

INDEPENDENT AUDIT REPORT



ARMIDALE HIGH SCHOOL – SSD 9095

JULY 2021

Revision History

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Date	27/07/21	Date	27/07/21

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EXECUTIVE SUMMARY

The NSW Department of Education – School 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. Operation of the School commenced on Day 1, Term 1 2021, which was Wednesday 27 January 2021.

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). Three audits were carried during the construction phase of the Project between June 2019 and July 2020.

This Independent Audit Report presents the findings from the first Independent Audit for the operation of the Project, covering the period from 27 January 2021 to 26 July 2021, including conditions for pre and post occupation/commencement of use, certain administrative conditions and response to findings from previous construction phase audits.

GHD has been appointed as the client representative on behalf of SINSW. Richard Crookes Constructions is the principal contractor. At the time of the audit site inspection on 29 June 2021, the Project was operational, with Stages 1 (Preliminary Activities), 2 (School Operations) and 4 (Occupation of Agricultural Facility) having commenced. Stages 3 (Pedestrian Works near Railway Crossing) and 5 (Occupation of Multi-Purpose Hall) are in the design/construct stages.

There were 70 CoCs assessed as part of this Independent Audit. A total of 6 non-compliances were identified against the CoCs. In addition, 3 observations were made against CoCs.

During the site inspection, a small fragment of bonded asbestos containing material was found near the Agricultural Facility. Crushed building and demolition material was also exposed on a batter slope to the northwest of the Facility. We recommend that the affected areas near the Facility be managed in accordance with the NSW Department of Education's – Asbestos Management Plan (October 2020) - particularly section 5 of those Guidelines.

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. It is anticipated that the Project team will also respond separately to the findings of this Independent Audit as required under the CoCs.

The Auditor would like to thank the auditees for their cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 The Project

Armidale High School (AHS) (also referred to as the Project) is situated within the Armidale Regional Council Local Government Area in the NSW Northern Tablelands. The site is located at 182-185 Butler Street, approximately 1 km southwest 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 involves an upgrade to the existing School to accommodate a total of up to 1,580 students and up to 110 full-time equivalent staff. 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 and two modifications since the original consent was granted.

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
- External works – pedestrian works near rail crossing (not completed at time of audit)
- Occupation of Multi-purpose Hall (not completed at time of audit)
- Operation of the upgraded school.

The notified date for commencement of operation was 27 January 2021. At the time of the audit on 29 June 2021 Stages 1 (Preliminary Activities), 2 (School Operations) and 4 (Occupation of Agricultural Facility) had all commenced operations. Stages 3 (Pedestrian Works near Railway Crossing) and 5 (Occupation of Multi-Purpose Hall) are still in design / construct stages.

1.2 Approval requirements

Conditions of Consent (CoC) C38 – C43 of Schedule 2 of SSD 9095 (Appendix A) set out the requirements for undertaking Independent Audits (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): Master 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 B.

1.4 The objectives of the audit

The objective of this Independent Audit 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 Independent Audit Program was prepared in accordance with the IAPAR and submitted to the Department and the Certifying Authority. The Independent Audit Program (and CoC C40) specifies

that the operational audit must be undertaken no greater than 1 year from the date of operation of the School, which was 27 January 2021.

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

1.5 The audit scope

This Audit Report presents the findings from the first Independent Audit for the operation of the Project, covering the period from 27 January 2021 to 29 June 2021, including conditions covering pre and post occupation / commencement of use, certain administrative conditions and response to findings from previous construction phase audits.

The scope of the Independent Audit comprises:

- An assessment of:
 - CoCs applicable to the operational phase of the Project
 - Post approval documents prepared to satisfy the CoCs, including an assessment of the implementation of Environmental Management 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 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 Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department's IAPAR. An overview of the audit activities, as specified in the standard, is presented in Figure 2.

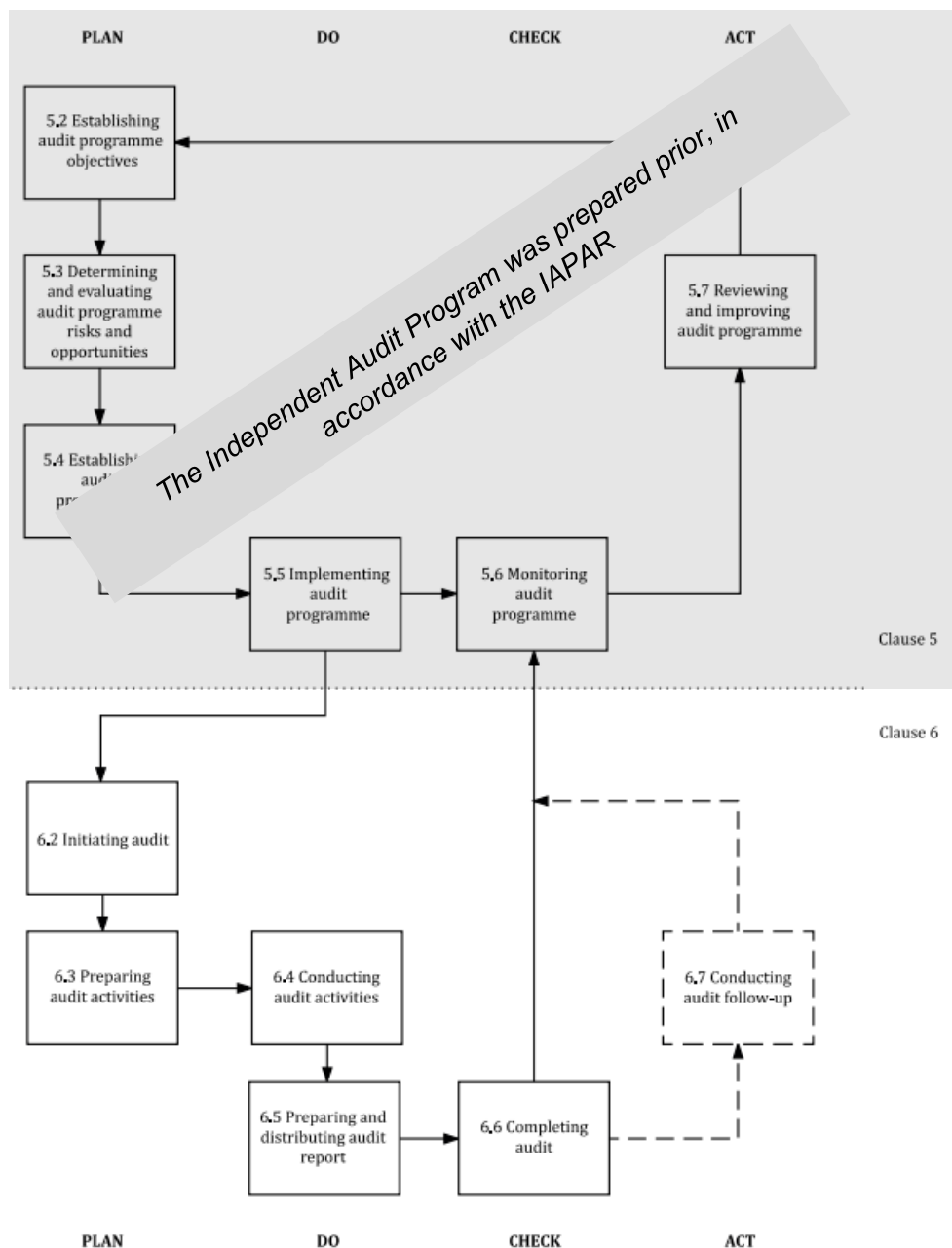


Figure 2: Audit activities overview (AS/NZS ISO 19011:2019). Subclause numbering refers to the relevant subclauses in the Standard.

2.1.1 Audit initiation and scope development

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

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

On 14 May 2021, WolfPeak consulted with the Department, Transport for NSW, the EPA and Armidale Regional Council, to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C.

A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1. The scope of the Independent Audit 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	The recent Pre-Operational Compliance Report provided to the Department in January 2021, identified some administrative non-compliance regarding the timing of the compliance reporting and lack of correct notification for the operation phase of the project. The site has had some previous non-compliance regarding work outside of construction hours, given the project is now operational, these matters should not be an impact going forward. Though, with limited post-operational conditions, the Department does not have any additional input into the scope of the Independent Audit at this time.	Previous non-compliances that occurred prior to commencement of operation of the School on 27/01/21 have not been reviewed again as part of this audit. A number of non-compliances were identified during this audit.
Transport for NSW	No response	NA
EPA	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 Independent Audit.

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 as modified by SSD-9095-Mod-2 –15-03-2021 (the Consent)
- *Armidale Secondary College 1155 Community Consultation and Engagement Plan, Richard Crookes Constructions, June 2019 (the Community Consultation Strategy, or CCS)*
- *Remedial Action Plan for Redevelopment Works, Armidale High School Butler Street, Armidale NSW 2350, WSP, September 2018*
- *Green Travel Plan (October 2020)*
- *Landscape Management Plan (July 2019 Rev C)*
- *Stormwater Management Report (Rev E)*
- *Waste and Recycling Management Plan (30 May 2019)*

An audit checklist was prepared comprising the relevant operational related conditions of Schedule 2 of SSD 9095 (Appendix A).

2.1.3 Site personnel involvement

The on-site audit activities took place on 29 June 2021. The following personnel took part in the audit:

- Steve Fermio – Auditor (WolfPeak)
- Stuart Collett – Project Manager (GHD)
- Tahlia Rakete – Graduate Engineer (RCC)
- Kristene Croft – Deputy Principal/Project Liaison Officer (Armidale Secondary College).

2.1.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel listed above on 29 June 2021.

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

2.1.5 Interviews

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

2.1.6 Site inspection

The on-site audit activities took place on 29 June 2021. The on-site audit activities included an inspection of the site including completed work covering Stages 1, 2 and 4. Photos are presented in Appendix E.

2.1.7 Document review

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

2.1.8 Generating audit findings

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

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

2.1.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table (Appendix A), 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.

2.1.10 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.

2.1.11 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9095 applicable to the works being undertaken (Appendix A), and selected measures and commitments from the following plans:

- Green Travel Plan (October 2020)
- Landscape Management Plan (July 2019 Rev C)
- Stormwater Management Report (Rev E)
- Waste and Recycling Management Plan (30 May 2019)

The evidence sighted of implementation of the plans is detailed in section 3.3 below and the site photos in Appendix E.

3.2 Compliance Status

This section presents the findings of the Operational Independent Audit.

