

INDEPENDENT AUDIT NO. 5 – AUDIT REPORT

BANKSTOWN NORTH PUBLIC SCHOOL | SSD 10290

SEPTEMBER 2023

Authorisation

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Report Name: Bankstown North Public School Independent Audit No. 5 – Audit Report

Project No.: 905

Prepared for:

School Infrastructure NSW
Department of Education

Prepared by:

WolfPeak Pty Ltd

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TABLE OF CONTENTS

Table of Contents.....	ii
Executive Summary.....	i
1. Introduction	1
1.1 Project overview	1
1.2 Approval requirements.....	2
1.3 The audit team	2
1.4 The audit objectives.....	3
1.5 Audit scope.....	3
2. Audit methodology.....	5
2.1 Audit process.....	5
2.2 Audit process detail	5
2.2.1 Audit initiation	5
2.2.2 Preparing audit activities.....	5
2.2.3 Consultation.....	5
2.2.4 Meetings.....	6
2.2.5 Interviews	6
2.2.6 Site inspection	7
2.2.7 Document review	7
2.2.8 Generating audit findings	7
2.2.9 Compliance evaluation.....	7
2.2.10 Evaluation of post approval documentation.....	8
2.2.11 Completing the audit.....	8
3. Audit findings	9
3.1 Approvals and documents audited, and evidence sighted	9
3.2 Summary of compliance	9
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents.....	12
3.4 Summary of notices from agencies.....	12
3.5 Other matters considered relevant by the DPE or Auditor.....	12
3.6 Complaints	13
3.7 Incidents.....	14
3.8 Actual versus predicted impacts	14

3.9 Key strengths and environmental performance.....	14
4. Limitations	15
Appendix A – SSD 10290 Conditions of Consent	16
Appendix B – Planning Secretary Agreement of Independent Auditors	49
Appendix C – Consultation Records	51
Appendix D – Attendance Register.....	55
Appendix E – Site Inspection Photographs	57
Appendix F – Auditor Declaration.....	66

EXECUTIVE SUMMARY

The NSW Department of Education – School Infrastructure (SINSW, or the Applicant) is responsible for the upgrade of Bankstown North Public School (the Project) located at 322 Hume Highway, Bankstown, NSW 2200. Consent for the project was granted by the Minister of Planning and Public Spaces on 28 April 2021 (SSD-10290).

RPS Australia Group (RPS) has been appointed as the project manager on behalf of SINSW. Patterson Building Group (PBG) is the Principal Contractor undertaking the works. Blackett Maguire & Goldsmith Pty Ltd are the Principal Certifying Authority (Certifier) for the Project. Construction works commenced on 24 June 2021, completion was achieved in April 2023 and the development early use, stage 1 and 2 were handed over for School use.

This audit was undertaken in compliance with the State Significant Development SSD-10290 Conditions of Consent (CoC) C37-C42 and the Department's 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR). WolfPeak was engaged as the Independent Auditor, approved by the Department of Planning and Environment (DPE) on 26 June 2023.

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audits. This audit reviewed compliances against the SSD-10290 during the operational phase of the school. The site inspection and document review were conducted on 15 August 2023.

This Audit Report presents the outcomes of the fifth Independent Audit for the Project, the first for full operations, covering the period from 1 April 2023 to 31 August 2023 (the 'audit period').

The overall outcome of the Independent Audit was positive. Relevant environmental and compliance records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements. In summary:

- There were 156 CoCs assessed.
- Three (3) non-compliances were identified, relating to a review of the strategies, plans and programs within three months of submission of the fourth Independent Audit Report, late submission of the previous Audit Report, and submission of the operational noise report and noise assessment.
- A total of 65 CoCs were considered by the Auditor to be compliant.
- A total of 88 CoCs were considered by the Auditor to be not triggered.
- The audit findings from the previous audit were considered closed by the Auditor.

Detailed findings are presented in Section 3, along with the adequacy of management plans and the actions taken by the project team to address the audit findings.

The Auditor acknowledges auditees' collaboration, and assistance during this audit.

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education – School Infrastructure (SINSW, or the Applicant) is responsible for the upgrade of Bankstown North Public School (the project) located at 322 Hume Highway, Bankstown, NSW 2200.

The development project is situated in a mixed-use area with primarily residential uses immediately adjoining the site approximately 1.5 kilometres (km) north of Bankstown town centre and train station. The site has an area of 2.76 hectares and contains a range of existing school buildings including demountable buildings. The site has a primary street frontage to Beresford Avenue and secondary street frontage to Hume Highway. The Project location is illustrated in Figure 1 and Figure 2.

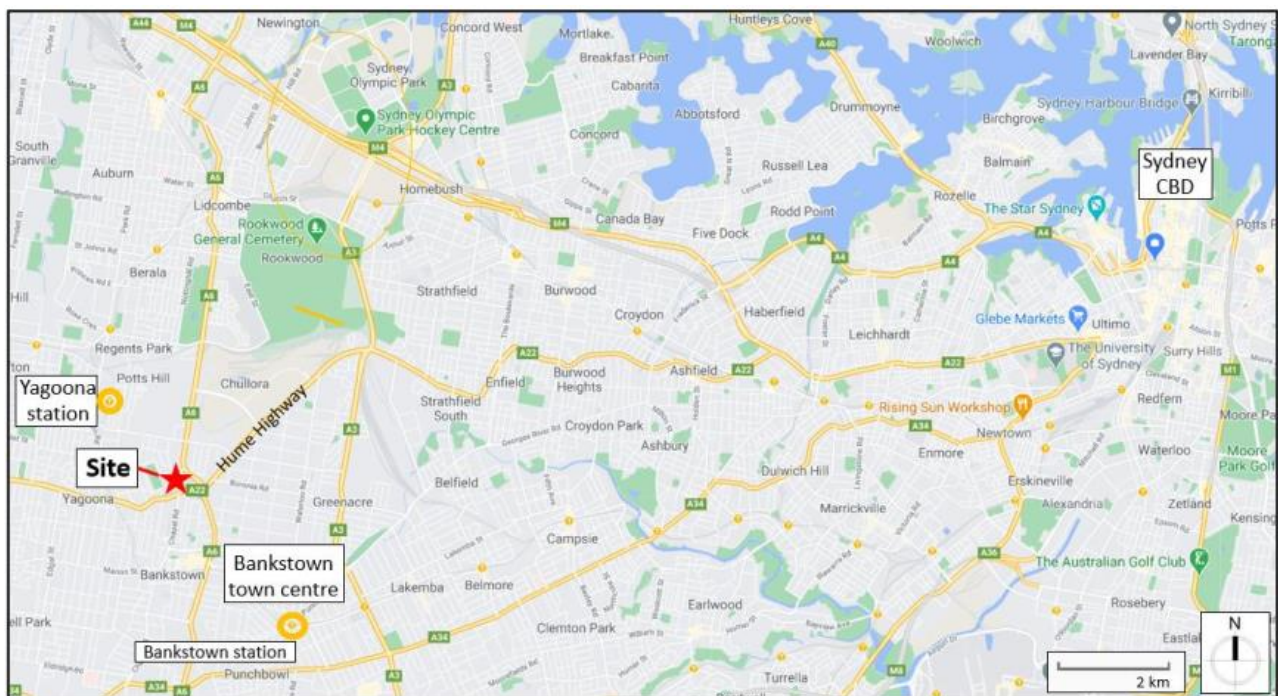


Figure 1: Project location



Figure 2: Aerial View of the Site

The Project was granted consent under Section 4.38 of the Environmental Planning and Assessment Act 1979 on 28 April 2021 (SSD-10290) subject to a set of CoCs. The consent has not been modified since it was granted.

RPS Australia Group (RPS) has been appointed as the project manager on behalf of SINSW. Patterson Building Group (PBG) is the Principal Contractor undertaking the works. Blackett Maguire & Goldsmith Pty Ltd are the Principal Certifying Authority (Certifier) for the Project. Construction works commenced on 24 June 2021 and were completed by 31 April 2023.

1.2 Approval requirements

SSD 10290 Conditions of Consent (CoC) C37 – C42 set out the requirements for undertaking audits. The CoCs give effect to the Department of Planning and Environment (the Department) 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR).

1.3 The audit team

In accordance with Schedule 2, CoC C37 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 independent auditors who performed the auditing work is presented in Table 2.

Table 1: Audit Team

Name	Company	Participation	Certification
Ana Maria Munoz	WolfPeak	Lead Auditor	Bachelor of Industrial Engineering Master of Engineering Management Exemplar Global Certified Lead Environmental Auditor - Certificate No. 115421
Derek Low	WolfPeak	Peer Reviewer	Master of Environmental Engineering Management Exemplar Global Certified Environmental Lead Auditor - Certificate No. 114283

Approval of the auditor was granted by the Department on 26 June 2023. The letter of approval is presented in Appendix B and auditor's independence declarations are attached in Appendix F.

1.4 The audit objectives

The objective of this Independent Audit was to satisfy SSD 10290 Schedule 2, CoC C38, which states:

Independent Audits of the development must be carried out in accordance with the Independent Post Approval Requirements.

This Independent Audit seeks to fulfill the requirements of CoC C38, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This audit is the fifth for the Project, the first for operations, covering the period of 1 April 2023 to 31 August 2023 (the audit period).

This audit adopts the scope defined within the IAPAR, being:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited (operations)
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment

- the physical extent of the development in comparison with the approved boundary
- incidents, non-compliances and complaints that occurred or were made during the audit period
- the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
- feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- a review of the status of implementation of previous Independent Audit findings recommendations and actions (if any)
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices."

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation

Prior to the commencement of the Independent Audit the following tasks were completed:

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

2.2.2 Preparing audit activities

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

2.2.3 Consultation

On 17 July 2023 WolfPeak consulted with the Department to obtain their input into the scope of the Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The Department requested consultation with City of Canterbury Bankstown Council and TfNSW. The summary of focus areas is listed in Table 3 below.

Table 2: Areas of focus requested during consultation

Stakeholder	Area of Focus	How Addressed
Department of Planning and Environment	The Department requests a focus on:	Refer to Section 3.5 and Appendix A conditions.
	<ul style="list-style-type: none"> • An assessment of the approved staging plan providing the following details: <ul style="list-style-type: none"> a) All stages for which construction have been completed or is expected to be completed by 15 August 2023; b) Any outstanding construction activities relevant to the delivery of the staging plan. If there are any outstanding construction activities, please provide details of what those activities are and expected commencement date(s) of construction; 	

Stakeholder	Area of Focus	How Addressed
	<ul style="list-style-type: none"> Forecasts, in particular, any significant changes expected in the next reporting period, e.g., lodgement of modification application or works to be undertaken under any other planning pathway under the Environmental Planning and Assessment Act 1979 (NSW) 	Refer to Section 3.5 and Appendix A conditions B9.
	<ul style="list-style-type: none"> Verification of the noise data being relied upon in the <i>Noise Monitoring Report</i>, dated 23 May 2023, prepared by Acoustic Logic to satisfy condition E11 of the Consent to demonstrate that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the <i>Noise Impact Assessment</i> (Ref: RPT-AS-002, Rev C), dated 2 March 202, prepared by Cundall 	Refer to Section 3.5 and Appendix A conditions B9.
	<ul style="list-style-type: none"> An assessment of the implementation of the School Transport Plan, operational access, car parking and service vehicles arrangements 	Refer to Section 3.5 and Appendix A conditions B9.
	<ul style="list-style-type: none"> A review of any legacy items from past audits undertaken under the Consent. Please include details on whether all outstanding items from the construction phase are closed out 	Refer to Section 3.5 and Appendix A conditions B9.
City of Canterbury Bankstown Council	<ul style="list-style-type: none"> Council did not have anything further to add/comment regarding the audit. 	N/A
TfNSW	<ul style="list-style-type: none"> TfNSW did not have anything further to add/comment regarding the audit. 	N/A

Consultation records are attached in Appendix C.

2.2.4 Meetings

The opening and closing meetings were held on 15 August 2023 with project personnel and WolfPeak auditor. 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, the audit findings were presented, recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews on the 15 August 2023 with key Project personnel during and following the site inspection. During the inspection key personnel involved in on-site Project delivery, including those who could assist on verifying the compliance status of the development were interviewed. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

The names of personnel interviewed during the audit are provided in Table 4.

Table 3: Audit meeting attendance and personnel interviewed

Personnel	Position	Company
Ted Kvasnicka	Project Director	RPS Group
Hugh Hoban	Assistant Project Manager	RPS Group
Simon Collins	Project Director	SINSW

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of the mitigation measures.

