This was identified as not being related to the Project works.	Y
Soil and water	Minor and temporary impacts associated with construction erosion and sedimentation.	Some minor impacts from poorly maintained erosion and sediment controls are possible (Plates 6 - 8) but there was 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	Contaminated materials have been managed in accordance with the CWMP	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	likely to be present and should be removed or further investigated.		
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, contaminated fill, excess soils and office waste	Such wastes are being generated on site but there is also evidence of recycling and waste minimisation in accordance with CWMP.	Y
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
<b>DECEMBER 2019 AUDIT FINDINGS</b>						
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>	Evidence of Council approval under Section 138 of the Roads Act 1993 for the works was provided to the Department via email on 12/12/2019.	SINSW completed 12/12/2019	<p>CLOSED- Evidence of Council approval under Section 138 of the Roads Act 1993 for the works was provided to the Department via email on 12/12/2019.</p> <p><i>Note: No response was received from the Department. It is recommended that these documents be resubmitted via the Major Projects Portal.</i></p>
2	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> <ul style="list-style-type: none"> <li>(a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;</li> <li>(b) submit the response to the Department and the Certifying Authority; and</li> <li>(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.</li> </ul>	The first IA and SINSW's response to the first IA is available on the project website.	SINSW completed 4/06/2020	CLOSED

			<i>Finding: No evidence was provided that the Department and PCA were notified a least 7 days prior to the 1<sup>st</sup> IA report being made publicly available</i>			
3	CoC C44	Non-compliance	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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.</p> <p><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></p>	Notification to DPIE was made on 18/03/2020.	SINSW	CLOSED-
4	CoC C17	Observation	<p>The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.</p> <p><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></p>	Email advice received 24/7/20 confirmed that these works have been completed and that non-tonal reversing alarms were used during the works.	By RCC when the Butler St works commence	CLOSED
<b>JULY 2020 AUDIT FINDINGS</b>						
5	CoC C27	Non-compliance and Corrective Action Request	<p>All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.</p> <p><i>Finding: Installation and / or repair of erosion and sediment controls leading to the Wetland Area, Gate 4 and soil stockpile near Northern Oval are required</i></p> <p><b>Corrective Action Request (CAR):</b>  <b>The repair of the sediment and erosion controls that lead into the Wetland area should be undertaken as a high priority as these protect the</b></p>	Photographic evidence was provided by RCC post site inspection that indicates the necessary installation and repairs to erosion and sediment controls, including the CAR have been completed	RCC	CLOSED

			<b>Wetland from a significant area of the construction site that is yet to be stabilized or landscaped</b>			
6	CoC C33	Non-compliance	<p>All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p> <p><i>Finding: There was insufficient evidence provided demonstrating that the main spoil stockpile located near the basketball courts had been classified for anything other than onsite reuse. However, we were advised at the site interview that this material is being disposed of offsite. No information regarding any sampling or classification of the material to determine its suitability for offsite disposal was provided.</i></p>	TBA	TBA	OPEN
7	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> <ul style="list-style-type: none"> <li>(a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;</li> <li>(b) submit the response to the Department and the Certifying Authority; and</li> <li>(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.</li> </ul> <p><i>Finding: The second IA and response were submitted to the Department on 18 March 2020. The IA was not made publicly available on the project website until on or after 4 June 2020, which is not within the 60-day period required for publication from submission of the documents to the Department.</i></p>	The 2 <sup>nd</sup> IA report and response are now available on the project website	SINSW	CLOSED
8	CoC C46	Non-compliance	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.</p> <p><i>Finding: Non-compliance notifications were made in relation to a range of conditions on 4 March 2020 and 15 June 2020. The 4 March notification was with respect to non-compliances identified in the second IA Report</i></p>	Further advice regarding how the Applicant will ensure the 7 day notification requirement of this condition will be met in future is required	SINSW	OPEN

			<p><i>(dated 18 December 2020), and was therefore not made within 7 days of the Applicant being aware of the non-compliances.</i></p> <p><i>We note that it is unclear when the Applicant became aware of the non-compliances notified in the 15 June notification. Suggest this be made clear in any future notifications.</i></p>			
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## 5. Conclusions

The overall outcome of the IA was generally positive. The majority of compliance records were organised and available at the time of the site inspection and interview with Project personnel on 8 July 2020.

There were 117 CoCs assessed. Four non-compliances were identified against the CoCs. There is one corrective action request related to the repair of the sediment and erosion controls that lead into the Wetland area as these protect the Wetland from a significant area of the construction site that is yet to be stabilized or landscaped.

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 (RCC). The Auditor would encourage greater efforts in the surveillance of erosion and sediment controls and ensuring that any maintenance required is completed in a timely manner.

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:

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## 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	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
<b>Schedule 2</b>				
<b>Part A Administrative conditions</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
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
<b>Terms of Consent</b>				
A2	The development may only be carried out: <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary;</li> <li>c) generally in accordance with the EIS and Response to Submissions;</li> <li>d) in accordance with the approved plans in the table below:</li> </ul>	<p>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</p> <p>Modification No 1 currently with DPIE for assessment.</p>	These drawings are the plans being used for the development.	C

Unique ID	Compliance requirement				July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	Architectural Plans prepared by NBRS Architecture						
	Dwg No.	Rev	Name of Plan	Date			
	17352-NBRS-DA-082	3	Site Circulation, Vehicle and Pedestrian Plan	12/04/2019			
	17352-NBRS-DA-005	2	Building Envelope 3D	20/02/2019			
	17352-NBRS-DA-012	4	Proposed Site Plan	12/04/2019			
	17352-NBRS-DA-100	3	Site General Arrangement Plan – Lower Ground	20/02/2019			
	17352-NBRS-DA-101	4	Site General Arrangement Plan – Ground floor	20/02/2019			
	17352-NBRS-DA-102	3	Site General Arrangement Plan – Upper Ground	20/02/2019			
	17352-NBRS-DA-103	3	Site General Arrangement Plan – First Floor	20/02/2019			
	17352-NBRS-DA-104	3	Site General Arrangement Plan – Second Floor	20/02/2019			
	17352-NBRS-DA-105	2	Site Roof Plan	20/02/2019			
	17352-NBRS-DA-300	2	Elevations - Orthographic	20/02/2019			
	17352-NBRS-DA-301	2	Elevations and sections Zone 1 and O Block	20/02/2019			
	17352-NBRS-DA-400	2	Elevations and Site Sections	20/02/2019			
	17352-NBRS-DA-401	2	New Build Sections	20/02/2019			
	NBRS-AR-DWG-DA-1051	1	Site Signage Plan	12/04/2019			
	Landscape Plans prepared by NBRS Architecture						
	Dwg No.	Rev	Name of Plan	Date			
	17352-NBRS-L-002	Q	Landscape Demolition Plan	15/04/2019			
	17352-NBRS-L-003	O	Proposed Landscape Site Plan	15/04/2019			
	17352-NBRS-L-004	N	Proposed Landscape Detail Plan	15/04/2019			
	17352-NBRS-L-005	L	Landscaping Fencing Plan	15/04/2019			
	17352-NBRS-L-100	I	Hardscape and Materials Palette	15/10/2018			
	17352-NBRS-L-101	O	Hardscape and Materials Plan – Sheet One	12/04/2019			
	17352-NBRS-L-102	I	Hardscape and Materials Plan – Sheet Two	15/10/2018			
	17352-NBRS-L-103	O	Hardscape and Materials Plan – Sheet Three	12/04/2019			
	17352-NBRS-L-104	L	Hardscape and Materials Plan – Sheet Four	15/02/2019			
	17352-NBRS-L-105	I	Hardscape and Materials Plan – Sheet Five	15/10/2018			
	17352-NBRS-L-106	L	Hardscape and Materials Plan – Sheet Six	11/04/2019			