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

3.2.1 Summary

The Development Consent (SSD 9095) includes 173 Conditions of Consent (CoCs). Of these, 70 were active and assessed as part of this audit. A total of 6 non-compliances (including 2 Corrective Action Requests) were identified against the CoCs. In addition, 3 observations were made against CoCs.

3.2.2 Details

The following provides an overview of the non-compliances raised as part of this audit.

Non-compliance against CoC A2

This condition requires the development may only be carried out consistent with the conditions of consent. As several non-compliances with the conditions were identified during the audit – detailed below – this automatically triggers a non-compliance against CoC A2.

Non-compliance against CoC C33

CoC C33 requires that all waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).

During the site inspection conducted 29 June 2021, building rubble was observed to be present at the ground surface near the Agriculture Facility and landscaping in this area was poor due to the absence and erosion of suitable topsoil. On a nearby footpath leading to the Agriculture Facility (Stage 4), a fragment of bonded asbestos containing material (ACM, confirmed by lab analysis on 5 July 2021) was also found at the ground surface during the audit site inspection. While Stage 4 is now in operation, this non-compliance may be related a finding made against CoC C33 during the July 2020 construction audit (WolfPeak, 24 July 2020) which has still not been addressed at the time of this audit. Refer to section 4 for details.

Non-compliance against CoC C42

CoC C42 requires that in accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must, among other things, make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.

No evidence was provided demonstrating that the 3rd Independent Audit Report (WolfPeak, 24 July 2020) was provided to the Certifier or that the Certifier was notified of the intention to make the report publicly available within 7 days.

Non-compliance against CoC D25

CoC D25 requires the installation, operation and maintenance of warm water systems and water cooling systems to be compliant with the *Public Health Act 2010*, *Public Health Regulation 2012* and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.

No evidence was provided that confirms the installation, operation and maintenance of warm water systems and water cooling systems as part of the development are compliant with these requirements.

Non-compliance against CoC D31

CoC D31 requires a Validation Report for remediation works undertaken under the Review of Environmental Factors issued on 21 December 2018 must be submitted to the EPA, Planning Secretary and Certifying Authority for information prior to commencement of operation.

Evidence of submission of the Validation Report to the Department and the Certifier was sighted, however there was no evidence provided demonstrating that the Validation Report had been submitted to the EPA.

Non-compliance against CoC E21

CoC E21 requires that landscaping and vegetation on the site must be maintained in accordance with the Landscape Management Plan required by condition C51 for the duration of occupation of the development.

At the site inspection on 29 June 2021, it was observed that several areas showed signs of poor grass cover, very limited topsoil, and rill erosion. This included a batter slope near the new Agriculture Facility, slopes to the north of the Science & General Learning Neighbourhood, and slopes to the east of Block B (noting that not all landscaped areas at the School were inspected during the audit). The condition of these areas was such that it appears the original landscaping was deficient or maintenance elements of the Plan are either not being implemented or are ineffective.

3.2.3 Corrective action requests and observations

Corrective Action Requests

Two corrective action requests have been raised as part of this audit, as follows.

CoC C33: The auditor is concerned that building rubble and an ACM fragment was found at the surface in landscaped areas nearby the Agriculture Building (Stage 4), which was occupied at the time of the audit. As a Corrective Action Request (CAR) this audit recommends that the affected area/s near the Agriculture Facility be managed in accordance with the *NSW Department of Education's – Asbestos Management Plan (October 2020)*, particularly section 5 of those Guidelines. Link to the guidelines is at:

(https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/asbestos-register/misc/Asbestosmanplan_Revised_Oct2020.pdf).

In accordance with the Guidelines a competent person / asbestos assessor should be engaged to assess the risks posed and to recommend appropriate management techniques to be employed which may include one or more of the following or as otherwise required by the asbestos assessor:

- Removal of all visible asbestos containing materials at the surface
- Enclosure of area to restrict access to students and visitors
- Containment of fill materials by means of applying a demarcation barrier such as geo-fabric and/or by applying a surface layer such as mulch or topsoil above contaminated soils
- Re-turfing of exposed soils
- Encapsulation of fill materials by means of applying a permanent covering such as concrete
- Removal of asbestos contaminated soil.

CoC E21: The auditor notes that several areas of the site showed signs of poor grass cover, very limited topsoil, and rill erosion. The auditee advised that significant rainfall events prior to the audit have exposed subsoil materials. The auditor considers that the landscaping should be capable of

tolerating such events under normal circumstances and any maintenance response sufficient to ensure any damage is rectified as part of a managed process. In response, this audit recommends as a CAR that rectification works are undertaken in all areas where landscaping has failed¹, as this presents an ongoing erosion and sedimentation risk. It is also recommended that the Landscape Management Plan be revised to provide more operational guidance to the School on how to manage and maintain the landscaped elements that have been installed.

Observations

There was one observation made during the audit in relation to two CoCs that are not triggered at this stage. CoCs D33 and E14 require that, unless otherwise agreed by the Planning Secretary, a Green Star certification to be obtained within six months of commencement of operation, achieving 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. A letter from the Department dated 20 January 2021 agrees to adopting the alternative evaluation method using the 'Sustainable Schools Certification', as proposed by SINSW. It is noted that this certification needs to be achieved by 27/ January 2021, which is just outside the date of this audit period.

There was an observation made against CoC D30 in relation to the implementation of the Waste and Recycling Management Plan. It was noted that wood waste was being stored outside of the dedicated waste enclosure and that the enclosure itself was being used to store non waste items such as a trailer and boat (Plate 5). It is recommended that the Waste and Recycling Management Plan (which largely focusses on construction waste management), be reviewed and revised to ensure it is more focused on operational waste management requirements and current practices at the School (refer also sections 3.3 and 3.4 below).

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 the following operational related plans was reviewed:

- Green Travel Plan (October 2020)
- Landscape Management Plan (July 2019 Rev C)
- Stormwater Management Report (Rev E)
- Waste and Recycling Management Plan (30 May 2019).

¹ Not all landscaped areas of the School were inspected during the audit

Except for the Green Travel Plan, the other plans were prepared prior to, or during, the construction phase of the Project. While some of the specific requirements of the Plan were not being implemented (e.g., Initiative 1: Produce a Transport Access Guide), staff and parent information sessions and social media engagement was consistent with the measures and initiatives in the Plan. Liaison with Council has been undertaken in relation to bus drop off locations. Notwithstanding the above, this Plan should be reviewed and revised to better reflect current travel arrangements and practices at the School.

The Landscape Management Plan (LMP) is largely focussed on the obligations the construction contractor (RCC) is required to meet in order to install and maintain vegetation for the defects liability period, as outlined in the Scope section of the document below:

“This document defines the requirements for revegetation and associated works that the building contractor is to undertake during the construction of the works and for the duration of the defects liability period...”

Accordingly, the LMP provides little useful guidance to the School on how the landscaped elements should be managed and maintained during their lifetime. Therefore, as part of the CAR against CoA E21, we have also recommended:

That the Landscape Management Plan be revised to provide more operational guidance to the School on how to manage and maintain the landscaped elements that have been installed.

Maintenance requirements under the Stormwater Management Report included in Table 5.1 – Indicative Maintenance Schedule – includes elements that do not appear to be being implemented, particularly in relation to vegetation density and swale surface erosion which were noted during the audit site inspection as being deficient (Plates 7, 8, and 9).

The Waste and Recycling Management Plan was generally being implemented with the active involvement of the student population in recycling initiatives. However, it was noted that wood waste was being stored outside of the dedicated waste enclosure and that the enclosure itself was being used to store non waste items such as a trailer and boat (Plate 5). The enclosure also includes a bin / skip washing area that could not be accessed due to the items currently being stored there. Accordingly, as part of the finding against D30, we have made an Observation that the Waste and Recycling Management Plan (which largely focusses on construction waste management), be reviewed and revised to ensure it is focussed on operational waste management requirements, practices and facilities and is of more practical use to the School community.

3.4 Project's EMS

At this operational stage of the Project, there is no formal EMS² being implemented. In relation to the operational plans that were reviewed during the audit (see section 3.3 above), it was noted that several of these were prepared with a focus on the construction stage of the Project and therefore do not provide much useful operational guidance to the School community.

² RCC's EMS was in place during the construction phase of the Project

Accordingly, we have recommended that these plans be reviewed to ensure they are more relevant to the operational phase of the School. If the operational requirements of the abovementioned plans (and any other ongoing operational requirements from other plans), could be incorporated within the School's normal operational/maintenance procedures and programs, this would greatly assist in their delivery rather than these remaining as standalone plans that do not form part of the School's (or NSW Educations) standard procedures.

3.5 Summary of notices from agencies

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

3.6 Other matters considered relevant by the Auditor or DPIE

As detailed above, there is ongoing concern around the management of waste during the Project's construction phase (CoC C33) and the subsequent impacts this has had on the site's operation. The Auditor is particularly concerned that building rubble and an ACM fragment were found at the surface in landscaped areas near the Agriculture Facility (Stage 4), which is now being occupied. In our view any asbestos finds in the grounds should be managed in accordance with the NSW Department of Education's *Asbestos Management Plan for NSW Government Schools*, dated October 2020 https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/asbestos-register/misc/Asbestosmanplan_Revised_Oct2020.pdf.

A previous non-compliance raised in relation to waste classification and management on the project during the Independent Audit conducted in July 2020 (CoC C33), has still not been addressed. The auditor queries irregularities in the waste classification documentation issued during the construction phase related to waste materials previously stockpiled in the area near the Agriculture Facility.

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/jun-2021/ASC_Complaints_Register_25June2021.pdf

The register was last updated on 25 June 2021. Six complaints have been recorded on the public complaints register since the last audit in July 2020, all of which are identified as being closed. These complaints predominately related to construction-phase impacts associated with trucks on

Butler Street and out of hours noise. One complaint was recorded since the commencement of operation in relation to landscaping, which is indicated as being closed.

3.8 Incidents

No incidents were reported to have occurred during the period covered by this audit, as stated by the auditees during the interview.