The site inspection was conducted on 15 August 2023 and detailed observations were discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

2.2.7 Document review

The 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 referenced in the compliance tables presented in Appendix A.

2.2.8 Generating audit findings

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

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

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from Table 2 of the IAPAR, as replicated in Table 5 below.

Table 4: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.

Status	Description
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.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and their content is adequate.
- 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.
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 10290 applicable to the works being undertaken. The primary documents reviewed during this audit are as follows:

- Development Consent dated 28 April 2021 signed by Erica Van Den Honert, Exec. Director, Infrastructure Assessment – DPE
- Environmental Impact Statement State Significant Development (SSD 10290) Redevelopment of Bankstown North Public School 322 Hume Highway, Bankstown, DFP Planning Pty Limited, 30 September 2020.
- SSD-10290 Redevelopment of Bankstown North Public School 322 Hume Highway Bankstown, Response to Submissions, DFP Planning Pty Limited, 5 March 2021.
- Staging Report BNPS SSD 10290 prepared by SINSW Revision 6.0, 14 March 2023
- Stamped plans approved by Department of Planning, Industry and Environment (DPIE) 14 July 2020.
- Bankstown North Public School Transport Plan, 7 November 2022 by SCT Consulting
- Landscaping Management Plan for Bankstown North Public School, 7 February 2023 by Rockface Landscapes
- Bankstown North Public School Out of House Event Management Plan, 7 August 2023 by SCT Consulting
- Community Communication Strategy for Bankstown North Public School, May 2021 by SINSW
- Bankstown North Public School Complaints Register as of August 2023 by SINSW.

Further evidence is referred to within the checklist in Appendix A.

3.2 Summary of compliance

This section, including Tables 6 and 7, presents the summary of compliance and recommended actions in response to each of the findings from this Independent Audit. Detailed findings against each requirement are presented in Appendix A. In summary:

- There were 156 CoCs assessed.
- Three (3) non-compliances were identified, relating to a review of the strategies, plans and programs within three months of submission of the fourth Independent Audit Report, late submission of the previous Audit Report, and submission of the operational noise report and noise assessment.
- A total of 65 CoCs were considered by the Auditor to be compliant.
- A total of 88 CoCs were considered by the Auditor to be not triggered.
- The audit findings from the previous audit were considered closed by the Auditor.

Table 5: Status of findings that were open at the time of the fourth Independent Audit.

ID	Ref	Condition / Requirement	Finding / Recommendation	Category	Applicant Response	Status
IA4_1	A23	Requirement: Access to Information <i>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:</i> <ul style="list-style-type: none"> a) <i>make the following information and documents (as they are obtained or approved) publicly available on its website:</i> <ul style="list-style-type: none"> iii) <i>all approved strategies, plans and programs required under the conditions of this consent;</i> <i>keep such information up to date, to the satisfaction of the Planning Secretary.</i>	Non-compliance: The current version of the CEMP (Rev.1 – 11 May 2021) and sub-plans were not found in the project website. Recommendation: SINSW to ensure that all approved strategies, plans and programs including the latest version of the CEMP and sub-plans for the project are uploaded on the website.	Non-Compliant	The Construction Environmental Management Plan (CEMP) Rev. 1 – 11/5/2021 and sub-plans were uploaded to the project website: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/b/bankstown-north-public-school/2023/july/B14_CEMP_May2021.pdf	Closed
IA4_2	C41	Requirement: Independent Environmental Audit <i>Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.</i>	Non-compliance: The third Independent Audit Report was not submitted to the Department within 2 months of the third audit site inspection. Recommendation: SINSW to ensure that submission of this fourth audit report and response to audit findings is completed within the required timeframe (2 months after the audit site inspection).	Non-Compliant	IA3 was submitted to the Department on the 8 November 2022. A non-compliance for failing to submit the response within 2 months of the auditor site inspection was submitted to the Department on the 10 November 2022. The SINSW letter (DOC22/1214975) dated 28 November 2022 to the Department re: Notification of Non-Compliance for Condition C41 was sighted and recorded.	Closed
IA4_3	A1	Requirement: Obligation to Minimise Harm to the Environment <i>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.</i>	Observation: Erosion and sedimentation controls were not installed during the landscape works along the drop-off/pick-up road. Recommendation: Install the relevant erosion and sediment controls on site.	Observation	The erosion and sedimentation controls issue were rectified as soon as it was noted by the auditor.	Closed

Table 6: Findings and recommendations from the fifth Independent Audit.

ID	Ref	Condition / Requirement	Finding / Recommendation	Category	Status
IA5_1	A30(c)	Requirement: <i>Within three months of:</i> <ul style="list-style-type: none"> a) <i>the submission of a compliance report under condition A33;</i> b) <i>the submission of an incident report under condition A26;</i> c) the submission of an Independent Audit under condition C38 or C39; d) <i>the approval of any modification of the conditions of this consent; or</i> e) <i>the issue of a direction of the Planning Secretary under condition A2 which requires a review,</i> <i>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</i>	Non-compliance: No evidence was presented to demonstrate that a review of the strategies plans and programs was completed or notified within three months of submission of the fourth Independent Audit Report as is required by A30(c). Recommendation: Establish a formalised process and timeline for the review (and notification of review) of strategies, plans and programs as per A30.	Non-Compliant	OPEN
IA5_2	C41	Requirement: <i>Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.</i>	Non-compliance: The fourth Independent Audit Report, and the response to audit findings were submitted to the Department on 28/04/2023 which is after 2 months of the audit site inspection (17/02/2023). Recommendation: To ensure compliance with the required timeframe set in this condition, it is recommended that Independent Audit Reports and the applicant/proponent's responses to audit findings be submitted promptly and in accordance with the specified deadlines.	Non-Compliant	OPEN
IA5_3	E11	Requirement: <i>The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of the final 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 the final stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021 and prepared by Cundall. 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.</i>	Non-compliance: The Noise Monitoring Report Ref. 20220176.1/2305A/R0/HD, dated 23 May 2023, Rev. 0 from Acoustic Logic was submitted to the Planning Secretary on 4 July 2023 which is more than two months after the commencement of operations (31 March 2023). The Auditor observes that the Planning Secretary acknowledged receipt of the Operational Noise Report and did not raise comments on its content. A Non-compliance notification (made under conditions A27 and A28) against condition E11 (Operational Noise limits) was provided from SINSW to the Planning Secretary on the 30 June 2023, the notification identified the SSD condition, the reason for non-compliance, the dates when it was identified and the relevant actions to address the non-compliance. Additionally, it was noted that after the finalisation of this Independent Audit Report, a Post Operational Noise Assessment Ref. 20220176.2/2308A/R0/RL Rev. 0 from Acoustic Logic completed on the 23 May 2023 was provided to the auditor to support the evidence required against condition E11. This assessment has been submitted to the Planning Secretary. It is further noted that no exceedances of the recommended noise levels were identified in the Post Operational Noise Assessment Report. Recommendation: As the Applicant submitted to the Planning Secretary the operational noise monitoring report, the post occupation noise assessment and self-raised a non-compliance under condition A27 against condition E11 (due to the late submission of the report) on the 30 June 2023, no further actions are required, and this audit finding is considered closed.	Non-Compliant	CLOSED

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

A review was conducted on the operational plans and strategies to determine their adequacy. These include:

- Bankstown North Public School Transport Plan, 7 November 2022 by SCT Consulting
- Landscaping Management Plan for Bankstown North Public School, 7 February 2023 by Rockface Landscapes
- Bankstown North Public School Out of House Event Management Plan, 7 August 2023 by SCT Consulting
- Community Communication Strategy for Bankstown North Public School, May 2021 by SINSW
- Noise Monitoring Report and Post Operational Noise Assessment, both from Acoustic Logic, both dated 23 May 2023

The documents appear fit for purpose and implemented for the activities undertaken in the audit period, noting the finding identified in the non-compliance with E11 (refer finding IA5_3).

3.4 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department or other agencies during the audit period.

3.5 Other matters considered relevant by the DPE or Auditor

The Auditor provides the following comments to respond to the requests made by the Department during consultation on the scope of this Independent Audit.

Staging Plan

Assessment of the approved staging plan providing the following details:

- (a) *All stages for which construction have been completed or is expected to be completed by 15 August 2023*
- (b) *Any outstanding construction activities relevant to the delivery of the staging plan. If there are any outstanding construction activities, please provide details of what those activities are and expected commencement date(s) of construction.*

Staging Report revision 6.0, dated 14 March 2023 indicates that Stage 1 Handover (Buildings 2 and 4) was completed on the 24 of October 2022 and Stage 2 Handover (External Areas) was completed on the 31 March 2023. The Staging Report was submitted and approved by the Department on the 15 March 2023. The School is fully Operational and there are no outstanding activities. Please refer to condition A10.

Forecasts and changes

Forecasts, in particular, any significant changes expected in the next reporting period, e.g., lodgement of modification application or works to be undertaken under any other planning pathway under the Environmental Planning and Assessment Act 1979 (NSW).

The Independent Audit is a backwards looking exercise for the nominated audit period as is required by the IAPAR. Forecasting does not form part of our assessment.

Noise data

Verification of the noise data being relied upon in the Noise Monitoring Report, dated 23 May 2023, prepared by Acoustic Logic to satisfy condition E11 of the Consent to demonstrate that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 202, prepared by Cundall.

The Operational Noise Report from Acoustic Logic (Ref. 20220176.1/2305A/R0/HD dated 23 May 2023) presented during the audit did not adopt the correct criteria as stated by condition E11 (i.e.: the recommended noise levels for mechanical plant identified in the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021). Further, it was noted that this report referred to the Interim Construction Noise Guidelines which is not applicable to operational facilities. However, after the finalisation of this Independent Audit Report, a Post Operational Noise Assessment (Ref. 20220176.2/2308A/R0/RL Rev. 0) from Acoustic Logic completed on the 23 May 2023 was provided to the auditor to support the evidence required against condition E11. It was noted that this assessment complies with the recommended noise levels for mechanical plant, uses the correct methodology and indicated that no exceedances of the recommended noise levels were identified. The Applicant stated that the Post Operational Noise Assessment has been submitted to the Planning Secretary.

School Transport Plan

An assessment of the implementation of the School Transport Plan, operational access, car parking and service vehicles arrangements.

Operational access, car parking, and service vehicle arrangements were observed during the site inspection, which align with the School Transport Plan. The auditees noted that the use of bicycles by students is not encouraged due to the school's location along the busy Hume Highway. The school has a coordinator during the drop-off/pick-up times, no complaints on traffic and access have been raised.

Past audits legacy items

A review of any legacy items from past audits undertaken under the Consent. Please include details on whether all outstanding items from the construction phase are closed out.

Refer to Section 3.2, Table 6. All audit findings from previous audits have been closed out.

3.6 Complaints

The Project has been maintaining a Complaints register. The register was published monthly on the Project website. No complaints have been received for the audit period (March to August 2023). The Complaints register has been maintained up to August 2023.

A copy of the complaints register is available at the Project website:

<https://www.schoolinfrastructure.nsw.gov.au/projects/b/bankstown-north-public-school-upgrade.html#category-reports>

3.7 Incidents

There were no notifiable incidents as defined by SSD 10290 recorded during the audit period.

3.8 Actual versus predicted impacts

Predicted impacts associated with the Project are described in:

- Section 6 of the Environmental Impact Statement for Bankstown North Public School, DFP Planning Pty Limited, 30 September 2020 (the EIS)
- Section 3 of the Response to Submissions Report Bankstown North Public School_SSD_10290, DFP Planning Pty Limited, Marh 2021

Together, and for the purposes of this section, the aforementioned documents are referred to here as the EIS.

The audit considered the actual impacts based on the site inspection, degree of compliance, incidents and complaints, receipt of the Crown Completion Certificates, and made a high level comparison with the impacts outlined in the EIS. The Auditor is of the view that there have not been material departures from the predicted impacts.

3.9 Key strengths and environmental performance

The overall outcome of this audit indicated that compliance has been tracked by the key project personnel.

As the school is now in operation, environmental impacts are minimal. That being said, further work is required by the auditees to verify operational noise impacts.