Unique ID	Compliance requirement				July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status	
	17352-NBRS-L-107	L	Hardscape and Materials Plan – Sheet Seven	15/02/2019				
	17352-NBRS-L-108	N	Hardscape and Materials Plan – Sheet Eight	11/04/2019				
	17352-NBRS-L-200	I	Planting Palette	15/10/2018				
	17352-NBRS-L-300	I	Landscape Sections/Elevations 01	15/10/2018				
	17352-NBRS-L-301	I	Landscape Sections/Elevations 02	15/10/2018				
	17352-NBRS-L-302	I	Landscape Sections/Elevations 03	15/10/2018				
	17352-NBRS-L-400	I	Landscape Details 01	15/10/2018				
	17352-NBRS-L-401	I	Landscape Details 02	15/10/2018				
	17352-NBRS-L-402	I	Landscape Details 03	15/10/2018				
	Civil Drawings prepared by Birzulis							
	Dwg No.	Rev	Name of Plan	Date				
	707-BRIZ-C-100	8	Overall Site Plan	15/04/2019				
	707-BRIZ-C-102	9	Part Site Plan	15/04/2019				
	707-BRIZ-C-104	7	Part Site Plan	25/02/2019				
	707-BRIZ-C-106	8	Part Site Plan	25/02/2019				
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <div><div>(a)</div>the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</div> <div><div>(b)</div>the implementation of any actions or measures contained in any such document referred to in (a) above.</div>				Letter acknowledging receipt of 2 <sup>nd</sup> IA Report received from DPIE on 30/1/20 requested that the outcomes and actions arising out of that IA, and when the next (i.e. this) IA is scheduled be addressed at the next Annual Review in accordance with the Annual Review Guideline (2015).	The Planning Secretary made a written direction to SINSW, which was received on 30/01/20, with respect to the auditee undertaking certain actions in accordance with the Annual Review Guideline (2015). We note however, that this Guideline applies to post approval requirements for state significant mining operations and therefore cannot be applicable to this type of infrastructure project	C	
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					Noted	C	

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	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.			
<b>Limits of Consent</b>				
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
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EP&amp;A Regulation</p> <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>Part 6, Division 8A of the EP&amp;A Regulation relates to prescribed conditions for:</p> <ul style="list-style-type: none"> <li>• compliance with the BCA -compliance with this requirement is being assessed by the PCA- see structural works certificate 17194S109R04</li> <li>• residential building work (not relevant)</li> <li>• entertainment venues (not relevant)</li> <li>• signage for max number of persons (not relevant for construction)</li> <li>• shoring and adjoining properties (no properties are adjoining to the Project).</li> </ul>	
<b>Planning Secretary as Moderator</b>				
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.		There have been no disputes.	NT

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
<b>Long Service Levy</b>				
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
<b>Legal Notices</b>				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.		There have been no notices	NT
<b>Evidence of Consultation</b>				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information; and (b) provide details of the consultation undertaken including: (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  Consultation with John Holland Rail (JHR) in relation to rail corridor works is in early stages but no works in rail corridor have yet commenced	Evidence of consultation was included with the documents to which the consultation relates.  Consultation with JHR has commenced in the lead up to rail corridor works	C
<b>Staging</b>				

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
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"> <li>(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;</li> <li>(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);</li> <li>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</li> <li>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ul>	Not applicable as project is not being staged		NT
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
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A15	With the approval of the Planning Secretary, the Applicant may: <ul style="list-style-type: none"> <li>(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);</li> </ul>	Not applicable as project is not being staged		NT



Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	(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).			
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
<b>Structural Adequacy</b>				
A18	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. <i>Notes:</i> <ul style="list-style-type: none"> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>	Structural works certificate no 17194S109R04, Metro Building Consultancy, 28/06/19	The PCA have verified that design meets the requirements of the BCA- structural works certificate no 17194S109R04 was issued by the PCA (Metro Building Consultancy) on 28 June 2019; Status Report 17194-ASC-SSD-Main Works-280619 certifies PCA satisfaction with CoC B4 (structural drawings)	C
<b>External Walls and Cladding</b>				
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	23/05/2019 letter from NBRS Architects, stating that "the external wall materials meet the requirements of Clause	The architect and PCA have verified that design meets the requirements of the BCA	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		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 sighted		
<b>Applicability of Guidelines</b>				
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
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	No such directions have been issued to date	NT
<b>Monitoring and Environmental Audits</b>				
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&amp;A Act, "monitoring" is</i>	Part 9, Div 9.4 of the EP&A Act	The relevant Part of the EP&A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	<i>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>		methodology, calibrated etc) and with records retained.  This Audit has been carried out with regard to these requirements	
<b>Access to Information</b>				
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> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(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;</li> <li>(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;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(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;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Website</p> <p><a href="https://www.schoolinfrastucture.nsw.gov.au/projects/a/armidale-secondary-college.html">https://www.schoolinfrastucture.nsw.gov.au/projects/a/armidale-secondary-college.html</a></p>	<p>Compliant</p> <p>(a)(i) Documents available on <a href="https://www.planningportal.nsw.gov.au/major-projects/project/10171">https://www.planningportal.nsw.gov.au/major-projects/project/10171</a> (link on project website)</p> <p>(a)(ii) SSD Approval available on <a href="https://www.planningportal.nsw.gov.au/major-projects/project/10171">https://www.planningportal.nsw.gov.au/major-projects/project/10171</a> (link on project website)</p> <p>(a)(vi) brief summary available as Project update dated November 2019 on website</p> <p>(a)(vii) general school's infrastructure email address and contact details for making a complaint or inquiry are available</p> <p>(a)(viii) Complaints Register updated in May 2020 and includes 2 complaints made since last audit in November 2019</p>	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
			(a)(ix)- Dec 2019 IA available on website	
<b>Compliance</b>				
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.	<p>Relevant environmental requirements including hours of work, noise, parking, dust etc included in Site Induction</p> <p>Subcontract with Belmore Engineering dated 13/7/19 includes reference to CoC and relevant sub plans</p> <p>8/7/20 Daily Briefing includes reference to waste management and paint disposal and access to site</p>	Evidence of compliance sighted in sub-contractor contract documentation and site induction / briefing documentation	C
<b>ADVISORY NOTES</b>				
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.	ROL 1358010 for Butler Street Roadworks obtained	Compliant noting that ROL obtained for roadworks since last audit	C
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
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	Evidence of compliance sighted	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		31 May 2019. Letter sighted		
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
<b>Demolition</b>				
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.		Demolition was carried out under a separate REF and no demolition work has been carried out under this approval	NT
<b>Certified Drawings</b>				
B4	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: <ul style="list-style-type: none"> <li>(a) the relevant clauses of the BCA; and</li> <li>(b) this development consent.</li> </ul>	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	PCA satisfaction evidenced in 17194-ASC-SSD-Main Works-280619.	C
<b>External Walls and Cladding</b>				
B5	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.	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619, (Crown Works Certificate 17194S109)	PCA satisfaction evidenced in 17194-ASC-SSD-Main Works-280619, (Crown Works Certificate 17194S109)	C
<b>Protection of Public Infrastructure</b>				
B6	Before the commencement of construction, the Applicant must:	This requirement was certified by the PCA for the Project on 28 June	The necessary consultation with owners, preparation of dilapidation report and	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	<ul style="list-style-type: none"> <li>(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;</li> <li>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.</li> </ul>	<p>2019 in report reference 17194-ASC-SSD-Main Works-280619.</p> <p>Letter to Planning Secretary 30/05/19 from SINSW attaching Dilapidation Report</p> <p>27/05/19 letter from Marline building services to NBRS Architecture confirming consultation with relevant services providers</p> <p>Email 21/03/19 to Council attaching Dilapidation report</p> <p>Australian Dilapidations, Property Condition Survey - Council Assets, 18 January 2019, Job ref AD2650B</p> <p>Australian Dilapidations, Property Condition Survey – Commercial/Industrial, 17 January 2019, Job ref AD2650A</p>	<p>submission to the Planning Secretary and PCA have been carried out in accordance with this condition</p>	