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.	Signage was in place during construction to discourage heavy vehicles from parking on local streets. Despite this, three complaints were recorded since the last construction audit and prior to operations commencing, in relation to trucks being parked on Butler Street or using the street prior to 7 am (see section 3.7, above). All complaints have been closed.	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Noise and vibration	Moderate short-term construction noise and vibration impacts on nearby receivers above the relevant Noise Management Levels and vibration criteria.	Construction is now complete, and operation of the project commenced on 27/01/2021. One noise complaint was received since the last audit on 24/08/2020 in relation to noise being generated outside of construction hours on a Saturday. The complaint has been reported as being closed and a non-conformance notice and fine are noted to have been issued to the associated subcontractor.	Y
Soil and water	Minor and temporary impacts associated with construction erosion and sedimentation.	Not relevant to this audit period as construction is now complete.	Y
Heritage	Negligible impact on aboriginal heritage items.	No unexpected finds have been reported to date.	Y
Contaminated land	There is no unacceptable risk associated with contamination and future land use, noting that asbestos containing materials and other hazardous materials are present or likely to be present and should be removed or further investigated.	As detailed above, a small fragment of ACM was found near the Agricultural Facility during the site inspection held 29 June 2021. Further, crushed building and demolition material was also exposed on a batter slope to the northwest of the Facility. A corrective action request has been raised in relation to this finding given the potential risk this poses to the operation of the site.	N
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	The auditor is concerned that building rubble and an ACM fragment was found at the surface in landscaped areas nearby the Agriculture Building (Stage 4), which appeared to be close to being occupied at the time of the audit. This is an ongoing non-compliance with a construction requirement identified in the last audit.	N
Bushfire	The Project is subject to a low bushfire risk	Noted	Y

4. ACTIONS

A summary of the findings from this and previous IAs, and actions proposed or undertaken in response to the findings, is provided in Table 3, below.

Table 3: Summary of audit findings and corresponding actions

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
DECEMBER 2019 AUDIT FINDINGS						
All findings from this audit have been closed out						
JULY 2020 AUDIT FINDINGS						
1	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 (northwest of the Agriculture Building) 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> <p><i>After the finalisation of the July 2020 audit the auditor was provided with 2 separate waste classification letters, both dated 06/04/20 (prepared by SERS), that indicate the stockpile material is classified as ENM (in one letter) and as VENM (in the second letter). The letters state that the waste is suitable for offsite disposal and reuse as fill onsite respectively. These letters appear to be mutually contradictory, particularly as they were issued on the same day and refer to the same stockpile.</i></p>	<p>Investigate the classification of the waste material that was sent offsite to confirm whether the disposal was compliant with (or in contravention of) the Protection of Environment Operations Act 1997 and Protection of the Environment Waste Regulation 2014.</p> <p>Verify the suitability of material retained on site in accordance with the National Environment Protection Measure 2013.</p>	RCC 31/08/21	OPEN Refer also to the new finding and CAR raised in operational Independent Audit conducted June 2021
JUNE 2021 AUDIT FINDINGS						
2	CoC A2	Non-compliance	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below: <p><i>Finding: As several non compliances with other CoCs were identified during the audit, this CoC is automatically non compliant.</i></p>	Recommended actions are identified against each relevant finding.	NA	CLOSED
3	CoC C33	Non-compliance	<p>CoC C33 requires that 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: During the site inspection conducted 29 July 2021, building rubble was observed to be present in the ground surface and landscaping in the vicinity of the Agriculture Building. On a nearby footpath leading to the Agriculture Building (Stage 4), a fragment of bonded asbestos containing material (ACM, confirmed by lab analysis on 05/07/2021) was also found at the ground surface during the audit site inspection.</i></p>	<p>Corrective Action Request (CAR):</p> <p><i>This audit recommends that the affected area/s near the Agriculture Facility be managed in accordance with the NSW Department of Education's – Asbestos Management Plan (October 2020), particularly section 5 of those Guidelines. In accordance with the Guidelines a competent person / asbestos assessor should be engaged to assess the risks posed and to recommend appropriate management techniques to be employed which may include one or more of the following or as otherwise required by the asbestos assessor:</i></p>	SINSW / RCC 31/08/21	OPEN

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
				<ul style="list-style-type: none"> removal of all visible asbestos containing materials at the surface enclosure of area to restrict access to students and visitors containment of fill materials by means of applying a demarcation barrier such as geo-fabric and/or by applying a surface layer such as mulch or topsoil above contaminated soils re-turfing of exposed soils encapsulation of fill materials by means of applying a permanent covering such as concrete removal of asbestos contaminated soil 		
4	CoC C42	Non-compliance	<p>CoC C42 requires that in accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the 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.</p> <p><i>Finding: No evidence was provided demonstrating that the 3rd Independent Audit Report was provided to the Certifier or that the Certifier was notified of the intention to make the report publicly available within 7 days.</i></p>	Notify the Certifier of the publication of the third Independent Audit Report and the response to the findings.	RCC 31/08/21	OPEN
5	CoC D25	Non-compliance	<p>CoC D25 requires the installation, operation and maintenance of warm water systems and water cooling systems to be compliant with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</p> <p><i>Finding: No evidence was provided that confirms the installation, operation and maintenance of warm water systems and water cooling systems as part of the development are compliant with these requirements.</i></p>	RCC is seeking a confirmation statement from its hydraulic subcontractor and Council to confirm these requirements have been met	RCC 31/08/21	OPEN
6	CoC D30	Observation	<p>CoC D30 requires the preparation of a Waste Management Plan for the development, which is to be submitted to the Department and Certifier prior to commencement of operation.</p> <p><i>Observation: It was noted that wood waste was being stored outside of the dedicated waste enclosure and that the enclosure itself was being used to store non waste items such as a trailer and boat (Plate 5).</i></p>	It is recommended that the Waste and Recycling Management Plan (which largely focusses on construction waste management), be reviewed and revised to ensure it is more focussed on operational waste management requirements, facilities and practices and provides more practical guidance to the School community.	SINSW / RCC 31/08/21	OPEN
7	CoC D31	Non-compliance	<p>CoC D31 requires a Validation Report for remediation works undertaken under the Review of Environmental Factors issued on 21 December 2018 must be submitted to the EPA, Planning Secretary and Certifying Authority for information prior to commencement of operation.</p> <p><i>Finding: Evidence of submission of the Validation Report to the Department and the Certifier was sighted, however there was no evidence provided demonstrating that the report had been submitted to the EPA.</i></p>	Submit the Validation Report to the EPA	RCC 31/08/21	OPEN
8	CoC D33	Observation	CoC D33 requires that, unless otherwise agreed by the Planning Secretary, a Green Star certification to be obtained within six months of commencement of operation, achieving a minimum 4-star Green Star As	Obtain evidence of evaluation of the Project using the Sustainable Schools Certification.	SINSW / RCC 27/07/21	OPEN

Item	Cond No	Type	Details of item	Proposed or completed action by the auditee	By whom and by when	Status
			<p>Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.</p> <p><i>Finding: A letter from the Department dated 20/01/2021 agrees to adopting the alternative evaluation method using the 'Sustainable Schools Certification', as proposed by SINSW. It is noted that this certification needs to be achieved by 27/07/2021, which is outside the date of this audit.</i></p>			
9	CoC E14	Observation	<p>As per CoC D33, CoC E14 also requires that, unless otherwise agreed by the Planning Secretary, a Green Star certification to be obtained within six months of commencement of operation, achieving 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.</p> <p><i>Finding: See Item 7, above.</i></p>	Obtain evidence of evaluation of the Project using the <i>Sustainable Schools Certification</i> .	SINSW / RCC 27/07/21	OPEN
10	CoC E21	Non-compliance	<p>CoC E21 requires that landscaping and vegetation on the site must be maintained in accordance with the Landscape Management Plan required by condition C51 for the duration of occupation of the development.</p> <p><i>Finding: At the site inspection on 29 June 2021, it was observed that several areas showed signs of poor grass cover, very limited topsoil, and rill erosion. This included a batter slope near the new Agriculture Facility, slopes to the north of the Science & General Learning Neighbourhood, and slopes to the east of Block B (noting that not all landscaped areas at the School were inspected during the audit). The condition of these areas was such that it is clear the original landscaping was deficient or maintenance elements of the Plan are either not being implemented or are ineffective.</i></p>	<p>The auditee has advised that significant rainfall events prior to audit has exposed subsoil materials, and that the exposed areas are to be raked free of exposed materials, areas levelled, dressed with topsoil and sprayed with spray seed.</p> <p><i>Corrective Action Request (CAR):</i></p> <p><i>This audit recommends that rectification works are undertaken in areas where landscaping has failed, as this presents an erosion and sedimentation risk. Processes for ongoing maintenance of landscaping are to be reviewed and updated as required. It is also recommended that the Landscape Management Plan be revised to provide more operational guidance to the School on how to manage and maintain the landscaped elements that have been installed.</i></p>	RCC Post winter 2021	OPEN

5. CONCLUSIONS

There were 70 CoCs assessed as part of this Independent Audit. A total of 6 non-compliances were identified against the CoCs. In addition, 3 observations were made against CoC. There are two corrective action requests related to the identification of building rubble and an ACM fragment found at the surface in landscaped areas nearby the Agriculture Building (Stage 4), and poor landscaping outcomes across parts of the site – leading to soil erosion - as evident during the site visit on 29 June 2021.

The operational plans reviewed during this audit require review to make them more operationally relevant and consistent with current School operational practices. Many of these plans were prepared for the construction phase and do not address operational and maintenance requirements well. It would also be worth determining whether operational requirements can be integrated with the School's (NSW Education) operational and maintenance procedures rather than existing as stand-alone documents that may become obsolete and ignored.

Concern is raised regarding the building rubble and ACM fragment that was found at the surface in landscaped areas near the Agriculture Facility (Stage 4), which is now occupied. We recommend that the affected areas near the Facility be managed in accordance with the NSW Department of Education's – Asbestos Management Plan (October 2020) - particularly section 5 of those Guidelines.

Grass cover in certain areas of the School grounds (not all areas were inspected) was poor and allowing soil erosion to occur in places. We have recommended that rectification works are undertaken in areas where landscaping has failed, to prevent an ongoing erosion and sedimentation risk.

The Auditor would like to thank the auditees for their 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 or the subject of previous construction audits with no ongoing requirement during operations).