4. LIMITATIONS

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

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

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the conditions, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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

APPENDIX A – SSD 10290 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status																																																																																																															
PART A ADMINISTRATIVE CONDITIONS																																																																																																																			
Obligation to Minimise Harm to the Environment																																																																																																																			
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this table. Site inspection and interview with auditees 15/08/23	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	Compliant																																																																																																															
Terms of Consent																																																																																																																			
A2	The development may only be carried out:	Site inspection 15/08/23 Interview with auditees 15/08/23 Development Consent dated 28/04/2021 Notice of Determination of Application dated 29/04/2021 approved and signed by DPE Environmental Impact Statement, 30/9/2020 Response to Submissions, 5/6/2021 Stamped plans approved by DPE, 14/07/20 BCA Completion Certificate (No. BCAC-22082) 15/08/22, Blackett Maguire + Goldsmith P/L BCA Completion Certificate (No. BCAC-22121) 07/11/22, Blackett Maguire + Goldsmith P/L BCA Completion Certificate (No. BCAC-23018) 03/03/23, Blackett Maguire + Goldsmith P/L BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L	The Project was carried out: (a) In accordance with the conditions of consent (b) The Planning Secretary did not provide any written instructions during the audit period. (c) The Project was being constructed in general accordance with the EIS and RtS. (d) The Project was implemented in accordance with the approved plans as enumerated in Condition A2. Note that we consider it is the role of the Principal Certifier to ensure compliance with this requirement. Whilst three non-compliances were identified during this audit period (against A30, C40 and E11), they were administrative in nature and not of significant number. Other than that, compliance is being achieved in all other respects, and on this basis the Auditor does not consider it appropriate to assign a non-compliance with this condition.	Compliant																																																																																																															
	(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 RtS;																																																																																																																		
	(d) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):																																																																																																																		
	<table><tr><th colspan="4">Architectural drawings prepared by Gray Puksand</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>A001</td><td>B</td><td>Notes & Legends</td><td>04/02/2021</td></tr><tr><td>A020</td><td>B</td><td>Site Plan – Existing/ Demolition</td><td>04/02/2021</td></tr><tr><td>A030</td><td>E</td><td>Proposed Site Plan</td><td>27/04/2021</td></tr><tr><td>A121</td><td>C</td><td>Slab Setout Plan – Lower Ground Level West</td><td>04/02/2021</td></tr><tr><td>A122</td><td>C</td><td>Slab Setout Plan – Ground Level West</td><td>04/02/2021</td></tr><tr><td>A123</td><td>C</td><td>Slab Setout Plan – Ground Level East</td><td>04/02/2021</td></tr><tr><td>A124</td><td>C</td><td>Slab Setout Plan – Level 01 West</td><td>04/02/2021</td></tr><tr><td>A125</td><td>C</td><td>Slab Setout Plan – Level 01 East</td><td>04/02/2021</td></tr><tr><td>A126</td><td>C</td><td>Slab Setout Plan – Level 02 West</td><td>04/02/2021</td></tr><tr><td>A127</td><td>C</td><td>Slab Setout Plan – Level 02 East</td><td>04/02/2021</td></tr><tr><td>A128</td><td>C</td><td>Slab Setout Plan – Link Bridge All Levels</td><td>04/02/2021</td></tr><tr><td>A131</td><td>D</td><td>GA Floor Plan – Lower Ground Level West</td><td>04/02/2021</td></tr><tr><td>A132</td><td>D</td><td>GA Floor Plan – Lower Ground Level East</td><td>04/02/2021</td></tr><tr><td>A133</td><td>D</td><td>GA Floor Plan – Ground Level West</td><td>04/02/2021</td></tr><tr><td>A134</td><td>D</td><td>GA Floor Plan – Ground Level East</td><td>04/02/2021</td></tr><tr><td>A135</td><td>D</td><td>GA Floor Plan – Level 01 West</td><td>04/02/2021</td></tr><tr><td>A136</td><td>D</td><td>GA Floor Plan – Level 01 East</td><td>04/02/2021</td></tr><tr><td>A137</td><td>D</td><td>GA Floor Plan – Level 02 West</td><td>04/02/2021</td></tr><tr><td>A138</td><td>D</td><td>GA Floor Plan – Level 02 East</td><td>04/02/2021</td></tr><tr><td>A141</td><td>D</td><td>Reflected Ceiling Plan – Lower Ground Level West</td><td>04/02/2021</td></tr><tr><td>A142</td><td>D</td><td>Reflected Ceiling Plan – Lower Ground Level East</td><td>04/02/2021</td></tr><tr><td>A143</td><td>D</td><td>Reflected Ceiling Plan – Ground Level West</td><td>04/02/2021</td></tr><tr><td>A144</td><td>D</td><td>Reflected Ceiling Plan – Ground Level East</td><td>04/02/2021</td></tr><tr><td>A145</td><td>D</td><td>Reflected Ceiling Plan – Level 01 West</td><td>04/02/2021</td></tr><tr><td>A146</td><td>D</td><td>Reflected Ceiling Plan – Level 01 East</td><td>04/02/2021</td></tr></table>				Architectural drawings prepared by Gray Puksand				Dwg No.	Rev	Name of Plan	Date	A001	B	Notes & Legends	04/02/2021	A020	B	Site Plan – Existing/ Demolition	04/02/2021	A030	E	Proposed Site Plan	27/04/2021	A121	C	Slab Setout Plan – Lower Ground Level West	04/02/2021	A122	C	Slab Setout Plan – Ground Level West	04/02/2021	A123	C	Slab Setout Plan – Ground Level East	04/02/2021	A124	C	Slab Setout Plan – Level 01 West	04/02/2021	A125	C	Slab Setout Plan – Level 01 East	04/02/2021	A126	C	Slab Setout Plan – Level 02 West	04/02/2021	A127	C	Slab Setout Plan – Level 02 East	04/02/2021	A128	C	Slab Setout Plan – Link Bridge All Levels	04/02/2021	A131	D	GA Floor Plan – Lower Ground Level West	04/02/2021	A132	D	GA Floor Plan – Lower Ground Level East	04/02/2021	A133	D	GA Floor Plan – Ground Level West	04/02/2021	A134	D	GA Floor Plan – Ground Level East	04/02/2021	A135	D	GA Floor Plan – Level 01 West	04/02/2021	A136	D	GA Floor Plan – Level 01 East	04/02/2021	A137	D	GA Floor Plan – Level 02 West	04/02/2021	A138	D	GA Floor Plan – Level 02 East	04/02/2021	A141	D	Reflected Ceiling Plan – Lower Ground Level West	04/02/2021	A142	D	Reflected Ceiling Plan – Lower Ground Level East	04/02/2021	A143	D	Reflected Ceiling Plan – Ground Level West	04/02/2021	A144	D	Reflected Ceiling Plan – Ground Level East	04/02/2021	A145	D	Reflected Ceiling Plan – Level 01 West	04/02/2021	A146	D	Reflected Ceiling Plan – Level 01 East	04/02/2021			
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	A147	D	Reflected Ceiling Plan – Level 02 West	04/02/2021			
	A148	D	Reflected Ceiling Plan – Level 02 East	04/02/2021			
	A151	D	Roof Plan - West	04/02/2021			
	A152	D	Roof Plan - East	04/02/2021			
	A153	C	Canopy Plan	04/02/2021			
	A154	C	Canopy Roof Plan	04/02/2021			
	A161	B	Finishes Plan – Lower Ground Level West	04/02/2021			
	A162	B	Finishes Plan – Ground Level West	04/02/2021			
	A163	B	Finishes Plan – Ground Level East	04/02/2021			
	A164	B	Finishes Plan – Level 01 West	04/02/2021			
	A165	B	Finishes Plan – Level 01 East	04/02/2021			
	A166	B	Finishes Plan – Level 02 West	04/02/2021			
	A167	B	Finishes Plan – Level 02 East	04/02/2021			
	A181	B	Wall Setout – Lower Ground Level West	04/02/2021			
	A182	B	Wall Setout – Lower Ground Level East	04/02/2021			
	A183	B	Wall Setout – Ground Level West	04/02/2021			
	A184	B	Wall Setout – Ground Level East	04/02/2021			
	A185	B	Wall Setout – Level 01 West	04/02/2021			
	A186	B	Wall Setout – Level 01 East	04/02/2021			
	A187	B	Wall Setout – Level 02 West	04/02/2021			
	A188	B	Wall Setout – Level 02 East	04/02/2021			
	A201	D	Elevations	04/02/2021			
	A202	D	Elevations	04/02/2021			
	A203	D	Elevations	04/02/2021			
	A204	D	Elevations	04/02/2021			
	A211	D	Sections	04/02/2021			
	A212	D	Sections	04/02/2021			
	A300	B	Wall Section Details	04/02/2021			
	A301	B	Wall Section Details	04/02/2021			
	A302	B	Wall Section Details	04/02/2021			
	A320	B	Wall Types	04/02/2021			
	A321	B	Wall Types	04/02/2021			
	A330	B	Window Types	04/02/2021			
	A331	B	Window Schedule	04/02/2021			
	A332	B	Curtain Wall Details	04/02/2021			
	A340	B	Door Schedule	04/02/2021			
	A341	B	Door Types	04/02/2021			
	A350	B	Internal Elevations	04/02/2021			
	A351	B	Internal Elevations	04/02/2021			
	A352	B	Internal Elevations	04/02/2021			
	A400	B	Stair 1 Details	04/02/2021			