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		Birzulis Associates, 22/01/2019, Dilapidation Report For 'B Block' – Butler Street, Armidale		
<b>Unexpected Contamination Procedure</b>				
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"> <li>Ch 15 Environmental Management Measure Element 8:</li> <li>Unexpected Finds; Ch 16 Unexpected Contamination Procedure.</li> </ul> <p>SINSW letter of 19/9/19 to DPIE advising of contaminated material removal request no 4 and providing test information on material Asbestos Management and Unexpected finds reports sighted.</p> <p>Contaminated Material Removal Request 6 – Contaminated Topsoil</p>	The protocol has been prepared as part of the CEMP and notification to DPIE of waste removed from site on 17/1/20 made in accordance with this condition	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		Disposal location is proposed to be Armidale Waste Management Facility, 108 Long Swamp Rd, Armidale NSW 2350 notified to DPIE on 16/1/20 prior to its removal on 17/1/20		
<b>Utilities and Services</b>				
B8	Prior to commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Letters of consultation with several utility service providers sighted Refer response to CoC B9	Evidence of compliance sighted	C
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	Evidence of compliance sighted	C



Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		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”.		
<b>Community Communication Strategy</b>				
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"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(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.</li> </ul> </li> </ul>	<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"> <li>- section 6 engagement approach</li> <li>- section 7 engagement delivery timetable</li> <li>- section 8 protocols</li> </ul> <p>B10(c)- see section 4 project governance, which provides for the formation of project reference groups</p>	The document is prepared and addresses the required information. Compliant	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		B10(d)- see section 4 project governance and section 8 protocols		
B11	The Community Communication Strategy must be submitted to the Planning Secretary for information no later than 48 hours before the commencement of any work.	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
<b>Ecologically Sustainable Development</b>				
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
<b>Outdoor Lighting</b>				
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.	PCA satisfaction of compliance demonstrated by report ref 17194-ASC-SSD-Main Works-280619.	C
<b>Access for People with Disabilities</b>				

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 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
<b>Environmental Management Plan Requirements</b>				
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"> <li>(a) detailed baseline data;</li> <li>(b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(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;</li> </ul> </li> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>(d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development;</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>(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;</li> <li>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>(g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) complaint;</li> <li>(iii) failure to comply with statutory requirements; and</li> </ul> </li> <li>(h) a protocol for periodic review of the plan.</li> </ul>	<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> <p>B15 (h) periodic review of the plan, if any. No review required</p>	Evidence of compliance sighted	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	<i><b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>			
<b>Rail Corridor</b>				
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 has occurred in the lead up to future works in rail corridor- sighted John</i>		NT

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		Holland CRN Property Licence application information for Third Party Works Construction within the Rail Corridor, requiring (among other things) a Safe Work Method Statement		
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
<b>Construction Environmental Management Plan</b>				
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"> <li>(a) Details of: <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</li> </ul> </li> </ul>	<p>EMP / CEMP dated 30/05/2019</p> <ul style="list-style-type: none"> <li>(a)(i)- CEMP section 4.2</li> <li>(a)(i)- CEMP Appendix E, section 4 (pp 5 and 6)</li> <li>(a)(ii)- CEMP section 7</li> <li>(a)(iii)- CEMP Appendix I, CSWMP,</li> <li>(a)(iv)- CEMP section 11</li> <li>(a)(v)- not separate groundwater management plan, but groundwater management measures</li> </ul>	The CEMP addresses (a)(i), (i), (ii), (iii), (iv), (vi), (vii); (b), (c), (d), (e), (f), (g), (h)	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	<ul style="list-style-type: none"> <li>(vii) community consultation and complaints handling;</li> <li>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B21);</li> <li>(c) Construction Noise and Vibration Management Sub-Plan (see condition B23);</li> <li>(d) Construction Waste Management Sub-Plan (see condition B24);</li> <li>(e) Construction Soil and Water Management Sub-Plan (see condition B25);</li> <li>(f) an unexpected finds protocol for contamination and associated communications procedure;</li> <li>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</li> <li>(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.</li> </ul>	<p>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>		
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	<p>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>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".</p>	<p>CEMP approved by PCA , and submitted to Planning Secretary on 31/05/2019</p> <p>Construction commenced 1 June 2019.</p>	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 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"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council;</li> <li>(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;</li> <li>(d) detail heavy vehicle routes, access and parking arrangements;</li> <li>(e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>(i) minimise the impacts of construction on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise; and</li> <li>(iv) ensure truck drivers use specified routes;</li> </ul> </li> <li>(f) include a program to monitor the effectiveness of these measures; and</li> <li>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</li> </ul>	<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 RCC 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 the requirements of this condition</p>	C
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"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> </ul>	<p>31/05/2019 email Metro Building Consultancy to RCC (proponent contractor) stating "MBC confirm that all parts of the</p>	<p>Evidence of compliance sighted</p>	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	<ul style="list-style-type: none"> <li>(d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>(e) describe the community consultation undertaken to develop the strategies in condition B24(b); and</li> <li>(f) include a complaints management system that would be implemented for the duration of the construction.</li> </ul>	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		
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"> <li>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</li> <li>(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.</li> </ul>	Construction Waste Management Sub-Plan 30 May 2019 addresses the requirements of this condition	Evidence of compliance sighted	C
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"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) describe all erosion and sediment controls to be implemented during construction;</li> <li>(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);</li> <li>(d) detail all off-Site flows from the Site; and</li> <li>(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).</li> </ul>	Construction Soil and Water Management Plan Rev 6 addresses the requirements of this condition	Evidence of compliance sighted	C
<b>Construction Parking</b>				
B26	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	30/05/2019 letter from TTM Consulting Pty Ltd	Onsite construction parking facilities and offsite signage	C