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
Schedule 2				
Part A Administrative conditions				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence provided below	Reasonable and feasible measures are generally being implemented as noted below	C
Terms of Consent				
A2	The development may only be carried out: <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below: 	Approved plans stamped 29/5/2019 Notice of Determination of Application Armidale High School (SSD-9095) dated 29/5/2019 Modifications 1 & 2 approved 16/7/20 and 15/3/21 including amended plans in adjoining table	These drawings are the plans being used for the development. <i>Non compliances with other conditions of approval are noted against the relevant conditions below</i>	NC

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status																																																																																																								
	<table><tr><th colspan="4">Landscape Plans prepared by NBRS Architecture</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td><u>17352-NBRS-L-001</u></td><td><u>J</u></td><td><u>Site Survey</u></td><td><u>17/04/2020</u></td></tr><tr><td>17352-NBRS-L-002</td><td>Q-R</td><td>Landscape Demolition Plan</td><td>15/04/2019 <u>17/04/2020</u></td></tr><tr><td>17352-NBRS-L-003</td><td>P-R</td><td>Proposed Landscape Site Plan</td><td>17/04/2020 <u>16/12/2020</u></td></tr><tr><td>17352-NBRS-L-004</td><td>Q-Q</td><td>Proposed Landscape Detail Plan</td><td>17/04/2020 <u>16/12/2020</u></td></tr><tr><td>17352-NBRS-L-005</td><td>M-P</td><td>Landscaping Fencing Plan</td><td>17/04/2020 <u>16/12/2020</u></td></tr><tr><td>17352-NBRS-L-100</td><td><u>J</u></td><td>Hardscape and Materials Palette</td><td>15/04/2019 <u>17/04/2020</u></td></tr><tr><td>17352-NBRS-L-101</td><td>Q-Q</td><td>Hardscape and Materials Plan – Sheet One</td><td>12/04/2019 <u>17/04/2020</u></td></tr><tr><td>17352-NBRS-L-102</td><td><u>J</u></td><td>Hardscape and Materials Plan – Sheet Two</td><td>15/10/2018 <u>17/04/2020</u></td></tr><tr><td>17352-NBRS-L-103</td><td>Q-Q</td><td>Hardscape and Materials Plan – Sheet Three</td><td>12/04/2019 <u>17/04/2020</u></td></tr><tr><td>17352-NBRS-L-104</td><td>M-Q</td><td>Hardscape and Materials Plan – Sheet Four</td><td>17/04/2020 <u>16/12/2020</u></td></tr><tr><td>17352-NBRS-L-105</td><td><u>J</u></td><td>Hardscape and Materials Plan – Sheet Five</td><td>15/10/2018 <u>17/04/2020</u></td></tr><tr><td>17352-NBRS-L-106</td><td>L-M</td><td>Hardscape and Materials Plan – Sheet Six</td><td>11/04/2019 <u>17/04/2020</u></td></tr><tr><td><u>17352-NBRS-L-106A</u></td><td><u>B</u></td><td><u>Landscape Hardscape & Materials Plan Sheet Six (A)</u></td><td><u>16/12/2020</u></td></tr><tr><td>17352-NBRS-L-107</td><td>M-Q</td><td>Hardscape and Materials Plan – Sheet Seven</td><td>17/04/2020 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– Sheet One</u>	<u>17/04/2020</u>	<u>17352-NBRS-L-202</u>	<u>I</u>	<u>Landscape Planting Plan – Sheet Two</u>	<u>17/04/2020</u>	<u>17352-NBRS-L-203</u>	<u>J</u>	<u>Landscape Planting Plan – Sheet Three</u>	<u>17/04/2020</u>	<u>17352-NBRS-L-204</u>	I-K	<u>Landscape Planting Plan – Sheet Four</u>	17/04/2020 <u>16/12/2020</u>	<u>17352-NBRS-L-205</u>	I-J	<u>Landscape Planting Plan – Sheet Five</u>	17/04/2020 <u>02/09/2020</u>	<u>17352-NBRS-L-206</u>	<u>I</u>	<u>Landscape Planting Plan – Sheet Six</u>	<u>17/04/2020</u>	<u>17352-NBRS-L-206A</u>	<u>B</u>	<u>Landscape Planting Plan – Sheet Six (A)</u>	<u>16/12/2020</u>	<u>17352-NBRS-L-207</u>	I-J	<u>Landscape Planting Plan – Sheet Seven</u>	17/04/2020 <u>02/09/2020</u>			
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<u>17352-NBRS-L-205</u>	I-J	<u>Landscape Planting Plan – Sheet Five</u>	17/04/2020 <u>02/09/2020</u>																																																																																																									
<u>17352-NBRS-L-206</u>	<u>I</u>	<u>Landscape Planting Plan – Sheet Six</u>	<u>17/04/2020</u>																																																																																																									
<u>17352-NBRS-L-206A</u>	<u>B</u>	<u>Landscape Planting Plan – Sheet Six (A)</u>	<u>16/12/2020</u>																																																																																																									
<u>17352-NBRS-L-207</u>	I-J	<u>Landscape Planting Plan – Sheet Seven</u>	17/04/2020 <u>02/09/2020</u>																																																																																																									

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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.				DPIE letter of 12/3/21 indicates SINSW became aware of a Non Compliance with CoA A11 on 23/9/20	Letters received from DPIE in relation to various non compliances are noted	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 condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.					Noted	C																																																																																																												
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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																																																																																																												
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A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation 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	Part 6, Division 8A of the EP&A Regulation relates to prescribed conditions for: <ul style="list-style-type: none"> compliance with the BCA -compliance with this requirement is being assessed by the PCA- see structural works certificate 17194S109R04 residential building work (not relevant) entertainment venues (not relevant) signage for max number of persons (not relevant for construction) shoring and adjoining properties (no properties are adjoining to the Project). 	C
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		There have been no disputes.	NT
Long Service Levy				
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	NSW Long Service Corporation receipt no 00371804 dated 5 March 2019 NSW Long Service Corporation determination of levy dated 25 February 2019	Compliant as payment made	C
Legal Notices				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.		There have been no notices	NT
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 		Evidence of consultation was included with the documents to which the consultation relates.	C
Staging				
A11	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise agreed to by the Planning Secretary.	DPIE letter of 1/10/20 approving 1 st Staging Report submitted on 22/9/20 Staging Report Updated Dec 2020 SSD 9095	Project is to be constructed and operated in 5 stages. It is noted that the 1st Staging Report was approved on 1/10/20 more than one month prior to school operations commencing in January 2021.	C

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		<p>Redevelopment of Armidale High School</p> <p>158 Butler Street, Armidale (DFP Consultants)</p> <p>DPIE letter of 21/1/21 approving 2nd Staging Report submitted on 11/1/21</p> <p>Staging Report</p> <p>Updated April 2021</p> <p>SSD 9095</p> <p>Redevelopment of Armidale High School</p> <p>158 Butler Street, Armidale (April 2021)</p> <p>DPIE letter of 13/5/21 approving 3rd Staging Report</p>	In the auditors view this is compliant with the requirements of A11 in respect of operation of the school in January 2021, even though preliminary operations (referred to as Preliminary Activities Stage 1) commenced on 14 October 2020 less than one month after the 1 st Staging Report was submitted.	
A12	<p>The Staging Report must:</p> <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<p>Staging Report</p> <p>Updated April 2021</p> <p>SSD 9095</p> <p>Redevelopment of Armidale High School</p> <p>158 Butler Street, Armidale (April 2021)</p> <p>DPIE letter of 13/5/21 approving 3rd Staging Report</p>	Staging report approved by DPIE on 13/5/21	C
A13	The project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	<p>Staging Report</p> <p>Updated April 2021</p> <p>SSD 9095</p> <p>Redevelopment of Armidale High School</p> <p>158 Butler Street, Armidale (April 2021)</p> <p>DPIE letter of 13/5/21 approving 3rd Staging Report</p>	Works appeared to be taking place as per Staging Report with Agricultural Building (Stage 4) complete but yet to be occupied and Multi Purpose Hall (Stage 5) construction commenced	C
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.	<p>Staging Report</p> <p>Updated April 2021</p> <p>SSD 9095</p> <p>Redevelopment of Armidale High School</p> <p>158 Butler Street, Armidale (April 2021)</p>	This audit has evaluated compliance with the terms of approval for Stage 2, Commencement of School Operations	C

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		DPIE letter of 13/5/21 approving 3 rd Staging Report		
Staging, Combining and Updating Strategies, Plans or Programs				
A15	With the approval of the Planning Secretary, the Applicant may: <ul style="list-style-type: none"> (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	Not applicable as no strategies, plans or programs have been staged		NT
A16	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Not applicable as no strategies, plans or programs have been staged		NT
A17	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Not applicable as no strategies, plans or programs have been staged		NT
Structural Adequacy				
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"> • <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> 	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
External Walls and Cladding				
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 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	The architect and PCA have verified that design meets the requirements of the BCA	C
Applicability of Guidelines				

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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
Monitoring and Environmental Audits				
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	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 methodology, calibrated etc) and with records retained. This Audit has been carried out with regard to these requirements	C
Access to Information				
A23	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Website https://www.schoolinfrastructure.nsw.gov.au/projects/a/armidale-secondary-college.html	Compliant (a)(i) Documents available on https://www.planningportal.nsw.gov.au/major-projects/project/10171 (link on project website) (a)(ii) SSD Approval available on https://www.planningportal.nsw.gov.au/major-projects/project/10171 (link on project website) (a)(vi) brief summary available as Project update dated January 2021 on website (a)(vii) general school's infrastructure email address and contact details for making a complaint or inquiry are available (a)(viii) Complaints Register updated June 2021. Six complaints made since the last audit in July 2020. (a)(ix)- July 2020 IA available on website	C
Compliance				
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.	Relevant environmental requirements including hours of work, noise, parking, dust etc included in Site Induction Subcontract with Belmore Engineering dated 13/7/19 includes reference to CoC and relevant sub plans	Evidence of compliance sighted in previous audits in sub-contractor contract documentation and site induction / briefing documentation. This audit relates to operational matters.	C

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		8/7/20 Daily Briefing includes reference to waste management and paint disposal and access to site		
ADVISORY NOTES				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	ROL 1358010 for Butler Street Roadworks obtained	Compliant noting that ROL obtained for roadworks since last audit	C
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Notification of commencement of works issued to DPE on 31 May 2019. Letter sighted	Evidence of compliance sighted at last construction audit	C
B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	DPIE email of 16/12/20 confirms receipt of notice of occupation of Stage 2	DPIE email of 16/12/20 confirms receipt of notice of occupation of Stage 2 more than 48 hours prior to the operation of the School on 27/1/21	C
Demolition				
B3	Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 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
Certified Drawings				
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: (a) the relevant clauses of the BCA; and (b) this development consent.	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	PCA satisfaction evidenced in 17194-ASC-SSD-Main Works-280619.	C
External Walls and Cladding				
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
Protection of Public Infrastructure				
B6	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	The necessary consultation with owners, preparation of dilapidation report and submission to the Planning Secretary and	C