Unique ID	Compliance Requirement				Evidence Collected	Findings and Recommendations	Compliance Status
	A401	B	Stair 2 Details	04/02/2021			
	A402	B	Stair 3 Details	04/02/2021			
	A420	B	Lift Details	04/02/2021			
	A430	B	Ramp Details	04/02/2021			
	A440	B	Balustrade Details	04/02/2021			
	A441	B	Balustrade Details	04/02/2021			
	A442	B	Facade Details	04/02/2021			
	A600	B	Amenities Details	04/02/2021			
	A601	B	Amenities Details	04/02/2021			
	A800	B	Joinery Details	04/02/2021			
	A801	B	Joinery Details	04/02/2021			
	A802	B	Joinery Details	04/02/2021			
	A803	B	Joinery Details	04/02/2021			
	A804	B	Joinery Details	04/02/2021			
	A805	B	Joinery Details	04/02/2021			
	A806	B	Joinery Details	04/02/2021			
	A807	B	Joinery Details	04/02/2021			
	Landscape Plans prepared by Rollo Design						
	Dwg No.	Rev	Name of Plan	Date			
	201813-TD301	03	Planting Plan 01	08/02/2021			
	201813-TD302	03	Planting Plan 02	08/02/2021			
	201813-TD303	03	Planting Plan 03	08/02/2021			
	201813-TD304	03	Planting Plan 04	08/02/2021			
	201904-TD052	02	Schedules 2	08/02/2021			
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; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above.				Site inspection and interview with auditees 15/08/23	The auditees are not aware of any written direction given by the Department within this audit period.	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				Site inspection and interview with auditees 15/08/23	There was no inconsistency, ambiguity or conflict between consent and a document listed in condition. This audit assess compliance with the consent.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development Consent dated 28/04/2021 Letter – SINSW to DPE, Notification of Commencement of Construction in accordance with Condition B1, 21/05/21.	The project has completed the construction works.	Compliant
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Site inspection 15/08/23 Interview with auditees 15/08/23 Crown Certificate, CRO-21033, 7 June 2021 BCA Completion Certificate (No. BCAC-22082) 15/08/22, Blackett Maguire + Goldsmith P/L - Ground floor staff areas only BCA Completion Certificate (No. BCAC-22121) 07/11/22, Blackett Maguire + Goldsmith P/L - Building 2 and 4 and surrounding ancillary area. BCA Completion Certificate (No. BCAC-23018) 03/03/23, Blackett Maguire + Goldsmith P/L - Internal Road / civil work and landscaping work. BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L	Part 6, Division 8A of the EP&A relates to prescribed conditions for: <ul style="list-style-type: none"> Compliance with the BCA (Crown Certificate received for current works) Erection of signs Residential building work (not relevant) Entertainment venues (not relevant) Signage for max number of persons in venues (not relevant for construction) The following Certificates were granted prior to commencing any work onsite: BCA CC No. BCAC-22082 (15/08/22), No. BCAC-22121 (07/11/22) and No. BCAC-23018 (03/03/23) from Blackett Maguire + Goldsmith P/L. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 15/08/23	No disputes noted by the auditees during this audit period.	Not Triggered
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Interview with auditees 15/08/23 Bankstown North Public School – Out of Hours Event Management Plan 7/08/2023 SCT Consulting Bankstown North Public School – School Transport Plan 7/11/2022 SCT Consulting Traffic Logistics, Traffic Management Plan, TLTMP-1259224 Rev B, 12/11/2020. PTC, Concept Construction Traffic Management Plan (CCTMP), Rev 02, 13/03/2020.	Consultation has been carried out with relevant parties, as required. Sighted minutes of meeting between BNPS, CB City Transport, TfNSW, SINSW, RPS and School Transport Planner in preparation for the School Transport Plan. Sighted exchange of emails between PGB and TfNSW regarding changes in the traffic signals at intersection of Hume Hwy and Beresford Ave, Bankstown (7/11/2022) and further correspondence for the Staging plans from 25/11/2022 to 28/11/2022.	Compliant
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction 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).	Site inspection and interview with auditees 15/08/23 Staging Report BNPS SSD 10290 Rev.4 prepared by PBG 18/01/23 Letter 27/01/23 DPE-SINSW re: Revised Staging Report Staging Report BNPS SSD 10290 Rev.6 prepared by SINSW 14/03/23	Staging Report was prepared on 20/10/22, submitted to the DPE within the required timeframe and approved on 23/11/2022. Staging Report Rev.4 (operation) was prepared in relation to handover of the project that compose of: Proposed Stage 1 Handover (Building 2 & 4): 24/10/2022 Proposed Stage 2 Handover (External Areas) 28/02/2023 The Department acknowledges the submission of the revised staging report (Rev.4) thru its letter dated 27/01/23. Staging report was updated 14/3/2023 Revision 6, indicating the completion date for the school was 28/3/2023.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
A10	A Staging Report prepared in accordance with condition A9 must:	Interview with auditees 15/08/23 Staging Report BNPS SSD 10290 Rev.4 prepared by PBG 18/01/23 Letter 27/01/23 DPE-SINSW re: Revised Staging Report Staging Report BNPS SSD 10290 Rev.6 prepared by SINSW 14/03/23	The Staging Report was prepared in accordance with the requirements a) through d) of these conditions	Compliant
	(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.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 15/08/23 Staging Report BNPS SSD 10290 Rev.4 prepared by PBG 18/01/23 Letter 27/01/23 DPE-SINSW re: Revised Staging Report	The Staging Report was approved by the Department on 23 November 2022	Compliant
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent 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 as identified in the Staging Report.	Interview with auditees 15/08/23 Staging Report BNPS SSD 10290 Rev.4 prepared by PBG 18/01/23 and letter 27/01/23 DPE-SINSW re: Revised Staging Report Staging Report BNPS SSD 10290 Rev.6 prepared by PBG 14/03/23	The Staging Report was prepared for the operation phase (Rev.4) in relation to handover of the project that relates to: Proposed Stage 1 Handover (Building 2 & 4): 24/10/2022 Proposed Stage 2 Handover (External Areas) 28/02/2023 Staging report has been further reviewed on the 22/2/23 (Rev.5) and 14/03/2023 (Rev.6).	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design 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 (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or 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).	Site inspection and interview with auditees 15/08/23 Staging Report BNPS SSD 10290 Rev.4, 18/01/23; Rev.5, 22/02/23; and Rev.6 14/03/23	Whilst the operation is staged, which include the timing of handover of the completed works the plans, strategies and programs themselves are not staged. Staging report has been further reviewed on the 22/2/23 (Rev.5) and 14/03/2023 (Rev.6). No updates required on the plans in the last 6 months.	Compliant
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with auditees 15/08/23 Staging Report BNPS SSD 10290 Rev.4, 18/01/23; Rev.5, 22/02/23; and Rev.6 14/03/23	Whilst the operation is staged, which include the timing of handover of the completed works the plans, strategies and programs themselves are not staged.	Not Triggered
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design 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.	Interview with auditees 15/08/23 Staging Report BNPS SSD 10290 Rev.4, 18/01/23; Rev.5, 22/02/23; and Rev.6 14/03/23	Whilst the operation is staged, which include the timing of handover of the completed works the plans, strategies and programs themselves are not staged.	Not Triggered
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview with auditees 15/08/23 Staging Report BNPS SSD 10290 Rev.4, 18/01/23; Rev.5, 22/02/23; and Rev.6 14/03/23 prepared by PBG	Whilst the operation is staged, which include the timing of handover of the completed works the plans, strategies and programs themselves are not staged.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	<p>Site inspection and interview with auditees 15/08/23</p> <p>BCA Completion Certificate BCAC-23025 28/04/2023 by Blackett Maguire + Goldsmith P/L</p> <p>PB 2021, Structural Design Certification, 15/5/2021, Job Number SY181004.</p> <p>Crown Certificate, CRO-21033, 7/6/2021.</p> <p>External Wall System Disclosure Statement (Design) External Wall Components (Type A & B Construction) dated 18/5/2021 issued by NSW Registered Architect No. 6569</p>	<p>Structural drawings were designed in accordance with the relevant structural requirements of the Building Code of Australia.</p> <p>The Crown Certificate issued by the Certifier, serves as evidence of conformity.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
External Walls and Cladding				
A18	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>Site inspection and interview with auditees 15/08/23</p> <p>External Wall System Disclosure Statement (Design) External Wall Components (Type A & B Construction) dated 18/5/2021 issued by NSW Registered Architect No. 6569.</p> <p>Crown Certificate, CRO-21033, 7/6/2021.</p> <p>BCA Completion Certificate (No. BCAC-23018) 03/03/23, Blackett Maguire + Goldsmith P/L</p> <p>External Wall & Roof Certification from PBG 1/8/2022</p> <p>External Wall System Disclosure Statement Installation Certificate from PBG 12/8/2022</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p> <p>BCA Completion Certificate BCAC-23025 28/04/2023 by Blackett Maguire + Goldsmith P/L</p> <p>External Wall System Disclosure Installation Certificate 12/08/2022 PBG</p>	<p>The BCA Completion Certificate issued by the Certifier, serves as evidence of conformity.</p> <p>Sighted: External Wall & Roof Certification dated 1/8/2022 and External Wall System Disclosure Statement Installation Certificate dated 12/8/2022 both from PBG.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
External Materials				
A19	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour/finish of approved external materials may be approved by the Certifier provided:</p> <ol style="list-style-type: none"> the alternative colour/finish is of a similar tone/shade and finish to the approved external colours/building materials; the quality and durability of any alternative material is the same standard as the approved external building materials; and a copy of any approved changes to the external colours and/or building materials by the Certifier is provided to the Planning Secretary for information. 	<p>Site inspection and interview with auditees 15/08/23</p> <p>SINSW Bankstown North Public School – Main Works Architectural Design Statement, Gray Puksand, 25/05/21.</p> <p>Crown Certificate, CRO-21033, 7/6/2021.</p> <p>Architectural Design Statement dated 25/5/2021</p> <p>External Wall & Roof Certification from PBG 1/8/2022</p> <p>External Wall System Disclosure Statement Installation Certificate from PBG 12/8/2022</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p> <p>BCA Completion Certificate BCAC-23025 28/04/2023 by Blackett Maguire + Goldsmith P/L</p>	<p>The Crown Certificate issued by the Certifier, serves as evidence of conformity. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p> <p>As per Architectural Design Statement, noting that the Project has been designed in accordance with the recommendations outlined specialist consultant reports and the CoCs.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Applicability of Guidelines				
A20	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p>	<p>Bankstown North Public School – Out of Hours Event Management Plan 7/08/2023 SCT Consulting</p> <p>Bankstown North Public School – School Transport Plan 7/11/2022 SCT Consulting</p>	<p>The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 15/08/23	The project team has indicated that the Planning Secretary has not provided any instructions regarding compliance with updated or revised versions of guidelines, protocols, Australian Standards, or policies, or their replacement.	Not Triggered
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, non-compliance 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>	Interview with auditees 15/08/23 Independent Audit No. 4 – Audit report, WolfPeak 13/04/2023 Noise monitoring Report from Acoustic Logic, 23/5/2023 Post Opening Road Safety Audit by D-TAL, final report dated 1/6/2023	The relevant section 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. The Independent Audits were completed in accordance with ISO19011 and the Department's IAPAR. There were no concerns raised by the Department regarding the reports. Noise monitoring was carried out by Acoustic Logic on the 23/5/2023, report was presented. A Road Safety Audit was carried out by D-TAL post opening of the school on the 24/5/2023 with the final report provided on 1/6/2023.	Compliant
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: (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) 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.	Project Website : https://www.schoolinfrastructure.nsw.gov.au/projects/b/bankstown-north-public-school-upgrade.html	The Project website is active and contains the following information: (a) (i) the documents identified in Condition A2. (ii) the development consent (iii) website has the Staging Report for Operation, Heritage Interpretation Plan, Landscape Mgt Plan and Community Communication Strategy CEMP and sub-plans amongst other documents. (iv) Independent Audit Reports have information on the environmental performance of the project. (v) No monitoring is required by the CoCs or CEMP and sub-plans to be published. (vi) Project updates up to Nov 2022. Information pack posted in January 2023 (vii) Contact details (viii) Complaints register up to August 2023 (ix) Independent Audit Reports No.1, 2, 3 and 4 and Response to Audit Findings for No.1 and No.4 posted on the website (x) the auditor is not aware of any additional requirements from the Planning Secretary. (b) The information has been kept up to date.	Compliant
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.	Site inspection and interview with auditees 15/08/23 Site Rules / Subcontract Conditions Project: Bankstown North Public School. Site Specific Induction, 531 – Bankstown North Public School – Main Works, Rev: 01, Hallmac Electrical 1/07/22	Hammertech project induction register was in-placed with registration of people had been inducted since project commencement. Staff and contractors performed the required site induction. The induction form includes components of the CoCs that are relevant to construction works.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
		Hammertech project induction register commencement and Site Induction Register.		
Incident Notification, Reporting and Response				
A25	The Planning Secretary 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.	Site inspection and interview with auditees 15/08/23	The auditees have not identified any incidents as defined by the consent during the audit period	Not Triggered
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 .	Site inspection and interview with auditees 15/08/23	The auditees have not identified any incidents as defined by the consent during the audit period	No Triggered
Non-Compliance Notification				
A27	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Interview with auditees 15/08/23 IA4 dated 13/04/2023 by WolfPeak Letter 18/04/2023 SINSW-DPE re: Response to Independent Environmental Audit No. 4 non-compliance in accordance with Condition C40b Post Approval Submission 18/4/23 SINSW-DPE – Non-Compliance Notification Letter 30/06/2023 SINSW-DPE re. Notification of Non-Compliances for Operational Noise Limits in accordance with E11 Post Approval Submission 4/7/23 SINSW-DPE – Non-Compliance Notification	Non-compliance: Two non-compliances were raised in the IA4 (13/04/2023). A letter response to the Department regarding non-compliance, dated 18/04/2023, was made available on the project website. Actual notification was submitted on 18/04/23. Additionally, a non-compliance notification against condition E11 (Operational Noise limits) was provided from SINSW to the Planning Secretary on the 30/06/2023.	Compliant
A28	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.	Interview with auditees 15/08/23 IA4 dated 13/04/2023 by WolfPeak Letter 18/04/2023 SINSW-DPE re: Response to Independent Environmental Audit No. 4 non-compliance in accordance with Condition C40b Post Approval Submission 18/4/23 SINSW-DPE – Non-Compliance Notification Letter 30/06/2023 SINSW-DPE re. Notification of Non-Compliances for Operational Noise Limits in accordance with E11 Post Approval Submission 4/7/23 SINSW-DPE – Non-Compliance Notification	A letter response to the Department regarding non-compliance, dated 18/04/2023, was made available on the project website. Identified actions have been undertaken to address the non-compliances. The non-compliance notification for E11 identified the SSD condition, the reason for non-compliance, the dates when it was identified and the relevant actions to address the non-compliance.	Compliant
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 15/08/23	No instances of non-compliance have been identified as an incident within this audit period.	Not Triggered
Revision of Strategies, Plans and Programs				
A30	Within three months of: (a) the submission of a compliance report under condition A33; (b) the submission of an incident report under condition A26; (c) the submission of an Independent Audit under condition C38 or C39; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Site inspection and interview with auditees 15/08/23 IA4 dated 13/04/23 by WolfPeak Post Approval Submission 28/4/23 SINSW-DPE – Non-Compliance Notification	Non-compliance: No evidence was presented to demonstrate that a review of the strategies plans and programs was completed or notified within three months of submission of the fourth Independent Audit Report (submitted 28/4/23) as is required by A30(c).	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
A31	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Site inspection 15/08/23</p> <p>Interview with auditees 15/08/23</p>	During the conduct of fourth audit period, no changes were made to the strategies, plans, programs, or drawings demanded by this consent to enhance the development's environmental performance or follow a directive.	Not Triggered
Compliance Reporting				
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Interview with auditees 15/08/23 Compliance Reporting Post Approval Requirements, Department 2020.	In accordance with Table 1 Minimum Frequency of Compliance Reporting, of the Compliance Reporting Post Approval Requirements, (DPIE (2020) compliance reports are required no greater than 52 weeks from the date of commencement of operation or if in care & maintenance, from the commencement date of care and maintenance.	Not Triggered
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Refer to A32.	Refer to A32.	Not Triggered
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Refer to A32.	Refer to A32.	Not Triggered
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, 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.	Refer to A32.	Refer to A32.	Not Triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notice of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
B2	If the construction or operation of the development is to be staged, the Planning Secretary 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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Certified Drawings				
B3	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 this development consent.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifier 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 Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Heritage Photographic Archival Recording				
B5	Prior to the commencement of construction, a photographic archival recording of the site and Block A must be undertaken in accordance with the NSW Heritage Council guidelines 'Photographic recording of Heritage Items Using Film or Digital Capture' (2006). The Applicant must provide a copy of the photographic archival to Heritage NSW within seven days after the Certifier accepts it.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Internal Noise Levels and Ventilation				
B6	<p>Prior to the commencement of construction (excluding demolition, earthworks and site preparation works), the Applicant must provide evidence to the Certifier that the building design:</p> <ul style="list-style-type: none"> a) complies with the specified internal noise criteria and recommended acoustic attenuation measures contained in the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021 and prepared by Cundall with certification provided by a suitably qualified acoustic consultant; b) incorporates the installation of mechanical ventilation to rooms that require doors and windows to be closed to achieve the internal noise criteria; and c) has been certified by a suitably qualified person that all mechanical ventilation systems comply with the National Construction Code including: <ul style="list-style-type: none"> (i) AS1668.1, AS1668.2 and AS3666.1 as applicable, and/or (ii) an alternative solution using an appropriate assessment method. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Protection of Public Infrastructure				
B7	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifier, Planning Secretary and Council. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Pre-Construction Dilapidation Report				
B8	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to the Certifier and Council. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Community Communication Strategy				
B9	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
	(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; (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. 			