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	that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	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". 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)	satisfied this requirement. Compliant.	
<b>Road Design and Traffic Facilities</b>				
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.	Refer ROL 1358010 for Butler Street roadworks	Compliant	C
<b>Infrastructure Works</b>				
B28	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: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) align the pedestrian crossing kerb ramps on the northern and southern sides of Kentucky Street west of Butler Street;</li> <li>(c) enhance the pedestrian refuge in Kentucky Street for visibility;</li> </ul>	Email from Council dated 21/12/19 provides evidence of its acceptance of the relevant infrastructure works in Butler Street, Lambs Avenue, Mossman Street, Hargrave Street and Kentucky Street.	Evidence of Council approval under Section 138 of the Roads Act 1993 for the works was provided to the Department via email on 12/12/2019.  It is recommended that the evidence required under CoC B28 be resubmitted to the Department via the Major	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	<ul style="list-style-type: none"> <li>(d) crown the lower area of the tree on the north western corner of Butler and Kentucky Street to improve vehicle/pedestrian visibility;</li> <li>(e) removal of concrete blisters on Butler Street between Manns Street and Hargrave Street;</li> <li>(f) redesign of pedestrian facilities on Butler Street to best suit pedestrian access to the school;</li> <li>(g) redesign of pedestrian crossing at Butler/Mann Street intersection; and</li> <li>(h) assessment and installation of appropriate Street lighting for pedestrian crossing facilities in Butler Street and at the Butler/Mann Street intersection.</li> </ul>	<p>Evidence of Council approval under Section 138 of the Roads Act 1993 for the works was provided to the Department via email on 12/12/2019.</p> <p>No response received from the Department by SINSW.</p>	Projects Planning Portal so that a record of the successful submission of the documents required to satisfy CoC B28 can be obtained.	
<b>Stormwater Management System</b>				
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"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the EIS;</li> <li>(c) be in accordance with applicable Australian Standards;</li> <li>(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;</li> <li>(e) divert existing clean surface water around operational areas of the site; and</li> <li>(f) prevent cross-contamination of clean and sediment or leachate laden water.</li> </ul>	<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>PCA satisfaction evidenced by report ref 17194-ASC-SSD-Main Works-280619</p>	C
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
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>	<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>PCA verification evidenced in report ref 17194-ASC-SSD-Main Works-280619</p>	C
<b>Construction and Demolition Waste Management</b>				

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 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 <a href="mailto:roadopening@rms.nsw.gov.au">roadopening@rms.nsw.gov.au</a> 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  Email dated 23/1/20 from RCC to TMC provided evidence of notification	Evidence of compliance sighted in email from RCC to TMC on 23/1/20	C
<b>Operational Waste Storage and Processing</b>				
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	Evidence of compliance sighted	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		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		
<b>Mechanical Ventilation</b>				
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>	PCA satisfaction evidenced by report ref 17194-ASC-SSD-Main Works-280619	C
<b>Rainwater Harvesting</b>				
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 NBRS (proponent contractor) stating that "a rainwater reuse system has been designed for the site in accordance with NCC 2016, AS3500.1:2015	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

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		requirements and in line with the Stormwater Management Report – Rev D prepared by Birzulis Associates”		
<b>Roadworks and Access</b>				
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
<b>Car Parking and Service Vehicle Layout</b>				
B36	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction (excluding earthworks): (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	PCA satisfaction evidenced by report ref 17194-ASC-SSD-Main Works-280619	C
<b>Bicycle Parking and End-of-Trip Facilities</b>				
B37	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): (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;	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619 ”	PCA satisfaction evidenced by report ref 17194-ASC-SSD-Main Works-280619	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	(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.			
<b>Public Domain Works</b>				
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.	29/01/2020 Email from RCC to MBC noting evidence of consultation in regard to B38 sighted. Several emails between RCC and ARC dating from August 2019 noted.	Consultation with ARC carried out as per B38	C
<b>Compliance Reporting</b>				
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).	CCR 12/6/2020 sighted	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.		June 2020 CCR not required to be on website at time of this audit.	NT
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	Not triggered at construction stage of project		NT

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
<b>PART C DURING CONSTRUCTION</b>				
<b>Approved Plans to be On-site</b>				
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
<b>Site Notice</b>				
C2	<p>A site notice(s):</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(b) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> <li>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;</li> <li>ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period;</li> <li>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</li> <li>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.</li> </ul> </li> </ul>	Waterproof signs of A1 size on publicly accessible perimeter including at Gate 1 (Plate 2)	Evidence of compliance sighted during site audit	C
<b>Operation of Plant and Equipment</b>				
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"> <li>(a) maintained in a proper and efficient condition; and</li> <li>(b) operated in a proper and efficient manner</li> </ul>	Observed during site inspection. No plant observed leaking oil or visible exhaust emissions or undue levels of noise	Evidence of compliance sighted during site audit	C
<b>Demolition</b>				

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
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	No demolition works undertaken during period covered by this audit	NT
<b>Construction Hours</b>				
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.	Complaint related to street sweeper on 8/4/20 was confirmed to be a Council street sweeper and not a project managed item  Approved hours of work are included in site induction and Site Notice boards	Compliant as no complaints related to work outside hours due to project received from community nor any such incidents reported to DPIE.	C
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.	Transformer substation on Butler Street was energised on Sunday 19/4/20 in accordance with COVID19 Public Work Order	OOHW carried out compliant with COVID19 Order	C
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Essential Energy notified residents of the transformer substation works	Notification was provided by the energy utility in accordance with their notification protocols	C
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	None of these works have been undertaken on the project.		NT
<b>Implementation of Management Plans</b>				



Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 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).	Evidence of implementation of CEMP observed during the audit is provided in a separate checklist (Appendix B)	The evidence sighted (see Appendix B) indicates implementation of the CEMP and sub plans was generally being adhered to.	C
<b>Construction Traffic</b>				
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
<b>Road Occupancy Licence</b>				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	ROL no 1358010 obtained	Evidence of compliance sighted	C
<b>SafeWork Requirements</b>				
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 3) Construction access gates closed except for general site worker and visitor parking gate	Evidence of compliance sighted	C
<b>Hoarding Requirements</b>				