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	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	<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,</p> <ul style="list-style-type: none"> Property Condition Survey - Council Assets 18 January 2019, Job ref AD2650B <p>Australian Dilapidations,</p> <ul style="list-style-type: none"> Property Condition Survey - Commercial/Industrial 17 January 2019, Job ref AD2650A <p>Birzulis Associates, 22/01/2019,</p> <ul style="list-style-type: none"> Dilapidation Report For 'B Block' – Butler Street, Armidale 	PCA have been carried out in accordance with this condition	
Unexpected Contamination Procedure				
B7	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	<p>Construction Environmental Management Plan includes:</p> <ul style="list-style-type: none"> Ch 15 Environmental Management Measure Element 8: Unexpected Finds; Ch 16 Unexpected Contamination Procedure. <p>SINSW letter of 19/9/19 to DPIE advising of contaminated material removal request no 4 and providing test information on material</p> <p>Asbestos Management and Unexpected finds reports sighted.</p> <p>Contaminated Material Removal Request 6 – Contaminated Topsoil</p> <p>Disposal location is proposed to be Armidale Waste Management Facility,</p> <p>108 Long Swamp Rd, Armidale NSW 2350 notified to DPIE on 16/1/20 prior to its removal on 17/1/20</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	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
Utilities and Services				
B8	Prior to commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Letters of consultation with several utility service providers sighted Refer response to CoC B9	Evidence of compliance sighted at previous construction audit	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 21/05/2019 letter from Marline re natural gas- not available in Armidale 21/05/2019 letter from Marline – "water and sewer will be provided to the site from existing mains external to the site".	Evidence of compliance sighted at previous construction audit	C
Community Communication Strategy				
B10	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. The Community Communication Strategy must: <ul style="list-style-type: none">(a) identify people to be consulted during the design and construction phases;(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;(d) set out procedures and mechanisms:<ul style="list-style-type: none">(i) through which the community can discuss or provide feedback to the Applicant;(ii) through which the Applicant will respond to enquiries or feedback from the community; and(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Document titled 'Community Communication Strategy' dated June 2019. B10(a)- see section 5 'Stakeholders', which sets out the people to be consulted during the design and construction phase B10(b)- see: <ul style="list-style-type: none">• Section 6 engagement approach• Section 7 engagement delivery timetable• Section 8 protocols B10(c)- see section 4 project governance, which provides for the formation of project reference groups B10(d)- see section 4 project governance and section 8 protocols	The document is prepared and addresses the required information and is available on project website. Compliant	C
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 Consultation Strategy was submitted to the Planning Secretary for information more than 48 hours before the commencement of works on 1 June 2019	C

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		Community Communication Strategy for the Armidale Secondary College		
Ecologically Sustainable Development				
B12	Prior to the commencement of construction (excluding earthworks), the Applicant must register for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless an alternate certification process is agreed to by the Planning Secretary.	Green Star 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. DPIE letter of 20/1/21 agrees to alternative approach 'Sustainable Schools Certification' proposed by SINSW	Evidence of compliance sighted at previous construction audit	C
Outdoor Lighting				
B13	The Applicant must ensure that the design of all outdoor lighting associated with the operation of the school complies with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance of the lighting design with these requirements must be submitted to the satisfaction of the Certifying Authority prior to commencement of construction (excluding earthworks).	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	PCA satisfaction of compliance demonstrated by report ref 17194-ASC-SSD-Main Works-280619.	C
Access for People with Disabilities				
B14	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction (excluding earthworks), the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619.	Assessed as compliant by PCA	C
Environmental Management Plan Requirements				
B15	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan.	EMP / CEMP dated 30/05/2019 Demolition and Construction Risk Assessment/Management Plan (CoC B16) Construction Traffic and Pedestrian Management Sub-Plan 17 July 2019 (CoC B22) Construction Noise and Vibration Management Sub-Plan 15 July 2019 (CoC B23) Construction Waste Management Sub-Plan 30 May 2019 (CoC B24) Construction Soil and Water Management Sub-Plan 11 July 2019 (CoC B25);	Evidence of compliance sighted at previous construction audit	C

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	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	B15 (h) periodic review of the plan, if any. No review required		
Rail Corridor				
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.	At the previous construction audit in July 2020 it was noted that 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 Holland CRN Property Licence application information for Third Party Works Construction within the Rail Corridor, requiring (among other things) a Safe Work Method Statement</i>	Not assessed as part of this operational audit	NT
B17	If excavation in, above, below, or adjacent to rail corridors is to be undertaken, a Geotechnical Assessment is required to be undertaken and confirming no adverse impact would be had on the stability of the rail corridor during construction.	As per above	Not assessed as part of this operational audit	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.	As per above	Not assessed as part of this operational audit	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.	As per above	Not assessed as part of this operational audit	NT
Construction Environmental Management Plan				
B20	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: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B21); (c) Construction Noise and Vibration Management Sub-Plan (see condition B23); (d) Construction Waste Management Sub-Plan (see condition B24); (e) Construction Soil and Water Management Sub-Plan (see condition B25); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	EMP / CEMP dated 30/05/2019 (a)(i)- CEMP section 4.2 (a)(i)- CEMP Appendix E, section 4 (pp 5 and 6) (a)(ii)- CEMP section 7 (a)(iii)- CEMP Appendix I, CSWMP, (a)(iv)- CEMP section 11 (a)(v)- not separate groundwater management plan, but groundwater management measures included at CEMP section 11 (a)(vi)- CEMP Appendix D (a)(vii)- CEMP Appendix E (b)- CEMP Appendix F (c)-CEMP Appendix G	The CEMP addresses (a)(i), (i), (ii), (iii), (iv), (vi), (vii); (b), (c), (d), (e), (f), (g), (h) The conditions related to the CEMP and sub plans were assessed at the previous construction audit and were not further assessed in this operational audit	C

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		(d)-CEMP Appendix H (e)- CEMP Appendix I (f)- CEMP sections 15 and 16, Appendix J (g)- CEMP Appendix K (h)- CEMP Appendix L, remedial action plan for redevelopment works, Armidale High School		
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619. 31/05/2019 letter from proponent (School Infrastructure NSW) to the Planning Secretary submitting CEMP as "generally in accordance with the requirements of B20 and associated B22, B23, B24 and B25".	CEMP approved by PCA, and submitted to Planning Secretary on 31/05/2019 Construction commenced 1 June 2019.	C
B22	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts of construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP), TTM Consulting Pty Ltd, 03/06/2019 (Rev 6) 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)). 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	Compliant The CTPMSP (Rev 6) addresses the requirements of this condition	C
B23	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B24(b); and (f) include a complaints management system that would be implemented for the duration of the construction. 	31/05/2019 email Metro Building Consultancy to RCC (proponent contractor) stating "MBC confirm that all parts of the CEMP (except for those parts highlighted in the Aconex below) have been satisfactorily addressed and is approved" (excludes, relevantly, B23(d)and(e)). Subsequent MBC correspondence indicates that all aspects of CEMP addressed	Evidence of compliance sighted	C

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B24	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines. 	Construction Waste Management Sub-Plan 30 May 2019 addresses the requirements of this condition	Evidence of compliance sighted	C
B25	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). 	Construction Soil and Water Management Plan Rev 6 addresses the requirements of this condition	Evidence of compliance sighted	C
Construction Parking				
B26	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	30/05/2019 letter from TTM Consulting Pty Ltd to proponent setting out parking facilities and that "It is our advice that condition B26 in the draft condition of consent (SSD 9095) has been satisfied". 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)	Onsite construction parking facilities and offsite signage satisfied this requirement. Compliant at time of previous construction audit	C
Road Design and Traffic Facilities				
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 at time of previous construction audit	C
Infrastructure Works				
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"> (a) replacement footpath along the entire length of the western side of Butler Street and partially along Mann Street with a minimum width of 1500mm; (b) align the pedestrian crossing kerb ramps on the northern and southern sides of Kentucky Street west of Butler Street; (c) enhance the pedestrian refuge in Kentucky Street for visibility; (d) crown the lower area of the tree on the north western corner of Butler and Kentucky Street to improve vehicle/pedestrian visibility; (e) removal of concrete blisters on Butler Street between Manns Street and Hargrave Street; (f) redesign of pedestrian facilities on Butler Street to best suit pedestrian access to the school; (g) redesign of pedestrian crossing at Butler/Mann Street intersection; and (h) assessment and installation of appropriate Street lighting for pedestrian crossing facilities in Butler Street and at the Butler/Mann Street intersection. 	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. No response received from the Department by SINSW.	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 was 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.	C

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			Compliant at time of previous construction audit	
Stormwater Management System				
B29	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; (e) divert existing clean surface water around operational areas of the site; and (f) prevent cross-contamination of clean and sediment or leachate laden water. 	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	PCA satisfaction evidenced by report ref 17194-ASC-SSD-Main Works-280619	C
Operational Noise – Design of Mechanical Plant and Equipment				
B30	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 3 September 2020, 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 3 September 2020.	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	PCA verification evidenced in report ref 17194-ASC-SSD-Main Works-280619	C
Construction and Demolition Waste Management				
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.	<p>30/05/2019 email from RCC (proponent's construction contractor) to roadopening@rms.nsw.gov.au demonstrating "where there may be an increase in truck movement due to trucks coming to site" and advising of phone call of same date with Transport Management Centre that no need to notify the TMC</p> <p>Notification from RCC on 13 June to TMC provides evidence of notification.</p> <p>Email to TMC from RCC on 19/9/19 in relation to waste material removed from site and proposed truck routes sighted</p> <p>Email dated 23/1/20 from RCC to TMC provided evidence of notification</p>	Evidence of compliance sighted in email from RCC to TMC on 23/1/20	C
Operational Waste Storage and Processing				
B32	Prior to the commencement of construction (excluding earthworks), the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Email chain from 13/05/2019-27/05/2019, including Kristene Croft (at det.nsw.edu.au) stating that "ARC do not collect rubbish from ASC Duval Campus" In effect this	Evidence of compliance sighted	C

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		condition is not relevant, as the school has their own waste contractor		
Mechanical Ventilation				
B33	All mechanical ventilation systems must be designed in accordance with Part F of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction (excluding earthworks).	This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619 Plans for Mechanical Services for Armidale Secondary College	PCA satisfaction evidenced by report ref 17194-ASC-SSD-Main Works-280619	C
Rainwater Harvesting				
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 requirements and in line with the Stormwater Management Report – Rev D prepared by Birzulis Associates”	Compliant as a rainwater reuse system has been designed for the site. Designs for a rainwater reuse plan have been prepared by an experienced hydraulic engineer	C
Roadworks and Access				
B35	Prior to the commencement of construction (excluding earthworks), the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of an 8.8m medium rigid vehicle.	22/05/2019 Email from Armidale Regional Council noting the proposed design is considered suitable by ARC as roads authority.	Compliant as design plans submitted to the satisfaction of Armidale Regional Council as the relevant Roads Authority (with the proviso that there is suitable pedestrian ramping either side of the kerb access)	C
Car Parking and Service Vehicle Layout				
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
Bicycle Parking and End-of-Trip Facilities				
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):	This requirement was certified by the PCA for the Project on 28 June 2019	PCA satisfaction evidenced by report ref 17194-ASC-SSD-Main Works-280619	C