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Ecologically Sustainable Development				
B10	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by: <ul style="list-style-type: none"> (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Outdoor Lighting				
B11	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 <i>Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements</i> and AS 4282-2019 <i>Control of the obtrusive effects of outdoor lighting</i> .	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Demolition				
B12	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Environmental Management Plan Requirements				
B13	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020). <p>Note:</p> <ul style="list-style-type: none"> • The <i>Environmental Management Plan Guideline</i> is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Construction Environmental Management Plan				
B14	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 <i>Control of the obtrusive effects of outdoor lighting</i>; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; and (vi) protective measures to ensure no damage occurs to Block A; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (e) Construction Noise and Vibration Management Sub-Plan (see condition B16); 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	(f) Construction Waste Management Sub-Plan (see condition B17); and			
	(g) Construction Soil and Water Management Sub-Plan (see condition B18).			
B15	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (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; and (d) detail heavy vehicle routes, access and parking arrangements. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
B16	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (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 B16(d); (f) include a complaints management system that will be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
B17	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; (b) details of diverting waste from landfill (where appropriate); (c) information regarding the recycling and disposal locations; and (d) confirmation of the contamination status of the development areas of the site based on the validation results. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
B18	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) provide a plan of how all construction works will be managed in a wet-weather event (i.e., storage of equipment, stabilisation of the site); (e) detail all off-site flows from the site; and (f) 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 5-year ARI. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered

Unique ID	Compliance Requirement		Evidence Collected	Findings and Recommendations	Compliance Status	
B19	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.		This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered	
Construction Parking						
B20	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.		This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered	
B21	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.		This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered	
Operational Noise – Design of Mechanical Plant and Equipment						
B22	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant noise criteria as recommended in the Noise Impact Assessment (Ref: RPT-AS- 002, Rev C), dated 2 March 2021 and prepared by Cundall must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021 and prepared by Cundall.		This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered	
Biodiversity						
B23	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.		This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered	
B24	The requirement to retire credits in condition B23 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.		This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered	
B25	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B23 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values.		This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered	
	A PCT as specified below	Number of Credits				In the below IBRA subregion
	PCT 849: Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	1				Cumberland