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
C13	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> <li>(a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing;</li> <li>(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</li> <li>(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</li> </ul>	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
<b>No Obstruction of Public Way</b>				
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
<b>Construction Noise Limits</b>				
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. RCC Routine Environmental Inspection form includes a check for "excessive noise or vibration levels from equipment and consideration of heritage structures and residents". Most work on site now being done inside	Evidence of compliance at time of site inspection sighted	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		buildings for fit out. Landscaping works also being carried out but this produces limited noise as less machinery is being used for turf placement and plantings		
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.	No complaints recorded of this nature since last audit	No evidence of non-compliance observed or recorded	C
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.	Tonal reversing not heard during inspection. Less mobile plant operating on site at present.	Evidence of compliance at time of site inspection sighted	C
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 or internal building fit out and no sheet piling or rock breaking taking place	Compliant, no offensive noise at time of audit and no complaints of this nature since last audit	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
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).		Not applicable currently as these types of works are not occurring.	NT
<b>Vibration Criteria</b>				
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).	No vibratory rolling or vibration causing works currently occurring	Potential vibration impacts are well below the applicable criteria. Compliant	C
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.	No vibratory roller works have occurred during period covered by audit	No relevant works have occurred during period covered by this audit	NT
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
<b>Tree Protection</b>				
C23	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site 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	Landscaping being finalised and tree protection measures being removed to integrate landscaping under tree canopy.  Permanent fencing now installed in areas required to protect trees (Plate 4)	Evidence of compliance sighted	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	(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.	Tree protection observed to be still in place around remaining trees located within active construction zones		
<b>Dust Minimisation</b>				
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site is being sealed with permanent roads. Fields are being turfed and external pavements have been constructed limiting exposed areas since last audit. Hydromulching observed on batters (Plate 5)	Site being landscaped and sealed with permanent works to reduce dust emissions	C
C25	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> <li>(a) exposed surfaces and stockpiles are suppressed by regular watering;</li> <li>(b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>(c) trucks associated with the development do not track dirt onto the public road network;</li> <li>(d) public roads used by these trucks are kept clean; and</li> <li>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	Surrounding roads observed to be clean and stabilisation of site with permanent landscaping and roads and pavements well progressed. No uncovered trucks observed to be leaving site	Compliant	C
<b>Air Quality Discharges</b>				

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
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.	No EPL applicable to site and 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 on day of inspection with no emissions beyond the boundary of the site observed.	C
<b>Erosion and Sediment Control</b>				
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 indicated significant maintenance of some controls in areas with significant unstabilised soil catchment was required (Plates 6 - 8), while others were adequate	Evidence was found of some controls not being effectively maintained in disturbed areas not fully stabilised  <b>Corrective Action Request:</b> <i>The repair of the sediment and erosion controls that lead into the Wetland area should be undertaken as a high priority as these protect the Wetland from a significant area of the construction site that is yet to be stabilized or landscaped</i>	NC
<b>Imported Soil</b>				
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	Interview with auditee's confirmed that no such material has been brought to site		NT

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	(c) make these records available to the Department and Certifying Authority upon request.			
<b>Disposal of Seepage and Stormwater</b>				
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.	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619 17/03/2020 Approval S68-29-2020 from Council for connection to stormwater system sighted	PCA and Council approvals sighted	C
<b>Unexpected Finds Protocol- Aboriginal Heritage</b>				
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
<b>Unexpected Finds Protocol- Historic Heritage</b>				
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
<b>Waste Storage and Processing</b>				

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
C32	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	No litter observed leaving site and waste skips were noted on site	Compliant	C
C33	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>SERS do this. Evidence sighted including SERS Assessment of Asbestos scrape letter dated 21/11/19 and SERS STOCKPILE WASTE CLASSIFICATION REPORT – BUTLER STREET, ARMIDALE dated 22/8/19 which classified material as Asbestos Special Waste</p> <p><i>Letter dated 6/04/20 from SERS, titled Re: Waste Classification of Stockpile. We note that the letter says this material is suitable for onsite reuse and that no sampling has been carried out on this stockpile. However, it is understood from the site interview that this material has been disposed of offsite.</i></p>	No evidence of compliance sighted regarding formal Waste Classification of spoil located near the basketball courts which we understand has been disposed of offsite rather than reused onsite in accordance with SERS letter dated 6/4/20	NC
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	No mud tracking observed on roads outside site	No vehicles transporting waste were observed on day of site inspection however rumble grid was observed	C



Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.			
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 9)	Evidence of compliance sighted	C
<b>Handling of Asbestos</b>				
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.	<p>Notice of intent (number 940R-00263587-02) to remove non friable asbestos issued by Safework NSW dated 13/01/2020 for disposal of 90 m2 of asbestos contaminated sighted</p> <p>Asbestos removal clearance certificate no 159239, SERS, for removal works dated 23/01/20-24/01/20</p>	Evidence of compliance sighted	C
<b>Community Engagement</b>				
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. Following community consultation material and processes sighted:	Evidence of consultation with relevant stakeholders sighted	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		1. Holiday works Letter box drops on 1/7/2020 2. Work notification – changes to Butler street February 2020 3. Covid -19 letter box drops 1 April 2020 4. term 2 Holiday work notice July 2020		
<b>Independent Environmental Audit</b>				
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.	Audit Program includes this requirement and this audit satisfies (b)	This audit satisfies this requirement	C

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	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.			
C41	Independent Audits of the development must be carried out in accordance with: <ul style="list-style-type: none"> <li>(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and</li> <li>(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</li> </ul>	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: <ul style="list-style-type: none"> <li>(a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;</li> <li>(b) submit the response to the Department and the Certifying Authority; and</li> <li>(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.</li> </ul>	<p>The 2<sup>nd</sup> IA report was reviewed by the Proponent and its response to the findings of the audit is included in the audit findings table.</p> <p>Second IA was provided to CA on 29/1/20 &amp; to DPIE on 18/03/2020. It was not made publicly available until on or after 4/6/2020.</p> <p>Email, 1/4/2020 from DPIE confirming receipt of notification to publish the second IA (as required by Condition C42(c).</p> <p>Email, 12/05/2020 to the PCA of SINSW's intention to publish the</p>	2 <sup>nd</sup> IA report not made publicly available until on or after 4 June 2020 which is not compliant with the 60-day period from submission to DPIE on 18/03/2020.	NC

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		second IA (as required by Condition C42(c)).		
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
<b>Incident Notification, Reporting and Response</b>				
C44	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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.	No incidents were reported to have occurred by the auditees at the interview during the period covered by this audit	Compliant	C
C45	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in <b>Appendix 1</b> .		Not triggered as no incidents were reported during the period covered by this audit	NT
<b>Non-Compliance Notification</b>				
C46	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	<p>Non compliances identified in the 2<sup>nd</sup> IA report (18/12/19) were not notified to DPIE until 4/3/20</p> <p>Notification of non-compliances with C49, B40 and A2 lodged on 15/06/20.</p> <p><i>Note: It is not clear as to when SINSW became aware of the non-compliances notified on 15 June 2020. Suggest</i></p>	7 day notification timeframe for non-compliances to the <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> email address was not complied with in respect to the non-compliances identified in the 2 <sup>nd</sup> IA final report which was issued as final on 18/12/19	NC