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
	(a) the provision of a minimum 100 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads' authority.	in report reference 17194-ASC-SSD-Main Works-280619		
Public Domain Works				
B38	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	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
Compliance Reporting				
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 at previous construction audit	C
B40	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Pre-Operational Compliance Report (DOC21/49574) dated 22 January 2021 available on project website. Letter of 25/1/21 to DPIE submitting POCR DPIE letter of 12/3/21 indicates SINSW became aware of a non compliance with this condition on 18/1/21	Evidence of submission of POCR to DPIE sighted. POCR was submitted to DPIE prior to the commencement of operation of Stage 1 on Day 1 Term 1 2021 which was 27/1/21	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.	POCR available on project website. Submitted to DPIE on 25/1/21 includes 7 day notification period SINSW email confirming its was uploaded to website on 16/3/21 CA notified by email on 16/3/21 that POCR to be made publicly available	POCR made publicly available within 60 days and required prepublication notifications to DPIE and CA made	C
B42	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Not triggered at this stage of project		NT
PART C DURING CONSTRUCTION				

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
Approved Plans to be On-site				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Sighted in C1 folder kept at site office	Evidence of compliance sighted at last construction audit	C
Site Notice				
C2	<p>A site notice(s):</p> <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: <ul style="list-style-type: none"> i. minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii. the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii. the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv. the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	Waterproof signs of A1 size on publicly accessible perimeter including at Gate 1 (Plate 2)	Evidence of compliance sighted during last construction audit	C
Operation of Plant and Equipment				
C3	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner 		No performance monitoring equipment is in place for the operation of the school	NT
Demolition				
C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001).	Demolition works completed prior to the audit period	No demolition works undertaken during period covered by this audit	NT
Construction Hours				
C5	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>		This is a construction related condition not relevant to this operational phase audit	NT
C6	<p>Activities may be undertaken outside of the hours in condition C5 if required:</p> <ul style="list-style-type: none"> (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. 		This is a construction related condition not relevant to this operational phase audit	NT
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		This is a construction related condition not relevant to this operational phase audit	NT
C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and 	.	None of these works have been undertaken on the project	NT

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
	(c) 9am to 12pm, Saturday			
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).		This is a construction related condition not relevant to this operational phase audit	NT
Construction Traffic				
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.		This is a construction related condition not relevant to this operational phase audit	NT
Road Occupancy Licence				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	ROL no 1358010 obtained	Evidence of compliance sighted at previous construction audit	C
SafeWork Requirements				
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.		This is a construction related condition not relevant to this operational phase audit	NT
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		This is a construction related condition not relevant to this operational phase audit	NT
No Obstruction of Public Way				
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances unless agreed to by the relevant roads' authority.		This is a construction related condition not relevant to this operational phase audit	NT
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.		This is a construction related condition not relevant to this operational phase audit	NT
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.		This is a construction related condition not relevant to this operational phase audit	NT
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.		This is a construction related condition not relevant to this operational phase audit	NT
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.		This is a construction related condition not relevant to this operational phase audit	NT

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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).		This is a construction related condition not relevant to this operational phase audit	NT
Vibration Criteria				
C20	Vibration caused by construction, at any residence or structure outside the site, must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	No vibratory rolling or vibration causing works currently occurring	This is a construction related condition not relevant to this operational phase audit	NT
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	This is a construction related condition not relevant to this operational phase 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	This is a construction related condition not relevant to this operational phase audit	NT
Tree Protection				
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 (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.	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) Tree protection observed to be still in place around remaining trees located within active construction zones	Evidence of compliance sighted at previous construction audit	C
Dust Minimisation				
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		This is a construction related condition not relevant to this operational phase audit	NT
C25	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		This is a construction related condition not relevant to this operational phase audit	NT
Air Quality Discharges				
C26	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.		This is a construction related condition not relevant to this operational phase audit	NT

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
Erosion and Sediment Control				
C27	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.		This is a construction related condition not relevant to this operational phase audit	NT
Imported Soil				
C28	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department and Certifying Authority upon request.	Interview with auditee's confirmed that no such material has been brought to site		NT
Disposal of Seepage and Stormwater				
C29	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	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
Unexpected Finds Protocol- Aboriginal Heritage				
C30	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.		This is a construction related condition not relevant to this operational phase audit	NT
Unexpected Finds Protocol- Historic Heritage				
C31	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.		This is a construction related condition not relevant to this operational phase audit	NT
Waste Storage and Processing				
C32	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.		This is a construction related condition not relevant to this operational phase audit	NT
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).	Letter dated 6/04/20 from SERS, titled Re: Waste Classification of Stockpile. We note that the letter says this material is VENM and is suitable for onsite reuse and that no sampling has been carried out on this stockpile. However, it is understood	At the July 2020 audit we were advised that stockpiled material near the site of the Agriculture Building had been disposed of offsite rather than reused onsite in accordance with SERS letter dated 6/4/20. A second SERS letter also dated 6/4/20 provided post the audit advised that the	NC

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		<p>from the site interview that this material has been disposed of offsite.</p> <p>A second letter also dated 6/4/20 from SERS provides and ENM classification for the stockpiled material and states that the material is suitable for use as fill offsite</p> <p>The Remedial Action Plan contained within the EIS for the project stated (Table 5.5) that:</p> <p><i>“Based on the soil results obtained during the soil assessments, material to be excavated from the site is likely to be a mixture of general solid waste and special waste (asbestos), with the possibility that some material may also be classified as restricted solid waste. Disposal costs can vary depending on quantity of material requiring disposal, disposal facility selection, and changes in government environmental levies”</i> and that the preferred remediation strategy was for this material to be removed to landfill offsite.</p> <p>Laboratory Analysis Report dated 5/7/21 by EnviroScience Solutions confirms the presence of Chrysotile, Amosite in a sample of material collected from the surface near the Agriculture Facility during the site audit.</p> <p>12/7/21 email from RCC indicates that construction debris was removed from site after the audit.</p> <p>Letter dated 21/7/21 from RCC indicates that a visual inspection of the areas surrounding the Agriculture Facility has been undertaken and no other contaminated material was found.</p>	<p>material was classified as ENM and was suitable for reuse on site.</p> <p>On 29/6/21 the audit site inspection noted that building rubble was present at the surface (Plates 2 & 3) and that landscaping in this area was poor due to the absence of suitable topsoil.</p> <p>Nearby, a footpath leading to the Agriculture Facility (Stage 4) a fragment of bonded ACM (confirmed by lab analysis on 5/7/21) was also found at the surface during the audit site inspection (Plate 1).</p> <p>Corrective Action Request (CAR):</p> <p><i>This audit recommends that the affected area/s near the Agriculture Facility be managed in accordance with the NSW Department of Education’s – Asbestos Management Plan (October 2020), particularly section 5 of those Guidelines. In accordance with the Guidelines a competent person / asbestos assessor should be engaged to assess the risks posed and to recommend appropriate management techniques to be employed which may include one or more of the following or as otherwise required by the asbestos assessor:</i></p> <ul style="list-style-type: none"> <i>removal of all visible asbestos containing materials at the surface</i> <i>enclosure of area to restrict access to students and visitors</i> <i>containment of fill materials by means of applying a demarcation barrier such as geo-fabric and/or by applying a surface layer such as mulch or topsoil above contaminated soils</i> <i>re-turfing of exposed soils</i> <i>encapsulation of fill materials by means of applying a permanent covering such as concrete</i> <i>removal of asbestos contaminated soil</i> 	
C34	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	No mud tracking observed on roads outside site	This is a construction related condition not relevant to this operational phase audit	NT
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)	This is a construction related condition not relevant to this operational phase audit	NT

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
Handling of Asbestos				
C36	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	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 Asbestos removal clearance certificate no 159239, SERS, for removal works dated 23/01/20-24/01/20	<i>This requirement is applicable to the construction phase however it should be noted that a fragment of bonded ACM was found near the Agriculture Building (yet to be occupied) during the site inspection for the operational audit (refer C33 above)</i>	NT
Community Engagement				
C37	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on Figure 1 in the Environmental Noise Assessment prepared by Day Design Pty Ltd dated 3 September 2020, 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: 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	This is a construction related condition not relevant to this operational phase audit	NT
Independent Environmental Audit				
C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Letter of approval of audit team by DPE dated 7 June 2019 included at Appendix C	Evidence of compliance sighted	C
C39	Within four weeks of commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Audit Program submitted to DPE & PCA by SINSW on 25 June 2019 This requirement was certified by the PCA for the Project on 28 June 2019 in report reference 17194-ASC-SSD-Main Works-280619	Evidence of compliance sighted	C
C40	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	Audit Program includes this requirement and this audit satisfies Table 1 of the Independent Audit	This audit satisfies this requirement	C

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
	<p>(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p> <p>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.</p>	Post Approval Requirements (Department 2018)		
C41	<p>Independent Audits of the development must be carried out in accordance with:</p> <p>(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and</p> <p>(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</p>	This audit report	This audit satisfies this requirement	C
C42	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant/Proponent must:</p> <p>(a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;</p> <p>(b) submit the response to the Department and the Certifying Authority; and</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<p>The 3rd IA report was reviewed by the Proponent and its response to the findings of the audit is included in a letter to DPIE dated 27/7/21 including intention to publish report within 7 days</p> <p>The 3rd IA was provided to CA on 29/1/20.</p> <p>SINSW email of 7/8/20 confirming upload of 3rd IA report and response to it to website</p>	No evidence provided that 3 rd IA report was provided to CA or that CA was notified of intention to make report publicly available within 7 days of doing so	NC
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Not triggered		NT
Incident Notification, Reporting and Response				
C44	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	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 Appendix 1 .		Not triggered as no incidents were reported during the period covered by this audit	NT
Non-Compliance Notification				
C46	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Non compliances with CoA C46, C47, A2, A11, B40 & D1 were notified to DPIE by SINSW on 27/1/21 according to email receipt from DPIE.	There are no non compliances known to have occurred since the commencement of operation of the project on 27/1/21	C
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.	Non compliances with CoA C46, C47, A2, A11, B40 & D1 were notified to DPIE by SINSW on 27/1/21 according to email receipt from DPIE.	Non compliance notification made by SINSW on 27/1/21 contains required details	C