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Operational Waste Storage and Processing				
B26	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold-water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system is in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Construction Access arrangements				
B27	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Public Domain Works				
B28	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier 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 Certifier.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Site Contamination				
B29	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Demolition				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Construction Hours				
C4	<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; (b) between 8am and 1pm, Saturdays; and (c) no work may be carried out on Sundays or public holidays. <p>No work may be carried out on Sundays or public holidays.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <ul style="list-style-type: none"> (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C6	<p>Construction activities may be undertaken outside of the hours in condition C3 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. (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C7	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
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 audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Construction Traffic				
C10	All construction vehicles (excluding site personnel vehicles) must be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Hoarding Requirements				
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and 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	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
No Obstruction of Public Way				
C12	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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Construction Noise Limits				
C13	The development must be constructed to achieve the construction noise management levels detailed in the <i>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 CNVMP.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C14	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 C4.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> (a) for structural damage, the latest version of DIN 4150-3 (1992-02) <i>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). 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C17	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 C16.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Tree Protection				
C19	For the duration of the construction works: <ul style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, 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 the recommendations of the Arboricultural Impact Assessment, dated 17 March 2020 and prepared by Arboreport; 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. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C21	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> (a) activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust; (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 audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
Imported Soil				
C22	The Applicant must: <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Disposal of Seepage and Stormwater				
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. 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 audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Emergency Management				
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Stormwater Management System				
C25	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <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 the requirements of condition B33; (d) be in accordance with applicable Australian Standards; and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. 	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Unexpected Finds Protocol – Aboriginal Heritage				
C26	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 must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet 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 Heritage NSW to develop and implement management strategies for all objects/sites. Works may only recommence with the written approval of Heritage NSW.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW 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 NSW.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Waste Storage and Processing				
C28	All waste generated during construction 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 audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C30	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.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C31	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C32	The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Outdoor Lighting				
C33	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Installation Certificate for Electrical Services and External Lighting dated 27/07/2022 issued by Hall Mac –	The Certificate for Electrical Services certify that the service has been installed, tested and inspected and was found to have been installed with all the relevant standards. The IA5 is on Operations of the School. The Construction requirements do not form part of the audit scope.	Not Triggered
Site Contamination				
C34	Remediation of the site must be carried out in accordance with the Remediation Action Plan (Ref: 10834-ER-1-2) prepared by Alliance Geotechnical and dated 30 June 2020 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C35	Where remediation is carried out / completed in stages, NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s) prior to the use / operation of the remediated area(s).	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
C36	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-4 for assessment of pre-construction and construction.	Not Triggered
Independent Environmental Audit				
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Interview with auditees 15/08/23 Letter – DPE to SINSW 23/06/2023 approval of Independent auditor	WolfPeak were approved by the Department prior to undertaking the audit. Letter – DPE, Bankstown North Public School (SSD 10290) agreement to Independent Auditor, 23/06/23.	Compliant
C38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Interview with auditees 15/08/23 IAPAR 202	This Independent Audit has been conducted in accordance with the IAPAR 2020.	Compliant
C39	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 or timing upon which the audit must be commenced.	Interview with auditees 15/08/23	There have been no changes to the timing of the audits.	Not triggered
C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent, or condition C39 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Interview with auditees 15/08/23 Independent Audit Report No.4 dated 13/04/2023 by WolfPeak Post Approval Submission 28/4/23 SINSW-DPE – Non-Compliance Notification Letter from SINSW to DPE 18/04/2023 re. Response to Independent Audit in accordance with condition C40b.	The IA4 audit report along with the response to audit findings, were submitted to the Department on 28/04/2023 and addresses the following: a) review and respond to each Independent Audit Report was prepared b) submitted response to the Planning Secretary c) Independent Audit Report 4 was posted in the Project website	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
C41	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Interview with auditees 15/08/23 Independent Audit Report No.4 dated 13/04/2023 by WolfPeak Letter from SINSW to DPE 18/04/2023 re. Response to Independent Audit in accordance with condition C40b. Post Approval Submission 28/4/23 SINSW-DPE – Non-Compliance Notification (x2).	Non-compliance: Audit Report and Response to audit findings were submitted to the DPE on 28/04/2023 which is after 2 months of the audit site inspection (17/02/2023).	Non-Compliant
C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Interview with auditees 15/08/2023	No ceased operation was sent by the Planning Secretary	Not Triggered
Operational Readiness				
C43	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	Site inspection and interview with auditees 15/08/2023 BCA Completion Certificate 03/03/23, BMG Letter 20/10/2022 from BNPS Principal re: Staging Report with the supporting Staging Plan Accessibility Occupancy Certification 02/11/22, Morris Goding Access Consulting School Transport Plan 22/09/22 SCT Consulting Zoning Plan 01/03/23 Patterson Building Group P/L Builders Compliance Certificate 02/03/23, Patterson Building Group P/L	The operational readiness was presented through the issuance of several certificates which were certified by BMG on 03/03/23. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
C44	Operational readiness work must only be undertaken in accordance with the details submitted under condition C43 and the following requirements: (a) no more than 15 staff are involved in operational readiness work on site at any one time; (b) no more than 15 vehicles must access the school related to the operational readiness work; (c) no students or parents are permitted on the site; and (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.	Site inspection and interview with auditees 15/08/2023 BCA Completion Certificate 03/03/23, BMG Letter 20/10/2022 from BNPS Principal re: Staging Report with the supporting Staging Plan Accessibility Occupancy Certification 02/11/22, Morris Goding Access Consulting School Transport Plan 22/09/22 SCT Consulting Zoning Plan 01/03/23 Patterson Building Group P/L Builders Compliance Certificate 02/03/23, Patterson Building Group P/L	The operational readiness was presented through the issuance of several certificates which were certified by BMG on 03/03/23. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Artwork				
C45	An artwork must be installed to the eastern elevation of the retaining wall/s at the main entrance fronting Beresford Avenue. Within six months of commencement of construction, an art strategy for the artwork must be submitted to the Certifier. The art strategy must be prepared in consultation with Council and include the following details (at a minimum): (a) process for selection of the artist/s; (b) elevation drawing of the artwork on the retaining wall/s including dimensions and drawn to scale; (c) proposed materials, colours and finishes; and (d) ongoing maintenance measures (if required).	Site inspection and interview with auditees 15/08/2023 DOC22/420089 letter dated 20/05/22 SINSW to DPIE re: Notification of Non-Compliance in accordance with conditions A26 and A27 Email dated 19/08/22 from SINSW to Emily Forrest, Team Leader City Transformation re: Art Strategy Letter dated 20/05/2022 from SINSW for DPIE re: Notification of Non-Compliance for C41 and C45 Aconex GCOR281, SINSW to Blackett Maguire, dated 1/03/2022 re: SSD condition C45 requires the Art Strategy to be provided to the Certifier (BM+G)	During the site inspection, sighted the installed artwork located at the school's main entrance (please refer to the site photo in Appendix E). The project management provided update on the art strategy. Notification was sent was to the DPE (through letter dated 20/5/22) for compliance and closed out the findings for C45 condition. Email was sent from PBG to the Certifier on the 15/6/23 re. condition E20. The Certifier indicated on the 13/7/2023 that they note the completion of the artwork, however they will not be providing any comments with regards to the approval.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
		<p>Council Feedback dated 9/11/2021 from Sue-Anne Fulton, Landscape Architect City of Canterbury Bankstown</p> <p>BNPS Art Strategy Consultation dated 13/10/20221 (Canterbury Bankstown City Council Briefing)</p> <p>Email dated 22/07/2021 from Canterbury-Bankstown Council (Emily Forrest) to SINSW Group (Ted Kvasnicka) re: BNPS Art Strategy – schedule meeting</p> <p>Email dated 08/07/2021 from SINSW Group to Canterbury-Bankstown Council re: BNPS Art Strategy</p>		
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1.	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary 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>Interview with auditees 15/08/2023</p> <p>Letter 23/01/23 SINSW-DPE re: Notification of date of commencement of the operation for Stage for the through school road and remaining external works – 28/02/23</p> <p>Email 15/03/23 DPE-SINSW re: Acknowledgement receipt of Notice of Commencement/Amended Occupation – 31 March 2023</p>	<p>The SINSW notified the Department on 23/02/23 the commencement date of operation for Stage 2, 28 February 2023.</p> <p>The amended notification of the commencement of Stage 2 for the through school road and remaining external works 31 March 2023.</p>	Compliant
External Walls and Cladding				
D2.	Prior to commencement of operation, the Applicant must provide the Certifier 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.	<p>Interview with auditees 15/08/2023</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith</p> <p>External Wall System Disclosure Certificate (Installation) External & Common Wall Components (Type A & B Construction) 12/08/2022 executed by Petar Bosnjak (PBG)</p> <p>External Wall System Disclosure Certificate (Installation) External & Common Wall Components (Type A & B Construction) 10/8/2022 issued by Nick Ceiling P/L</p> <p>Installation Guide for Façade Panel & Fixing System from James Hardie</p> <p>Email 17/11/22 DPE-SINSW re: Acknowledgment receipt submission of D2, D3- External Walls and Cladding</p>	<p>The auditee provided the Certifier 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 through the issuance of BCA Completion Certificate.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
D3.	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>Interview with auditees 15/08/23</p> <p>External Wall System Disclosure Certificate (Installation) External & Common Wall Components (Type A & B Construction) 10/8/2022 issued by Nick Ceiling P/L</p> <p>External Wall System Disclosure Certificate (Installation) External & Common Wall Components (Type A & B Construction) 12/08/2022 executed by Petar Bosnjak (PBG)</p> <p>BCA Completion Certificate (No. BCAC-22121) 07/11/22, Brian Maguire, Blackett Maguire + Goldsmith P/L - Building 2 and 4 and surrounding ancillary area.</p> <p>Email 17/11/22 DPE-SINSW re: Acknowledgment receipt submission of D2, D3- External Walls and Cladding</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire – Goldsmith</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p>	<p>Copy of the documentation given to the Certifier was submitted to the Planning Secretary. Presented email dated 17/11/22 DPE-SINSW re: Acknowledgment receipt submission of D2, D3- External Walls and Cladding.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Works as Executed Plans				
D4.	Prior to the commencement of operation, 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 Certifier.	<p>Interview with auditees 15/08/2023</p> <p>Builders Compliance Certificate 06/10/22, Patterson Building Group P/L</p> <p>Builders Compliance Certificate 02/03/23, Patterson Building Group P/L</p> <p>Civil / Stormwater Engineering Certification 02/03/23, Northrop</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire – Goldsmith</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p>	<p>The works-as-executed drawings was signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved and submitted to the Certifier through the issuance of BCA Completion Certificate on 03/03/23.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Warm Water Systems and Cooling Systems				
D5.	The installation of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water-cooling system) of AS/NZS 3666.2:2011 <i>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.	<p>Interview with auditees 15/08/2023</p> <p>Hydraulic Installation Certificate 27/07/22, Morrell Plumbing & Maintenance P/L</p> <p>Hydraulic Installation Certificate 30/09/22, Morrell Plumbing & Maintenance P/L</p> <p>Hydraulic Installation Certificate 28/10/2022 issued by Morrell Plumbing & Maintenance P/L</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire – Goldsmith</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p>	<p>The Certifier confirmed that the installation of the warm water systems and water-cooling systems had been done in compliance with the applicable codes and standards.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Outdoor Lighting				
D6.	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>	<p>Interview with auditees 15/08/23</p> <p>Installation Certificate for Outdoor Lighting 08/02/2022 issued by Hallmac Electrical Contractors</p> <p>Installation Certificate – Artificial Lighting & Power 27/07/22, Hallmac Electrical Contractors</p> <p>Installation Certificate – Artificial Lighting & Power 11/10/22, Hallmac Electrical Contractors</p>	<p>The Applicant submitted evidence from a suitably qualified practitioner (Hallmac) to the Certifier, that the installed lighting associated with the development achieves the objective of minimizing light spillage to adjoining or adjacent sensitive receivers.</p> <p>Sighted BCA Completion Certificate 03/03/23, Blackett Maguire – Goldsmith.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
		<p>Installation Certificate – Outdoor Lighting 17/10/22, Hallmac Electrical Contractors</p> <p>Installation Certificate – Artificial Lighting & Power 13/02/23, Hallmac Electrical Contractors</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire – Goldsmith</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p>	The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	
Mechanical Ventilation				
D7.	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	<p>Interview with auditees 15/08/23</p> <p>Installation Certification: Mechanical Services 10/08/2022 issued by Advanced Aircon Design and Construct P/L</p> <p>Installation Certification - Mechanical Services 21/10/2022 issued by Advanced Aircon Design and Construct P/L</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire – Goldsmith</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p>	<p>The Applicant provided evidence to the satisfaction of Certifier, that the installation and performance of the mechanical ventilation systems comply with AS 1668.2-2012 and any dispensation granted by Fire and Rescue NSW.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
D8.	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B22 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021 and prepared by Cundall.</p>	<p>Interview with auditees 15/08/23</p> <p>Certificate Of Compliance: Mechanical Services 07/02/2022 issued by Advanced Aircon Design and Construct (AADC)</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p>	<p>AADC has certified that the noise mitigation under B22 has been incorporated into the design of the mechanical plant and equipment to ensure that the development will not exceed the NIA (Ref: RPT-AS- 002, Rev C) dated 02 March 2021, prepared by Cundall.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Fire Safety Certification				
D9.	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<p>Interview with auditees 15/08/23</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith</p> <p>Fire Safety Certificate 12/08/22, Patterson Building Group</p> <p>Certification of Fire Engineering Works 15/08/22, Innova Services Australia P/L</p> <p>Fire Safety Certificate 07/11/2022 issued by NSW Government</p> <p>Email 05/04/23 Patterson-CBC re: Submission of Fire Safety Certificate to Council</p>	<p>All essential fire or other safety measures forming part of this consent have been certified with a Fire Safety Certificate.</p> <p>Fire Safety Certificate was submitted to Council on 05/04/2023.</p> <p>Fire Safety Certificate was displayed at the entrance of the building. Refer to photo in Appendix E.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p> <p>Fire Safety Certificate was displayed at the Administration building lobby (refer to site photos Appendix E).</p>	Compliant
Structural Inspection Certificate				
D10.	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p>	<p>Interview with auditees 15/08/23</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith</p> <p>Structural Engineering Certification 02/03/23, Northrop</p>	<p>Compliance Certificates were issued to the satisfaction of Certifier. Sighted certificates for structural engineering certification (2/3/23) and Certificate of compliance – structural (4/11/22) from Northrop.</p> <p>Presented BCA completion certificate 3/3/23 from BMG.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Builders Compliance Certificate 02/03/23, Patterson Building Group P/L Certificate of Compliance – Structural 04/11/22 Northrop Consulting Engineers P/L	The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	
Post-construction Dilapidation Report				
D11.	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: 1. i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and 2. ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads (c) to be forwarded to Council for information.	Interview with auditees 15/08/23 BCA Completion Certificate (Cert No. BCAC-23025) 04/04/23, Blackett Maguire - Goldsmith Post Construction Dilapidation Report Ref: OD1658.02 Rev 00, 10/03/23, Opal Dilapidations Email 14/03/23 Canterbury Bankstown Council (CBC)-Patterson re: Restoration Invoice as per Post Dilapidation report Email 14/03/23 Patterson-CBC re: Confirmation from the Council for structural issues Email 15/03/23 CBC-Patterson re: No structural damaged noted	The Applicant engaged Opal Dilapidations to prepare a post-construction dilapidation report at the completion of construction. No structural damage was noted by the Canterbury Bankstown Council per email dated 15/03/23. Submission of the post-construction dilapidation report is verified through the BCA Completion Certificate 04/04/2023 from BMG.	Compliant
Protection of Public Infrastructure				
D12.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (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. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i>	Site inspection and interview with auditees 15/08/2023 Refer to site photos Appendix E	Footpath along Beresford was re-constructed by PBG, refer to photos in Appendix E. It was indicated by the auditee that no other public infrastructure was damaged during the course of the development.	Compliant
Road Damage				
D13.	Prior to the commencement of operation, 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 must be met in full by the Applicant.	Interview with auditees 15/08/23 BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith Survey Certification 07/08/22 Lawrence Consulting Group Email 14/03/23 Patterson-CBC re: Confirmation from the Council for structural issues	All road damaged caused by the project has been rectified by the project contractor. No road damaged was observed during the conduct of site inspection. Council did not identify any damage following construction. The Applicant presented compliance thru the issuance of Certificate of Compliance on Civil works on 4/11/22 which was certified by Blackett Maguire – Goldsmith on 03/03/23. Construction of new foot path along Beresford road was sighted during the conduct of site inspection (refer to site photos Appendix 15).	Compliant
Protection of Property				
D14.	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Site inspection and interview with auditees 15/08/2023	It was indicated by the auditee that no properties were damaged during the course of the development.	Not Triggered
Operational Access, Car Parking and Service Vehicle Arrangements				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
D15.	<p>Prior to the commencement of operation, evidence must be submitted to the Certifier that demonstrates that:</p> <ul style="list-style-type: none"> (a) the internal road and drop-off/pick-up facilities have been completed; and (b) the new carpark, waste storage, waste collection area and widening of the Beresford Avenue vehicle entry being carried out under Part 5 of EP&A Act (as described in the EIS) have been completed to the satisfaction of the Certifier of these works. 	<p>Site inspection and interview with auditees 15/08/2023</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith</p> <p>School Transport Plan (STP) SCT_00275 dated 7/11/2022 prepared by SCT Consulting</p>	<p>Compliance under this condition presents through the BCA Completion Certificate issued by the Certifier.</p> <p>The requirements from a to b were included in the School Transport Plan (STP) prepared by SCT Consulting which are:</p> <ul style="list-style-type: none"> (a) The plans for internal road and drop-off/pick-up facilities are included in Section 3.1.4. (b) The plans for the carpark and waste storage and collection area are included in Section 3.1.5 and Section 3.1.6 respectively. <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p> <p>Completed internal road and drop-off/pick-up facilities were sighted during the conduct of site inspection (refer to site photos Appendix 15).</p>	Compliant
Hume Highway / Beresford Avenue Intersection				
D16.	<p>Prior to commencement of operation or other timeframe agreed to by the Planning Secretary, the interim changes to the Hume Highway / Beresford Avenue intersection to prohibit right-hand turn movements into and out of Beresford Avenue from Hume Highway as detailed in the RtS must be installed. The interim changes to the intersection must be in accordance with the relevant design standards and warrants set down by TfNSW to the satisfaction of the relevant road authority.</p>	<p>Interview with auditees 15/08/23</p> <p>School Transport Plan (STP) SCT_00275 dated 7/11/2022 prepared by SCT Consulting</p> <p>Email 07/11/22 TfNSW re: Request for Service – TCS1124-PR-195-VV1124 – Modification to signals at intersection of Hume Highway and Beresford Avenue, Bankstown</p> <p>Email 28/11/22 Ally Civil Petterson Build re: 1142 Stage Plan</p> <p>Email 15/03/23 DPE-SINSW re: Submission of TfNSW formal notice of satisfaction required in Condition D16</p>	<p>The Applicant presented evidence that TfNSW provided satisfaction as requirement of this condition and was submitted to the Department on 15 March 2023.</p>	Compliant
Bicycle Parking and End-of-Trip Facilities				
D17.	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 48 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must (c) comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (d) the provision of end-of-trip facilities for staff; and (e) appropriate pedestrian and cyclist advisory signs are to be provided. <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>	<p>Site inspection and interview with auditees 15/08/2023</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith</p> <p>School Transport Plan (STP) SCT_00275 dated 7/11/2022 prepared by SCT Consulting</p>	<p>School Transport Plan (STP) was submitted to the Certifier through the issuance of BCA Completion Certificate issued on 03/03/23.</p> <p>The following requirements were included in the STP:</p> <ul style="list-style-type: none"> a) 56 bicycle spaces are provided as discussed in Section 3.1.2. b) Section 3.1.2 Cycling / Rideable network c) Figure 3.4 end of trip facilities on campus d) Wayfinding signage is being developed in consideration of the location of bicycle parking spaces. e) As above. <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
School Transport Plan				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
D18.	<p>Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> (i) objectives and modes share targets (i.e., site and land use specific, measurable and achievable and timeframes for implementation) outlined in the Green Travel Plan submitted with the EIS; (ii) specific tools and actions to help achieve the objectives and mode share targets; (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. (c) include operational transport access management arrangements, including: <ul style="list-style-type: none"> (i) 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; (ii) the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zone (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and (d) measures to promote and support the implementation of the plan, including financial and human resource requirements, and roles and responsibilities for relevant employees involved in the implementation of the plan; and (e) a monitoring and review program. 	<p>Interview with auditees 15/08/23</p> <p>BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L</p> <p>BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith</p> <p>School Transport Plan (STP) Rev 4 SCT_00275 dated 7/11/2022 prepared by SCT Consulting</p> <p>Letter DPE-SINSW 30/11/22 re: STP was in satisfaction of the DPE</p>	<p>STP was prepared and includes the following:</p> <ul style="list-style-type: none"> a) Prepared by SCT Consulting and in consultation with Bankstown Council b) Section 3.0 School Transport Operations <ul style="list-style-type: none"> (i) objectives and mode share targets described in Sections 1.1 and 1.2. (ii) adopted policies and procedures targeted at achieving objectives are described in Section 2.0. (iii) details on data collection, monitoring and review of the mode share targets are in Section 5.0. c) Section 3.0 School Transport Operations <ul style="list-style-type: none"> (i) pedestrian access is described in Section 3.1.1 with day-to-day management measures in Section 3.2. The potential to continue staggered bell times has also been discussed in Section 3.2.1. (ii) location of car parking described in Section 3.1.5 with day-to-day management measures in Section 3.2 (iii) location of kiss 'n drop described in Section 3.1.4 with day-to-day management measures in Section 3.2. (iv) day-to-day management measures in Section 3.2 and event transport operations on buses are described in Section 3.3 (v) day-to-day management measures in Section 3.2 waste services, emergency vehicle accesses, and public bus stop locations are described in Sections 3.1.6, 3.1.7, and 3.1.3, with day-to-day management measures in Section 3.2 vi) Day-to-day management of approved access arrangements described in Section 3.2. vii) Day-to-day management of traffic impacts is described in Section 3.2 viii) Day-to-day management of car parking is described in Section 3.2 d) The communication plan in Section 4.0 describes the use of channels to communicate key transport messages Section 2.0 describes initiatives to achieve the targeted mode share and the resources involved Section 6.0 describes the governance framework of the plan and the key role of the travel coordinator e) Details on data collection and the monitoring of the mode share targets are in Section 5.0 <p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Utilities and Services				