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
		<i>this be clarified in any future notifications.</i>		
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.	SINSW's letter to DPIE of 4/3/20  Notification letter dated 12 June 2020 of non-compliance with conditions C49, B40, and A2 lodged on 15 June 2020.	SINSW's letter to DPIE of 4/3/20 notifying them of the non-compliances in the 2 <sup>nd</sup> audit report satisfies these requirements.  Notification letter dated 12 June 2020 also sets out the requisite information.	C
C48	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted		C
<b>Revision of Strategies, Plans and Programs</b>				
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.	Construction Compliance Report submitted on 15 June 2020	Evidence sighted. Compliant	C
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.  <b>Note:</b> This is to ensure strategies, plans and programs are updated on a regular basis and	No revisions undertaken as required by this condition	There have yet to be revisions required by this condition.	NT

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	<i>to incorporate any recommended measures to improve the environmental performance of the development.</i>			
<b>Landscaping</b>				
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"> <li>(a) detail the species to be planted on-site;</li> <li>(b) describe the monitoring and maintenance measures to manage revegetation and landscaping works;</li> <li>(c) be consistent with the Applicant's Management and Mitigation Measures in the Tree Impact Assessment Appendix 13 of the EIS;</li> <li>(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;</li> <li>(e) native trees to be planted on site must</li> <li>(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</li> <li>(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.</li> </ul>	Landscape Management Plan July 2019 Revision C sighted	The plan was prepared and submitted within 3 months of commencement.	C
<b>PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>Notification of Occupation</b>				
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
<b>External Walls and Cladding</b>				
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
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			Not triggered

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
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
<b>Post-construction Dilapidation Report</b>				
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"> <li>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.</li> <li>(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"> <li>a. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>b. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>(c) to be forwarded to Council.</li> </ul>			Not triggered
<b>Protection of Public Infrastructure</b>				
D7	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul>			Not triggered
<b>Utilities and Services</b>				
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
<b>Roadworks and Access</b>				
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
<b>Works as Executed Plans</b>				

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
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
<b>Green Travel Plan</b>				
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"> <li>a) be prepared by a suitably qualified traffic consultant in consultation with Armidale Regional Council and Transport for NSW;</li> <li>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;</li> <li>c) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>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</li> <li>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.</li> </ul>			Not triggered
<b>Operational Transport and Access Management Plan (OTAMP)</b>				
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"> <li>(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;</li> <li>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>(c) the location and operational management procedures of the pick-up and drop off parking, including staff management/traffic controller arrangements;</li> </ul>			Not triggered



Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	<ul style="list-style-type: none"> <li>(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;</li> <li>(e) delivery and services vehicle and bus access and management arrangements;</li> <li>(f) management of approved access arrangements;</li> <li>(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;</li> <li>(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and</li> <li>(i) a monitoring and review program.</li> </ul> <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>			
<b>School Zones</b>				
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	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.			Not triggered
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			Not triggered
<b>Mechanical Ventilation</b>				
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"> <li>(a) the BCA;</li> </ul>			Not triggered

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	(b) AS 1668.2-2012 <i>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.			
<b>Car Parking Arrangements</b>				
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
<b>Road Damage</b>				
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
<b>Fire Safety Certification</b>				
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
<b>Structural Inspection Certificate</b>				
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"> <li>(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</li> <li>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>			Not triggered
<b>Compliance with Food Code</b>				
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 AS 4674 <i>Design, construction and fit-out of food premises</i> . The Applicant must			Not triggered

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.			
<b>Stormwater Quality Management Plan</b>				
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: <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>			Not triggered
D23	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.			Not triggered
<b>Rainwater Harvesting</b>				
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
<b>Warm Water Systems and Cooling Systems</b>				
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
<b>Outdoor Lighting</b>				
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: <ul style="list-style-type: none"> <li>(a) comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</li> <li>(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.</li> </ul> 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	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
<b>Signage</b>				
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
<b>Operational Waste Management Plan</b>				
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"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(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);</li> <li>(c) detail the materials to be reused or recycled, either on or off site; and</li> <li>(d) include the Management and Mitigation Measures included in Appendix 25 if the EIS.</li> </ul>			Not triggered
<b>Validation Report</b>				
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
<b>Speed Limit Authorisation</b>				
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"> <li>(a) a copy of the Conditions of Consent;</li> <li>(b) the proposed school commencement/opening date;</li> </ul>			Not triggered

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 Compliance Status
	(c) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> <li>(i) accurate Site boundaries;</li> <li>(ii) details of all road reserves, adjacent to the Site boundaries;</li> <li>(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;</li> <li>(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;</li> <li>(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and</li> <li>(vi) all existing and proposed street furniture and street trees.</li> </ul>			
<b>Ecologically Sustainable Development</b>				
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
<b>Landscaping</b>				
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
<b>PART E POST OCCUPATION</b>				
<b>Out of Hours Event Management Plan</b>				
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"> <li>(a) the number of attendees, time and duration;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> <li>(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);</li> <li>(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;</li> <li>(f) measures to minimise localised traffic and parking impacts; and</li> <li>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</li> </ul>			Not triggered

Unique ID	Compliance requirement	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 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"> <li>(a) the number of attendees, time and duration;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> <li>(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);</li> <li>(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;</li> <li>(f) measures to minimise localised traffic and parking impacts; and</li> <li>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</li> </ul>			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
	<b>Operation of Plant and Equipment</b>			
E7	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> <li>(a) maintained in a proper and efficient condition; and</li> <li>(b) operated in a proper and efficient manner.</li> </ul>			Not triggered
	<b>Community Communication Strategy</b>			
E8	The Community Communication Strategy, must be implemented for a minimum of 12 months following the completion of construction.			Not triggered
<b>Operational Noise Limits</b>				
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	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 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
<b>Unobstructed Driveways and Parking Areas</b>				
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
<b>Green Travel Plan</b>				
E13	The GTP required by condition D11 of this consent must be updated annually and implemented.			Not triggered
<b>Ecologically Sustainable Development</b>				
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
<b>Signage</b>				
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	July 2020 Evidence collected	July 2020 Independent Audit findings and recommendations	July 2020 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"> <li>(a) dazzle or distract drivers due to their colouring;</li> <li>(b) be able to be mistaken for a traffic signal because they have, for example, red, amber or green circles, octagons, crosses or triangles;</li> <li>(c) be able to be mistaken as an instruction to drivers;</li> <li>(d) display advertising or messages which contain fully animated or video/movie style advertising or images; or</li> <li>(e) be used for any live television, satellite, internet or similar broadcast</li> </ul>			Not triggered
E18	The sign must not emit sound.			Not triggered
<b>Outdoor Lighting</b>				
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
<b>Fire Safety Certificate</b>				
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
<b>Landscaping</b>				
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. CEMP and Sub-Plans