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		Letter and accompanying table from SINSW dated 25/1/21 include information required by this condition		
C48	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted		C
Revision of Strategies, Plans and Programs				
C49	<p>Within three months of:</p> <ul style="list-style-type: none"> (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, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p>	Construction Compliance Report submitted on 15 June 2020	<p>Construction completed and plans pertaining to construction not subject to this operational audit.</p> <p>Implementation of operational plans have been assessed as part of this audit</p>	NT
C50	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the 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.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	No revisions undertaken as required by this condition	There have yet to be revisions to the operational plans required by this condition.	NT
Landscaping				
C51	<p>Within 3 months of the commencement of construction, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (c) be consistent with the Applicant's Management and Mitigation Measures in the Tree Impact Assessment Appendix 13 of the EIS; (d) provide for the planting of 242 trees indigenous to the local area including 40 trees of intermediate mature size up to 12m and 50 larger native trees with a minimum mature size of 15m and a potential mature size of 25m; (e) native trees to be planted on site must (f) consist of advanced and established local native tree species with a minimum tree height of 2-2.5m and/or plant container pot size of 100 litres; and (g) provide for the planting of street trees along the western side of Butler Street between Manns Road and Kentucky Street. Species and spacing of trees are to be determined in consultation with Council. 	Landscape Management Plan July 2019 Revision C sighted	The plan was prepared and submitted within 3 months of commencement.	C
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>SINSW advised DPIE in a letter on 8/10/21 that occupation of Stage 1 would commence on 14/10/21</p> <p>Notice received from DPIE on 4/11/20 of its determination to record this noncompliance as a breach noting no further action required</p> <p>DPIE email of 16/12/20 confirms receipt of notice of occupation of Stage 2</p>	Notification of occupation for Stage 2 (School Operations) was made at least 1 month prior to commencement of operations on 27/1/21	C

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External Walls and Cladding				
D2	Development lighting and external finishes of buildings should not temporarily blind or cause distraction to train drivers in the railway corridor.	Rail corridor is approx. 200m from nearest building. Path of travel is parallel to school. No complaints from train drivers to date of audit.	Compliance evidenced through lack of complaints from train drivers and orientation of train travel path not directed towards school buildings	C
D3	Use of red and green lights is to be avoided in all signs, lighting or building colour schemes which face the rail corridor.	None present	Compliant	C
D4	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	Report from CA confirms documented evidence showing compliance with the requirements of the BCA has been provided.	C
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	DPIE email acknowledging receipt of D5 documentation dated 10/9/20. 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	Evidence of submission of documentation provided to DPIE and the CA has been provided.	C
Post-construction Dilapidation Report				
D6	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: <ul style="list-style-type: none"> (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> a. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and b. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council. 	Ausdilap Post Construction Dilapidation Report (Commercial Assets) dated 5/8/20 sighted and Council Assets report dated 4/8/20 also sighted Email dated 11/8/20 forwarding report to ARC sighted Council email response 1/9/20 indicating it has no concerns regarding damage to council assets	Report from CA confirms the Post-Construction Dilapidation Report and statements from Council and RCC have been submitted – 'Status Report for Completion – Interim', dated 03/09/2020.	C
Protection of Public Infrastructure				
D7	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. 	Council email of 1/9/20 states that from Council's perspective there are no adverse structural damage to infrastructure or pavement from the Armidale Secondary Collage Works		NT
Utilities and Services				
D8	Prior to occupation of the building, a compliance certificate under the section 307 of the <i>Water Management Act 2000</i> must be obtained from Council and submitted to the Certifying Authority.	Notice of Work for Plumbing and Drainage Work and Certificate of Compliance for Plumbing and Drainage Work issued by NSW Fair	Certificate provided by ASC	C

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		Trading signed off on 20/8/20 by Inglis Plumbing and Certified by ASC on 25/9/19		
Roadworks and Access				
D9	The Applicant must complete the infrastructure upgrade works agreed to under Condition B28 prior to operation and to the satisfaction of Council.	See Staging Report section 3.4 Council email of 21/12/19 indicates its approval for the works to proceed Council letter of 11/8/20 indicates its satisfaction with the upgrade works	B28 works completed to Council's satisfaction	C
Works as Executed Plans				
D10	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	As build survey plan of stormwater drainage by Brown and Krippner dated 11/8/20 provided. Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	Comment from CA in report dated 03/09/2020: <i>"The stormwater WAE drawings and a statement from the civil engineer have been provided. The drawings and statements provided do not confirm that the stormwater drainage and finished ground levels have been constructed as approved, the statement only confirm that the works have been constructed to the design intent/concept of the approved design. Appropriate installation certification has been provided for the stormwater works and we do not have a concern that it is noncompliant to the Australian Standards."</i>	C
Green Travel Plan				
D11	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: a) be prepared by a suitably qualified traffic consultant in consultation with Armidale Regional Council and Transport for NSW; b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; c) include specific tools and actions to help achieve the objectives and mode share targets; d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from the school at appropriate times throughout the academic year.	Armidale Secondary College Green Travel Plan dated October 2020 prepared by GHD. Consultation with Council included as appendix to Plan GTP submitted to DPIE on 2/11/21 according to email receipt	While the GTP was submitted as per this condition we note that it does not specifically address D11b) as it only provides a breakdown of current mode shares and does not provide specific or measurable targets or objectives. There does not appear to be any specific monitoring / review program as required by D11e)	C
Operational Transport and Access Management Plan (OTAMP)				
D12	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: (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;	Department of Education Armidale High School Redevelopment OTAMP dated	OTAMP approved by DPIE on 16/10/20 prior to operation of the project on 27/1/21	C

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	(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (c) the location and operational management procedures of the pick-up and drop off parking, including staff management/traffic controller arrangements; (d) the location and operational management procedures for the pick-up and drop-off of students by buses and Coaches for excursions and sporting activities, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off parking; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program. The OTAMP(s) must be submitted to the Secretary for approval prior to operation of the development. The OTAMP(s) (as revised from time to time) must be implemented by the Applicant for the life of the development.	September 2020 DPIE approval of OTAMP dated 16/10/20		
School Zones				
D13	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. <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>	School speed zone and other signage is included on 5 plans attached to William Bolands email to Stuart Collett dated 24/7/20 Signs have been reinstated by RMS	Authorisation not required as the signs were not reinstated by the project. Signage is evident along the streets mentioned in this condition	NT
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 applicable as assets always remain in possession of RMS	Authorisation not required as the signs were not reinstated by the project.	NT
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	No traffic control devices installed		NT
Mechanical Ventilation				
D16	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: (a) the BCA; (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.	Provided to and accepted by the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	CA report confirms the following were provided: Mechanical Ventilation installation certificate, the supervising mechanical services design engineers' statement and inspection reports, and a statement form RCC regarding the closure of comments made by the supervising engineer.	C
Car Parking Arrangements				
D17	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the school must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating construction works associated with the proposed school, have been completed and that the expanded car parking facility is operational.	DPIE letter of 3/2/21 acknowledges evidence of compliance with this condition	Compliance indicated by DPIE letter	C
Road Damage				

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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.	Council email of 1/9/20 states that from Council's perspective there are no adverse structural damage to infrastructure or pavement from the Armidale Secondary Collage Works		NT
Fire Safety Certification				
D19	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Final Fire Safety Certificate issued by Guy Madden dated 22/1/21 sighted and email to providing this certificate to firesafety@fire.nsw.gov.au dated 22/1/21 sighted	Photo of fire safety certificate displayed near exit Level G provided	C
Structural Inspection Certificate				
D20	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Structural inspection certificate Zone 2 to 7 issued by Richard Burzulis on 11/8/20 sighted and transmittal to CA on 27/8/21 sighted. Email submitting certificate to council dated 19/1/21 sighted. Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	Report from CA date 03/09/2020 confirms Structure Inspection Certificate was submitted to the CA's satisfaction.	C
Compliance with Food Code				
D21	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Certificate dated 13/8/20 issued by the Mack group sighted. Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	Report from CA dated 03/09/2020 confirms Food Code installation certificate was submitted to the CA's satisfaction. NB: Report notes that a revised certificate is required to be issued after installation of the kitchen benches from Duval.	C
Stormwater Quality Management Plan				
D22	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	CA report dated 03/09/2020 confirms that Stormwater Quality Management Plan was submitted.	C

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D23	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	CA report dated 03/09/2020 confirms that Stormwater Quality Management Plan was submitted.	C
Rainwater Harvesting				
D24	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.	CA report dated 03/09/2020 confirms that The signed works-as-executed plumbing and stormwater drawings have been submitted.	C
Warm Water Systems and Cooling Systems				
D25	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		No evidence provided in respect of compliance with this requirement	NC
Outdoor Lighting				
D26	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: <ul style="list-style-type: none"> (a) comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	Obtrusive light compliance reports dated 1/9/20 sighted indicating compliance	Obtrusive light compliance reports dated 1/9/20 sighted indicating compliance	C
Signage				
D27	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.		Way finding signage installed (Plate 12)	C
D28	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.		Signage installed (Plate 4)	C
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.		Signage installed (Plate 10)	C
Operational Waste Management Plan				
D30	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: <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and 	Waste and Recycling Management Plan Armidale Secondary College Armidale, NSW by MEtech Consulting dated 30/5/19.	Evidence of submission to CA confirmed in CA report dated 03/09/2020. Evidence of submission to DPIE provided confirms submission was made prior to operation.	C O

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	(d) include the Management and Mitigation Measures included in Appendix 25 if the EIS.	<p>Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.</p> <p>Undated post approval form indicates WMP was submitted to DPIE</p> <p>Email from DPIE indicates WMP submitted 12/8/20</p>	Observation: It was noted that wood waste was being stored outside of the dedicated waste enclosure and that the enclosure itself was being used to store non waste items such as a trailer and boat (Plate 5). It is recommended that the Waste and Recycling Management Plan (which largely focusses on construction waste management), be reviewed and revised to ensure it is focussed on operational waste management requirements and practices.	
Validation Report				
D31	Prior to the commencement of operation, the Applicant must submit to the EPA, Planning Secretary and Certifying Authority for information a Validation report for the remediation works undertaken under the Review of Environmental Factors issued on 21 December 2018.	<p>DPIE letter of 6/10/20 acknowledged receipt of Validation Report submitted by SINSW on 28/9/20</p> <p>Validation Reports prepared by SERS Versions 1 – 3 sighted.</p> <p>Provided to the CA, as confirmed in the 'Status Report for Completion – Interim' and 'Interim BCA Completion Certificate' prepared by Certifying Authority, both dated 03/09/2020.</p>	Evidence of submission of Validation Report to DPIE and the CA sighted, but not to EPA.	NC
Speed Limit Authorisation				
D32	<p>The Applicant must submit the following details to RMS, at least eight weeks prior to occupation of the site, and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <ul style="list-style-type: none"> (a) a copy of the Conditions of Consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees. 	School speed zone and other signage is included on 5 plans attached to William Bolands email to Stuart Collett dated 24/7/20	Authorisation not required as the signs were not reinstated by the project.	C
Ecologically Sustainable Development				
D33	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star as Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	DPIE letter of 20/1/21 agrees to alternative approach 'Sustainable Schools Certification' proposed by SINSW	<p>As the School commenced operation on 27/1/21 the agreed SSC certification is due by 27/7/21.</p> <p>SINSW has agreed an alternate evaluation method with DPIE, noting certification still needs to be achieved by 27/7/21 which is outside the date of this audit.</p>	NT O