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
D19.	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Interview with auditees 15/08/23 BCA Completion Certificate 03/03/23, Blackett Maguire – Goldsmith Section 73 Compliance Certificate 14/02/23, Sydney Water Corporation Compliance Certificate – Internal Roads & Waste Collection Areas 08/02/23, Patterson Building Group P/L	The Applicant obtained a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994. This was verified with the BCA Completion Certificate dated 3/3/2023 from BMG. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Stormwater Operation and Maintenance Plan				
D20.	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and 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.	Interview with auditees 15/08/23 BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L BCA Completion Certificate 03/03/23, Blackett Maguire – Goldsmith Stormwater Quality Management Plan 30/01/23, Northrop Consulting Engineers P/L Civil/Stormwater Engineering Certification 02/03/23 Northrop Consulting Engineers P/L	A Stormwater Operation and Maintenance Plan (SOMP) was submitted to the Certifier through the issuance of the BCA Completion Certificate 3/3/2023 from BMG. The SOMP (30/01/2023) from Northrop includes: (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. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Signage				
D21.	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Site inspection and interview with auditees 15/08/2023 School Transport Plan (STP) SCT_00275 dated 22/09/2022 prepared by SCT Consulting	Staff Car parking signage was installed. Refer to photo in Appendix E.	Compliant
D22.	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Site inspection and interview with auditees 15/08/2023 School Transport Plan (STP) SCT_00275 dated 22/09/2022 prepared by SCT Consulting	Wayfinding signage is being developed in consideration of the location of bicycle parking spaces. Bicycle parking was sighted during the site inspection (refer to site photos Appendix E) and it is located within the secure school premises. The auditees have stated that the use of bicycles by students is not encouraged due to the school's proximity to busy streets.	Not Triggered
Operational Waste Management Plan				
D23.	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; (d) maintenance and cleaning measures of all waste storage areas; (e) include the on-site path of travel for waste collection vehicle/s; (f) include details of the largest waste collection vehicle which can enter and exit the site in a forward direction; and (g) include the Management and Mitigation Measures included in the RtS.	Interview with auditees 15/08/23 BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith Operational Waste Management Plan (OWMP) January 2023 prepared by Waste Audit & Consultancy Services	Submission of Operational Waste Management Plan was confirmed through the issuance of the BCA Completion Certificate 3/3/2023 from BMG. A Waste Management Plan was prepared prior to the commencement of operation and includes details on: a) Section 2.2 Waste Generation Estimates b) Section 3.0 Waste Management Systems and Spatial Requirements c) Section 2.1 Waste Streams d) Section 3.3 Waste Collection Removal e) Appendix C Swept Path Analysis f) Appendix C Swept Path Analysis g) Section 6.0 Ongoing Management	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
			The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	
Site Contamination				
D24.	Prior to the commencement of operation of each stage, the Applicant must submit a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Interview with auditees 15/08/23 BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith NSW Site Audit Bankstown North Public School (2020/SY018) SC200049.01 3/02/2023 prepared by Epic Environmental – Site Audit Statement Long-Term Environmental Management Plan J170734 December 2022 prepared by Greencap Email 15/11/22 DPE-SINSW re: Submission of Site Audit Statement and Long-Term Environmental Management Plan to the Department's portal.	The Applicant submitted Site Audit Statement, with Environmental Management Plan prepared by an NSW EPA accredited Site Auditor. Site Audit Statement verified the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan. Site Audit Statement and Long-Term Environmental Management Plan submitted to the Department's portal on 15/11/22 and to the Certifier thru the issuance of CC.	Compliant
Landscaping				
D25.	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plans listed in condition A2(d).	Site inspection and interview with auditees 15/08/2023 BCA Completion Certificate (No. BCAC-23025) 04/04/23, Blackett Maguire + Goldsmith P/L BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith Landscaping Management Plan BNPS prepared by Rock Face Landscapes Landscaping Certification 07/02/23, Rockface Landscapes	The site's landscaping was completed in accordance with the landscape plans listed in the conditions A2, and a Certificate of Installation and Compliance was issued by Rock Face Landscape to verify compliance. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
D26.	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	Site inspection and interview with auditees 15/08/2023 BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith Landscaping Management Plan BNPS prepared by Rock Face Landscapes Landscaping Certification 07/02/23, Rockface Landscapes BCA Completion Certificate 04/04/23, BCAC-23025 Blackett Maguire - Goldsmith	Rock Face Landscapes prepared a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier through the issuance of the BCA Completion Certificate by Blackett Maguire - Goldsmith. The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Heritage Interpretation Plan				
D27.	Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and expert in consultation with Heritage NSW and Council; (b) include provision for naming elements within the development that acknowledges the site's heritage; and (c) be prepared in accordance with the Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005).	Interview with auditees 15/08/23 Heritage Interpretation Plan (HIP) Rev.3 12/01/22 by City Plan Heritage P/L Letter 20/01/23 DPE-SINSW Approval of HIP and subject to revision for inclusion of other requirements. Email 22/02/23 DPE-SINSW, Acknowledgement receipt of the submission of revised HIP	Heritage Interpretation Plan (HIP) was prepared and submitted to the DPE. Approved from DPE the HIP on 20/02/23 subject to: 1. the HIP being revised to include: a. feedback from the Gandangara LALC regarding the content of the HIP, including (but not limited to) the Interpretation Plan provided in section 5 of the plan, and the naming strategy; and b. evidence that the Gandangara LALC considers that their feedback has been adequately addressed in the revised HIP; and 2. a revised HIP that includes the requirements of point 1a and 1b above being submitted to the Department for the satisfaction of the Secretary by close-of-business 28 February 2023. The required revision was submitted to the DPE portal on 22/02/23	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1.	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (School Use) in consultation with Council's Recreation and Community Facilities and Traffic Units and submit it to Council and the Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) 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 which parts of the school site (i.e., hall, sports courts, auditorium) would be used by the community, where applicable, restricting use before 8am and after 10pm; (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. 	<p>Interview with auditees 15/08/23</p> <p>Bankstown North Public School Out of Hours Event Management Plan from SCT Consulting 8/8/2023, Rev.2</p> <p>Submission of draft plan to Council 6/2023</p> <p>Submission of School Out of Hours Event Management Plan 14/08/2023 to the Department</p>	<p>Out of Hours Event Management Plan dated 2/8/2023 was sighted. Section 2.0 summarises the details of anticipated school use events in 2023 at BNPS which address the requirements a), b), c) and e). d) and f) are addressed in section 3.0 - details of current transport facilities available and Appx A (Travel Access Guide). g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan, not done yet.</p> <p>The OOHEMP draft plan was submitted to Council on 06/2023 Council did not have any comments and accepted the Plan. OOHEMP was submitted to the DPE on 14/8/2023.</p> <p>Summary of anticipated school events (Category 1 & 2) and non-school events (Category) for 2023 was included in the OOHEMP.</p>	Compliant
E2.	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	<p>Interview with auditees 15/08/23</p> <p>Bankstown North Public School Out of Hours Event Management Plan from SCT Consulting 2/8/2023, Rev.2</p>	<p>The Plan includes provisions for school use events and community use events. The final plan shall be implemented by BNPS.</p> <p>The auditees state that no out-of-hours events occurred at the school during the audit period.</p>	Not triggered
E3.	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council Council's Recreation and Community Facilities and Traffic Units and submit it to Council and the Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) 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 which parts of the school site (i.e., hall, sports courts, auditorium) would be used by the community, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts and details on whether access to school carpark is permitted by community members; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 	<p>Interview with auditees 15/08/23</p> <p>Bankstown North Public School Out of Hours Event Management Plan from SCT Consulting 2/8/2023, Rev.2</p>	<p>Section 2.0 summarises the details of anticipated school use events in 2023 at BNPS which address the requirements a), b), c) and e). d) and f) are addressed in section 3.0 - details of current transport facilities available and Appx A (Travel Access Guide). g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p> <p>The auditees state that no out-of-hours events occurred at the school during the audit period.</p>	Not triggered
E4.	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	<p>Interview with auditees 15/08/23</p> <p>Bankstown North Public School Out of Hours Event Management Plan from SCT Consulting 2/8/2023, Rev.2</p>	<p>The Plan includes provisions for school use events and community use events. The final plan shall be implemented by BNPS.</p> <p>The auditees state that no out-of-hours events occurred at the school during the audit period.</p>	Not triggered
Operation of Plant and Equipment				
E5.	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	<p>Site inspection and interview with auditees 15/08/2023</p> <p>Meeting Minutes 27/06/23 re: 3-month post completion prepared by RPS</p>	<p>Minutes of the 3-month post completion meeting held on 27/06/23 from RPS was presented. The meeting was attended by all representatives that involved in the construction and operation of the project (DoE Director, BNPS principal, SINSW, AMU, PBG, SCT Consulting and RPS).</p> <p>In the minutes of the meeting it was discussed under Section 2.3 the air-conditioning plant and building services infrastructure and details of the required maintenance is documented in the Operation &</p>	Compliant