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Conformance Status
<b>Construction Traffic</b>				
Table 11: Summary of Traffic Management Procedures (CEMP Chapter 14 Environmental Management Measure Element 8: Traffic Management)	<p>Minimise the effect project related traffic movements (including parking availability and pedestrian movement) has on the local area and chosen haulage routes.</p> <ul style="list-style-type: none"> <li>Truck loading to be on-site.</li> <li>Truck movements to and from the site to be restricted to designated truck routes through the area.</li> <li>The management of the site works will be the responsibility of the site contractor.</li> <li>Pedestrian warning signs to be utilised in the vicinity of the site access points.</li> <li>Pedestrian arrangements, construction activity and erection of safety fencing will be provided in accordance with Safework requirements.</li> </ul>	<p>Pedestrian access separated from haul roads both within and outside the site observed with flagging, hard barriers and signage.</p> <p>Truck loading was observed to be on site</p> <p>Footpaths outside the site were in good repair (Plate 3).</p> <p>Traffic controllers used on Butler Street and other roadworks to protect road users and pedestrians.</p> <p>Signage on exits used to direct construction traffic as required (Plate 10).</p>	Required measures observed to be implemented in accordance with CEMP	Conforming
Section 5.10 CTPMP	In accordance with Condition B22f and in order to ensure the CTPMP is working effectively RCC will complete monthly site walks reviewing both the on-site conditions and the actions to be implemented as per this	Environmental Inspections dated 11 June and 13 May sighted include checks of road conditions	Required measures observed to be implemented in accordance with CTPMP	Conforming

Section 5.11 CTPMP Notifications to Residents and Community	During construction, the project team will inform the community of all major impacts including changed traffic conditions or disruption to services. The community and key stakeholders will be informed of changes via a number of means including but not limited to the principal contractor website, directions signage, works notices and letter drops.	Works Notification dated Feb 2020 included details regarding Butler Street works  Works notification dated July 2020 included details of Lamb and Butler Street works	Required measures observed to be implemented in accordance with CTPMP	Conforming
<b>Construction Environmental Management Plan</b>				
Section 3.1 Site Inductions and Training	All personnel, including the Principal Contractors staff and subcontractors, who will be working on the project or will require regular access to the sites will be required to undertake training and site inductions including environmental requirements as required by the Principal Contractor. All personnel should demonstrate an understanding of potential environmental issues and the measures that will be implemented to protect the environment and local community, as detailed in this document.	Site Induction Register sighted including some records from 7 July 2020	Required measures observed to be implemented in accordance with CEMP	Conforming
Ch 10 Environmental Management Measure Element 4: Surface Water	<ul style="list-style-type: none"> <li>Collection of storm water on-site in trenches and sumps for appropriate management.</li> <li>Provide inlet protection to be provided for any potentially impacted locations.</li> <li>Provision of a Spill clean-up kit on all sites where bulk fuel is stored or is being transferred.</li> <li>Maintain a hardstand or lined and bunded area for the refuelling and storage of equipment.</li> </ul>	<p>Spill kits observed to be placed throughout the site and these were fully stocked (Plate 11)</p> <p>Bunding and secure storage of fuels and chemicals was observed (Plate 12)</p>	Required measures observed to be implemented in accordance with CEMP	Conforming

Ch 17 Monitoring Requirements 17.1 Auditing and Records	The Project Manager will conduct regular audits of the Principal Contractors implementation of the CEMP (including the Asbestos Management Plan)... Records of auditing and reporting will be maintained to demonstrate compliance with environmental requirements...	RCC site Environmental Inspection forms were sighted and GHD fortnightly site inspection calendar sighted  SINSW has engaged Trinitas to undertaken monthly WSE audits, report dated 1/6/20 includes environmental observations  Incident report for formwork collapse completed by RCC and provided to GHD in accordance with Project's Incident Response Plan	Required measures observed to be implemented in accordance with CEMP	Conforming
<b>Construction Waste Management Plan</b>				
4.1 Waste Avoidance	The Building Contractor must identify opportunities for waste avoidance including the following: <ul style="list-style-type: none"> <li>• Appropriate sorting and segregation of construction wastes to ensure efficient recycling of wastes;</li> <li>• Selecting construction materials taking into consideration their lifespan and potential for reuse;</li> <li>• Ordering materials to size and ordering pre-cut and prefabricated materials;</li> <li>• Planned work staging;</li> <li>• Reducing packaging waste on-site by returning packaging to suppliers where possible, purchasing in bulk, requesting cardboard or metal drums rather than plastics;</li> </ul>	Waste Register sighted  Steel is reused – steel bin  Waste dockets (sighted) provided to RCC who then include info in Waste Register  Façade materials comes pre-fabricated to reduce cutting down on site with other materials purchased in bulk and packaged in cardboard which is recycled	Required measures observed to be implemented in accordance with CEMP	Conforming

	<ul style="list-style-type: none"> <li>Careful on-site storage and source separation; and</li> <li>Subcontractors informed of Site waste management procedures.</li> </ul>			
<b>Construction Soil and Water Management Plan</b>				
Section 6.2 Mitigation	<p>Managing Urban Stormwater – Soils and Construction (Landcom, 2004) and the Blacktown Engineering Guide to Development to mitigate potential impacts to the downstream water quality from construction activities.</p> <p>Controls would include:</p> <ul style="list-style-type: none"> <li>Sediment management devices, such as fencing, hay bales or sandbags;</li> <li>Measures to divert or capture and filter water prior to discharge, such as drainage channels and first flush and sediment basins;</li> <li>Installation of measures at work entry and exit points to minimise movement of material onto adjoining roads, such as rumble grids or wheel wash bays;</li> <li>Appropriate location and storage of construction materials, fuels and chemicals, including bunding where appropriate;</li> <li>All refuelling of vehicles and equipment on site would be undertaken a minimum of 50 metres away from water bodies and surface drains, where possible and;</li> <li>Any fuel, oil or other liquids stored onsite would be stored in an appropriately sized impervious bunded area.</li> </ul>	<p>Sediment controls needed to be installed at the foot of the spoil stockpile located to the north of the Northern Oval (Plate 7).</p> <p>Silt fencing in drainage line near Wetland area require urgent repair (Plate 6)</p> <p>Erosion and sediment controls were otherwise in place and maintained throughout site.</p> <p>Vegetation and grass strips being used as vegetated buffer zones in places.</p> <p>Rumble grid at Gate 4 requires cleanout (Plate 13).</p>	<p>Required measures were not conforming in all places with the requirements of the CEMP.</p> <p>A non-compliance has also been raised against CoA 27 which related to the maintenance of erosion and sediment controls.</p> <p>The following actions are required:</p> <ul style="list-style-type: none"> <li>Sediment controls need to be installed at the foot of the spoil stockpile located to the north of the Northern Oval.</li> <li>Silt fencing in drainage line near Wetland area requires urgent repair</li> <li>Rumble grid at Gate 4 requires cleanout.</li> </ul>	Non-conforming

	<ul style="list-style-type: none"><li>Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. This could be the installation of an on-site vehicle wash bay prior to vehicles leaving the site.</li></ul>			
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**Appendix C.**      **Planning Secretary agreement of Independent Auditors**

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

Contact: Emmanuel Smith-Aspros  
Phone: 02 8275 1232  
Email: [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

**BY EMAIL ONLY:** [robert.crestani@det.nsw.edu.au](mailto: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 D. Consultation records**



## Steve Fermio

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**From:** Shelley McPhee <Shelley.McPhee@planning.nsw.gov.au>  
**Sent:** Friday, 19 June 2020 10:25 AM  
**To:** Steve Fermio  
**Cc:** Phillip Rose; Emmanuel Smith-Aspros; Bronagh McGeown  
**Subject:** FW: Independent Audit of Armidale High School Redevelopment (SSD 9095)

Dear Steve,

Thank you for your email. Based on recent aspects that the Department is aware of with this project, we request attention being given to deliveries outside of approved hours and incident notification and reporting practices, whilst you are assessing the Conditions of Consent and post approval documents.