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Landscaping				
D34	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Planning Secretary and Certifying Authority for information.	Landscape Management Plan by NBR Architecture dated July 2019 Rev C Email from DPIE acknowledging receipt of plan dated 23/9/20 sighted Transmittal of plan to CA dated 17/6/20 sighted	Compliant	C
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	The Applicant is to prepare an Out of Hours Event Management Plan (School Use) for out of hours events run by the school that involve 100 or more people. The plan must be prepared in consultation with Council, and include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall, agricultural facilities, sports fields and courts, where applicable, restricting use before 8 am and after 10 pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	No events of this type have occurred as yet.	School to consider development of template plan for such events to facilitate consultation with Council	NT
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.	No events of this type have occurred as yet		NT
E3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.		No events of this type have occurred as yet.	NT
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: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall, agricultural facilities, sports fields and courts, where applicable, restricting use before 8 am and after 10 pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	No events of this type have occurred as yet.	School to consider development of template plan for such events to facilitate consultation with Council	NT
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.		No events of this type have occurred as yet.	NT
E6	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.		No events of this type have occurred as yet.	NT

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
Operation of Plant and Equipment				
E7	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.		No such monitoring equipment is present on site relevant to operations	NT
Community Communication Strategy				
E8	The Community Communication Strategy, must be implemented for a minimum of 12 months following the completion of construction.	1300 # called on 15/6/21 and was answered. Project website contains updated information including details of school opening, complaints register, Welcome Pack Jan 2021, Wayfinding Brochure Jan 2021, Map Jan 2021, Project Update Jan 2021	Evidence available on website indicates CCS is still being implemented at time of audit	C
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the <i>Environmental Noise Assessment for the Redevelopment of Armidale Secondary College, Butler Street, Armidale</i> prepared by Day Design Pty Ltd, and dated 3 September 2020.	Draft Day Design Noise Compliance Certificate dated 31/3/21 provided indicates compliance achieved for E9, E10 & E11	Evidence provided that demonstrated compliance although it is noted that the final noise report expected by July	C
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 3 September 2020.	Draft Day Design Noise Compliance Certificate dated 31/3/21 provided indicates compliance achieved for E9, E10 & E11	Evidence provided that demonstrated compliance although it is noted that the final noise report expected by July	C
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.	Draft Day Design Noise Compliance Certificate dated 31/3/21 provided indicates compliance achieved for E9, E10 & E11	No exceedances identified in Day Design noise report	NT
Unobstructed Driveways and Parking Areas				
E12	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.		Driveways and footpaths observed to be clear of any obstructions on day of audit	C
Green Travel Plan				
E13	The GTP required by condition D11 of this consent must be updated annually and implemented.		Evidence of implementation of section 4.2 and 6 of GTP was reviewed on day of audit and found to be generally being implemented. Further details are provided in the main body of the audit report	C
Ecologically Sustainable Development				

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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.		As per D33	NT O
Signage				
E15	The illumination of the sign and LED screens must be switched off between 6pm and 7am, unless otherwise agreed by Council.	Email from ASC dated 20/5/21 agreeing to signs remaining on between 6pm and 7am subject to no complaints being received and compliance with AS 4282	No complaints received since commencement of operation of the school in January 2021.	C
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.	Obtrusive light compliance reports dated 1/9/20 sighted indicating compliance	Obtrusive light compliance reports dated 1/9/20 sighted indicating compliance	C
E17	The sign must not: (a) dazzle or distract drivers due to their colouring; (b) be able to be mistaken for a traffic signal because they have, for example, red, amber or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers; (d) display advertising or messages which contain fully animated or video/movie style advertising or images; or (e) be used for any live television, satellite, internet or similar broadcast		Minimal text used on signs and minimal graphics. 2 LED signs placed on school boundary that are visible from Kentucky Street (main road to Tamworth)	C
E18	The sign must not emit sound.		Sign is visual only	C
Outdoor Lighting				
E19	Notwithstanding Condition D26, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		No complaints received since opening of school in January 2021.	C
Fire Safety Certificate				
E20	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		First fire safety certificate issued in January 2021	C
Landscaping				
E21	The Applicant must maintain the landscaping and vegetation on the site in accordance with the Landscape Management Plan required by condition C51 for the duration of occupation of the development.	(Plates 7, 8 & 9) RCC letter of 21/7/21 advised that significant rain events prior to the audit exposed debris that they were not aware of on completion of these areas. Letter advises that post winter, all identified areas will be raked free of exposed material, areas levelled, dressed with topsoil and sprayed with spray seed.	Several areas including a batter slope near the new Agricultural Building, slopes to the north of the Science & General Learning Neighbourhood and slopes to the east of Block B (noting that not all landscaped areas were inspected) showed signs of poor grass cover, very limited topsoil and sheet erosion. The condition of these areas was such that it is clear the maintenance elements of the Plan are either not being implemented or are ineffective	NC

Unique ID	Compliance requirement	June 2021 Evidence collected	June 2021 Independent Audit findings and recommendations	June 2021 Compliance Status
			<p>Corrective Action Request (CAR):</p> <p><i>This audit recommends that rectification works are undertaken in areas where landscaping has failed, as this presents an erosion and sedimentation risk. Processes for ongoing maintenance of landscaping are to be reviewed and updated as required. It is also recommended that the Landscape Management Plan be revised to provide more operational guidance to the School on how to manage and maintain the landscaped elements that have been installed.</i></p>	

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

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

Contact: Emmanuel Smith-Aspros
Phone: 02 8275 1232
Email: compliance@planning.nsw.gov.au

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

Dear Mr Robert Crestani

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

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

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

- Mr Steve Fermio; and
- Mr Derek Low.

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


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

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

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

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

Yours sincerely



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

APPENDIX C – CONSULTATION RECORDS

Steve Fermio

From: Phillip Rose <Phillip.Rose@planning.nsw.gov.au>
Sent: Monday, 31 May 2021 11:51 AM
To: Steve Fermio
Cc: Shelley McPhee; Emmanuel Smith-Aspros
Subject: Independent Audit of Armidale High School Redevelopment (SSD 9095)

Hi Steve,

Thank you for contacting DPIE regarding input into the scope of the proposed Independent Audit.

The recent Pre-Operational Compliance Report provided to the Department in January 2021, identified some administrative non-compliance regarding the timing of the compliance reporting and lack of correct notification for the operation phase of the project. The site has had some previous non-compliance regarding work outside of construction hours, given the project is now operational, these matters should not be an impact going forward. Though, with limited post-operational conditions, the Department does not have any additional input into the scope of the Independent Audit at this time.

Kind Regards

Phillip Rose

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



Planning,
Industry &
Environment

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.

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](#).

From: Steve Fermio <sfermio@wolfpeak.com.au>
Sent: Friday, 14 May 2021 3:35 PM
To: OLG - Armidale Regional Council <council@armidale.nsw.gov.au>; Rob Sherry <Rob.Sherry@planning.nsw.gov.au>; stakeholder.relations@transport.nsw.gov.au; Shelley Reed <shelley.reed@dpie.nsw.gov.au>; EPA RSD Armidale Mailbox <Armidale@epa.nsw.gov.au>
Cc: Derek Low <dlow@wolfpeak.com.au>; Stuart.Collett@ghd.com
Subject: RE: Independent Audit of Armidale High School Redevelopment (SSD 9095)

Good afternoon,

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 Operational Audit of 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 2018). The consent is available at the following link:

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

The IAPAR 2018 is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/independent-audit-post-approval-requirements-2018-06.pdf>.

In accordance with the IAPAR 2018 and the approved Audit Program for the Project, the audit is scheduled to occur within 12 months of operations commencing in Term 1 2021.

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

The audit covers the Conditions of Consent relevant to the operation of the Project (primarily those in Schedule 2, Parts A, D & E) along with any post approval documents relevant to operations, complaints, incidents, response to previous audit findings and so forth.

We anticipate the audit being undertaken in early-mid June. 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 28 May 2021.

If you have any questions, please feel free to contact me on 0417 170 645 or sfermio@wolfpeak.com.au.

Steve Fermio | Principal Environmental & Earth Scientist

Director



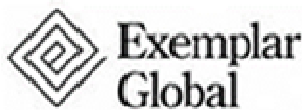
E: sfermio@wolfpeak.com.au

M: 0417 170 645

P: 1800 979 716

A: 17A High Street, Wauchope NSW 2446

www.wolfpeak.com.au



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APPENDIX D – INDEPENDENT AUDIT DECLARATION FORM(S)

Independent Audit Declaration Form

Independent Audit Declaration Form

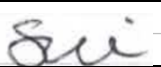
Project name	Armidale Secondary College
Consent Number	SSD 9095
Description of Project	Amalgamation of Duval High School and Armidale High School into a single enlarged school campus to be known as Armidale Secondary College
Project Address	158 – 182 Butler Street, Armidale NSW 2350
Proponent	NSW Department of Education
Title of Audit	Independent Audit
Date	26/07/2021

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
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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
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- 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.

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- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

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

APPENDIX E – SITE INSPECTION PHOTOGRAPHS



Plate 1 – Asbestos containing material fragment located near Agriculture Building



Plate 2 – Building and demolition waste on surface to west of Agriculture Building



Plate 3 – Reinforcing bar waste on slope near Agriculture Building



Plate 4 – Bike parking signage



Plate 5 – Waste disposal enclosure and wash down area occupied by non-waste items (trailer, boat etc). Wood waste stored outside skips and waste enclosure



Plate 6 – Flammable liquid cabinets



Plate 7 – Poor landscape outcome / maintenance east of Admin Block



Plate 8 – Poor landscape outcome / maintenance west of Science Block



Plate 9 – Rill erosion near to area above



Plate 10 – Recycled water tap



Plate 9 – Recycle bin near common area



Plate 10 – Staff parking signage



Plate 11 – Water efficiency measure