Please do contact me or Phillip Rose to discuss further if required. We look forward to receiving the audit once finalised.

Kind regards,

Shelley

**Shelley McPhee**  
**Team Leader Compliance – Far North Region**

Compliance | Department of Planning, Industry and Environment  
**T** 02 6670 8675 | **M** 0437 254 472 | **E** [shelley.mcphee@planning.nsw.gov.au](mailto:shelley.mcphee@planning.nsw.gov.au)  
PO Box 72, Murwillumbah NSW 2484 | 135 Murwillumbah Street, Murwillumbah NSW 2484  
*Please direct all email correspondence to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)*  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



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

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

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

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**From:** Steve Fermio <[sfermio@wolfpeak.com.au](mailto:sfermio@wolfpeak.com.au)>  
**Sent:** Tuesday, 16 June 2020 10:39 AM  
**To:** INFOEnvironment <[info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au)>; OLG - Armidale Regional Council <[council@armidale.nsw.gov.au](mailto:council@armidale.nsw.gov.au)>; Rob Sherry <[Rob.Sherry@planning.nsw.gov.au](mailto:Rob.Sherry@planning.nsw.gov.au)>; [stakeholder.relations@transport.nsw.gov.au](mailto:stakeholder.relations@transport.nsw.gov.au)

**Cc:** Derek Low <[dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)>; [Stuart.Collett@ghd.com](mailto:Stuart.Collett@ghd.com)

**Subject:** RE: Independent Audit of Armidale High School Redevelopment (SSD 9095)

Good morning,

I am the NSW Department of Planning, Industry and Environment's approved independent auditor for the Armidale High School Redevelopment (SSD 9095).

I am currently preparing to undertake the 3<sup>rd</sup> 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 8 July 2020 and pertains to post-approval requirements and compliance.

The purpose of this email is to consult with your agency / council on the scope of the audit as required under the IAPAR.

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 if your agency or council has any issues or concerns that it would like examined as part of the audit, that these be provided to me by return email on or before Friday 3 July 2020.

If you have any questions, please feel free to contact me on 0417 170 645 or [sfermio@wolfpeak.com.au](mailto:sfermio@wolfpeak.com.au).

**Steve Fermio | Principal Environmental & Earth Scientist**  
Managing Director



E: [sfermio@wolfpeak.com.au](mailto:sfermio@wolfpeak.com.au)

P: 0417 170 645

A: 17A High Street, Wauchope NSW 2446

[www.wolfpeak.com.au](http://www.wolfpeak.com.au)



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Consider the environment. Please don't print this e-mail unless really necessary.

## Steve Fermio

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**From:** Dimitri Young <Dimitri.Young@environment.nsw.gov.au>  
**Sent:** Wednesday, 22 July 2020 2:30 PM  
**To:** Steve Fermio  
**Cc:** Georgia Rayner  
**Subject:** BCD Response - Request for Input into Independent Audit of Armidale High School Redevelopment (SSD 9095)

Dear Mr Fermio,

Thank you for your e-mail below seeking comments from the Biodiversity and Conservation Division (BCD) of the Environment, Energy and Science Group in the Department of Planning, Industry and Environment on the Independent Audit of the Armidale High School Redevelopment (SSD 9095). I appreciate the opportunity to provide input and apologise for the delay in responding.

The BCD was formerly part of the Office of Environment and Heritage, but now forms part of a Group that has responsibilities relating to biodiversity (including threatened species and ecological communities, or their habitats), National Parks and Wildlife Service estate, climate change, sustainability, flooding, and coastal and estuary matters.

Please be advised that changes to the Machinery of Government came into effect on 1 July 2020 resulting in the transfer of Aboriginal cultural heritage regulatory functions from the BCD to Heritage NSW in the Department of Premier and Cabinet. The BCD therefore no longer has responsibility for Aboriginal cultural heritage regulation and is unable to provide any advice on Aboriginal cultural heritage. I suggest you direct any further requests for audit advice on Aboriginal cultural heritage conditions to Heritage NSW at [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au).

The BCD has reviewed the relevant Conditions of Consent for this development and advises that we have no matters to raise in relation to the audit for our matters of statutory interest.

If you have any questions about this advice, please do not hesitate to contact Ms Georgia Rayner, Senior Conservation Planning Officer, at [georgia.rayner@environment.nsw.gov.au](mailto:georgia.rayner@environment.nsw.gov.au) or 6659 8294

Yours sincerely

**Dimitri Young**  
**Senior Team Leader Planning, North East Branch**

Biodiversity and Conservation | Department of Planning, Industry and Environment  
**T** 02 6659 8272 | **F** 6651 5356 | **E** [dimitri.young@environment.nsw.gov.au](mailto:dimitri.young@environment.nsw.gov.au)  
Locked Bag 914, (Level 8, 24 Moonee Street), Coffs Harbour NSW 2450  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



**Planning,  
Industry &  
Environment**

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

## **Appendix E.     Independent Audit Declaration Form(s)**

# Independent Audit Declaration Form

## Independent Audit Declaration Form

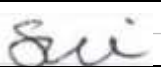
Project name	Armidale Secondary College
Consent Number	SSD 9095
Description of Project	Amalgamation of Duval High School and Armidale High School into a single enlarged school campus to be known as Armidale Secondary College
Project Address	158 – 182 Butler Street, Armidale NSW 2350
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	30/05/2019

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 that I may be engaged to prepare the independent audit program for this Project
- 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	SSD 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	30/05/2019

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 that I may be engaged to prepare the independent audit program for this Project
- 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 F. Site inspection photographs.



Plate 1 – No Construction Vehicle Parking Sign on Butler Street



Plate 2 – Site Notice on Gate 1, Butler Street





*Plate 3 – Site Boundary Fencing along Butler Street*



*Plate 4 – Permanent Fencing within site that also protects trees to be preserved*





*Plate 5 – Hydromulching stabilisation of batter slope*



*Plate 6 – Collapsed silt fence in drainage line leading to Wetland area*





*Plate 7 – Soil stockpile to north of oval without erosion and sediment controls on downslope side*



*Plate 8 – Unprotected stormwater drain within active work area within the site*





*Plate 9 – Concrete washout pit*



*Plate 10 – Haulage route sign facing Gate 4 exit*





Plate 11 – Spill kits near chemical store



Plate 12 – Internally banded chemical store



*Plate 13 – Rumble grid at Gate 4 requires cleanout*



**WolfPeak Pty Limited**

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17A High Street, Wauchope 2446

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