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			Maintenance (O&M) provided to BNPS. The auditees have not indicated any issues with operation and maintenance and many still fall within the contractor's defects and liability period.	
Warm Water Systems and Cooling Systems				
E6.	The operation and maintenance of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 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.	Hydraulic Installation Certificate 27/07/22, Morrell Plumbing & Maintenance P/L Hydraulic Installation Certificate 30/09/22, Morrell Plumbing & Maintenance P/L Hydraulic Installation Certificate 28/10/2022 issued by Morrell Plumbing & Maintenance P/L BCA Completion Certificate 03/03/23, Blackett Maguire - Goldsmith	The system is only recently installed and still within the defects and liability period. The auditees have not indicated any issues with operation.	Compliant
Community Communication Strategy				
E7.	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Site inspection and interview with auditees 15/08/2023 Community Communication Strategy May 2021 Community Communication Strategy was initially submitted to DPE 24/05/21 as per condition B9. Complaint Register current to August 2023	Community Communication Strategy (May 2021 - Final) will be implemented until March 2024. Updates to the project webpage are being managed by the SINSW Communications Team. No complaints In January 2023 there was a welcome pack posted on the website,	Compliant
Heritage Interpretation Plan				
E8.	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D27.	Interview with auditees 15/08/23 Heritage Interpretation Strategy / Plan, 20/2/2023 (Rev.3) from RPS Group Letter 20/2/2023 SINSW - DPE re: response to DPE RFI on the Heritage Interpretation Plan Letter 22/3/2023 DPE - SINSW re: Approval of the Heritage Interpretation Plan	Heritage Interpretation Plan developed by RPS Group was approved by the Department on 22/03/2023. In the approval, the Department noted that Gandangara LALC provided feedback on the content of the HIP and confirmed that their concerns have been adequately addressed in the revised HIP.	Compliant
Environmental Management Plan				
E9.	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D24 any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .	Site inspection and interview with auditees 15/08/2023 NSW Site Audit BNPS from Epic Environmental 3/2/2023 Site Audit Statement Long-Term Environmental Management Plan J170734 12/2022 prepared by Greencap Email 15/11/22 DPE-SINSW re: Submission of Site Audit Statement and Long-Term Environmental Management Plan Letter from Epic Environmental dated 24/10/2022, Site Validation for Early Handover Areas signed by an NSW EPA Site Auditor	The School has been managed in accordance with the Long-Term Environmental Management Plan by the School's Asset Team. Sighted meeting minutes, where E9 was discussed.	Compliant
Operational Noise Limits				
E10.	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021 and prepared by Cundall.	Site inspection and interview with auditees 15/08/2023 Noise Monitoring Report from Acoustic Logic dated 23/5/2023 Rev.0	Noise Monitoring Report from Acoustic Logic dated 23/5/2023. The report indicates that the noise generated by the school operation does not exceed the noise limits in the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021 and prepared by Cundall.	Compliant
E11.	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of the final stage of the development. The monitoring program must be carried out by an appropriately qualified	Site inspection and interview with auditees 15/08/2023	Temporary noise monitoring for the operation of the School was carried out by Acoustic Logic on the 18/5/2023.	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of the final stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021 and prepared by Cundall. 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.	<p>Post Operational Noise Assessment from Acoustic Logic dated 23/5/2023 Rev.0 – Ref. No. 20220176.2/2308A/R0/RL</p> <p>Noise Monitoring Report from Acoustic Logic dated 23/5/2023 Rev.0 – Ref. No. 20230176.1/2305A/R0/HD</p> <p>Letter from SINSW to DPE 30/6/2023 re. submission of noise monitoring report</p> <p>Post Approval Form - Noise Monitoring Report sent to DPE on the 4/7/2023.</p> <p>Letter 30/06/2023 SINSW-DPE re. Notification of Non-Compliances for Operational Noise Limits in accordance with E11</p> <p>Post Approval Submission 4/7/23 SINSW-DPE – Non-Compliance Notification</p>	<p>Non-compliance:</p> <p>The Noise Monitoring Report Ref. 20220176.1/2305A/R0/HD, dated 23/05/2023, Rev. 0 from Acoustic Logic was submitted to the Planning Secretary on 4/7/2023 which is more than two months after the commencement of operations (31/03/2023).</p> <p>It was noted this Operational Noise Report did not adopt the correct criteria as stated by this condition (i.e.: the recommended noise levels for mechanical plant identified in the Noise Impact Assessment (Ref: RPT-AS-002, Rev C), dated 2 March 2021) and the document referred to the Interim Construction Noise Guidelines which are not applicable to operational facilities. The Auditor observes that the Planning Secretary acknowledged receipt of the Operational Noise Report and did not raise comments on its content.</p> <p>A Non-compliance notification (made under conditions A27 and A28) against condition E11 (Operational Noise limits) was provided from SINSW to the Planning Secretary on the 30/06/2023, the notification identified the SSD condition, the reason for non-compliance, the dates when it was identified and the relevant actions to address the non-compliance.</p> <p>After the finalisation of this Independent Audit Report, a Post Operational Noise Assessment Ref. 20220176.2/2308A/R0/RL Rev. 0 from Acoustic Logic completed on the 23/5/2023 was provided to the auditor to support the evidence required against condition E11. This assessment has been submitted to the Planning Secretary. It was noted that this Noise Assessment included the correct criteria, and no exceedances of the recommended noise levels were identified in the assessment. Therefore, compliance with the recommended noise levels for mechanical plant were confirmed.</p>	
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.	<p>Site inspection and interview with auditees 15/08/2023</p> <p>Complaints register current to August 2022</p>	No obstructions observed. No complaints regarding obstruction of driveways and parking areas.	Compliant
Road Safety Audit				
E13.	<p>Within three months of commencement of operation of the internal road and drop-off/pick-up facilities, a post opening Road Safety Audit must be carried out by an independent TfNSW accredited road safety auditor in accordance with the Austroads Guide to Road Safety 'Part 6: Managing Road Safety Audits' and 'Part 6A: Implementing Road Safety Audits'. The Road Safety Audit is required to:</p> <ul style="list-style-type: none"> (a) review the operation of the school's pick-up and drop-off; (b) pedestrian and vehicle access arrangements; and (c) include recommendations to implement safety measures based on the results of the Road Safety Audit. 	<p>Site inspection and interview with auditees 15/08/2023</p> <p>Road Safety Audit (RSA) report by D-TAL Consulting 1/6/2023</p>	<p>A Road Safety Audit (RSA) was undertaken on the 24/5/2023 by D-TAL consulting and report completed on the 1/6/2023.</p> <p>Audit was conducted by Daniel Talevski (RSA-02-0670 – Level 3 Auditor), Brad Massey (RSA-02-1194 – Level 3 Auditor) Oliver Williams (RSA-02-1622 – Level 1 Auditor).</p> <p>The audit reviewed the kerb ramp at Beresford Ave & Hume Hwy intersection (north-western corner), the signage at: Hume Hwy, Beresford Avenue (east) and Hume Hwy (eastbound) east of Beresford Avenue.</p>	Compliant
E14.	Any works within the site (i.e., signage, line marking) required to address safety concerns identified in the Road Safety Audit required by condition E13 must be implemented to the satisfaction of the independent TfNSW accredited road safety auditor and in consultation with TfNSW. The timing of completion of these works by the Applicant is to be determined by the road safety auditor.	<p>Site inspection and interview with auditees 15/08/2023</p> <p>Road Safety Audit (RSA) report by D-TAL Consulting 1/6/2023</p> <p>Email sent from SINSW to TfNSW 1/6/23 and TfNSW response received 6/6/23</p>	<p>The audit report indicated that all RSA findings have been reported as "Note Only" and have not been measured based on the severity/likelihood and risk mitigation matrix. Thus, is up to TfNSW to determine whether the 4 observations made are required to be regularly maintained and repaired.</p> <p>At the time of this audit, the footpath kerb ramps at the Hume-Beresford intersection were completed 29/06/23.</p> <p>Records of consultation with TfNSW were sighted dated 6/6/23.</p>	Compliant
E15.	Any operational measures to address safety concerns identified in the Road Safety Audit required by condition E13 must be incorporated into the School Transport Plan in consultation	Site inspection and interview with auditees 15/08/2023	Consultation with Council was carried out on 28/6/23, comments were received back on the 21/7/23 and issues were resolved.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Findings and Recommendations	Compliance Status
	with Council and TfNSW. The timing of implementing these operational measures by the Applicant is to be determined by the road safety auditor.	Road Safety Audit (RSA) report by D-TAL Consulting 1/6/2023 Email from RPS to Council 28/6/23	No changes were required on the School Transport Plan.	
School Transport Plan				
E16.	The School Transport Plan required by condition D18 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Site inspection and interview with auditees 15/08/2023 School Transport Plan (STP) Rev.4 SCT_00275 dated 7/11/2022 prepared by SCT Consulting Letter DPE-SINSW 30/11/22 re: STP was in satisfaction of the DPE. Email SCT Consulting to School Rep. on the 17/7/23	The School Transport Plan (STP) Rev.4 has been implemented. STP was prepared in consultation with TfNSW and Council. No comments were received for them. Consultation was carried with TfNSW, SINSW, Council to develop the STP in Feb 2022. SCT Consulting provided a checklist to the School Rep. to help them with the review of the STP.	Compliant
Ecologically Sustainable Development				
E17.	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 Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Site inspection and interview with auditees 15/08/2023 Green Star – Design & As Built Scorecard v.1.3 22/3/2021 Green Star Certification, Green Building Council Australia, 07/05/21 Green Star confirmation email 12/5/2021 re. BNPS has been registered. SINSW to DPE extension of time sent on 14/8/23	A Post Approval form was presented where SINSW indicated that there will be delays in obtaining approval from Green Building Council of Australia (GBCA) to obtain the 4-star green start rating. Therefore, an extension of time was requested for condition E17 (as this is required within 6 months of commencement of operations). Submission to DPE has not been done. Condition B10 indicated that the Project was registered for a Green Star - Design & As Built v1.3 rating. The Green Star Certification from Green Building Council Australia, dated 07/05/21 was sighted at previous audits.	Not triggered
Outdoor Lighting				
E18.	Notwithstanding condition D6, 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.	Site inspection and interview with auditees 15/08/2023 Complaints register current to August 2022	No complaints have been received regarding operational outdoor lighting. Lighting is on a timer clock.	Compliant
Landscaping				
E19.	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D26 for the duration of occupation of the development.	Site inspection and interview with auditees 15/08/2023 Landscape Management Plan for BNPS prepared by Rock Face Landscapes Maintenance schedule included in the Plan	Landscaping appears to be relatively new and maintained. Maintenance schedule for mowing, watering was discussed between the PBG-landscaper and the GA for the details. Refer to Appendix E. Additionally, defects list is already in place and some areas are requiring fixing (bank area).	Compliant
Installation of Artwork				
E20.	Within three months of the commencement of operation, evidence must be provided to the Certifier that the artwork required by condition C45 has been installed in accordance with the art strategy.	Site inspection and interview with auditees 15/08/2023 Email from PBG to BMG 15/6/23 re. SSD Conditions E17 and E20 Email from BMG to PBG 13/7/23 re. SSD Conditions E17 and E20.	The artwork was installed as per the art strategy and photo provided – Refer to Appendix E. Email was sent from PBG to the Certifier on the 15/6/23 re. condition E20. The Certifier indicated that they note the completion of the artwork, however they will not be providing any comments with regards to the approval.	Compliant

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning and Environment

Our ref: SSD-10290-PA-41

Your ref: DOC23/735663

via Major Projects Portal

26 June 2023

Attention: Mr Simon Collins, Project Director, School Infrastructure NSW

Subject: Bankstown North public school (SSD-10290) – agreement to independent auditor

Dear Simon,

I refer to your letter dated 3 May 2023 (PA-41) requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons as independent environmental auditors of the Bankstown North public school redevelopment (SSD-10290).

NSW Planning has reviewed the information you have provided against the *Independent Audit Post Approval Requirements*. NSW Planning is satisfied that the nominees are certified with Exemplar Global as lead auditors in environmental management systems, are suitably experienced in state significant projects, and have supplied declarations of independence.

Consequently, I can advise that under Condition C37 of SSD-10290, the Planning Secretary has agreed to the following auditors:

- Ms Ana Maria Munoz, Wolfpeak
- Mr Ricardo Prieto-Curiel, Wolfpeak.

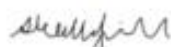
Please ensure this correspondence is appended to the Independent Audit Report. This agreement supersedes all previous agreements under Condition C37 of SSD-10290.

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

NSW Planning reserves the right to request an alternate auditor(s) for future audits.

Should you wish to discuss the matter further, please contact Ms Alex Sands at compliance@planning.nsw.gov.au.

Yours sincerely,



Alex McGuirk

A/Team Leader Compliance – Government Projects
NSW Planning

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: [Alfarid Hussain](#)
Sent: Wednesday, 26 July 2023 5:03 PM
To: [Ana Maria Munoz Acosta](#)
Cc: [Damien Smith](#)
Subject: RE: Bankstown North PS, SSD 10290 - IA5 Operational Audit

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ana Maria,

I refer to your request to the NSW Department of Planning and Environment's Planning Group ("**NSW Planning**") regarding the scope of the upcoming independent environmental audit of Bankstown North Public School approved under SSD 10290 ("**Consent**"). NSW Planning requests that the upcoming audit covers the following in the scope-

1. The reporting period in the format DD-MM-YYYY- DD-MM-YYYY;
2. An assessment of the approved staging plan providing the following details -
 - a. All stages for which construction have been completed or is expected to be completed by 15 August 2023;
 - b. Any outstanding construction activities relevant to the delivery of the staging plan. If there are any outstanding construction activities, please provide details of what those activities are and expected commencement date(s) of construction;
3. Forecasts, in particular, any significant changes expected in the next reporting period, e.g., lodgement of modification application or works to be undertaken under any other planning pathway under the *Environmental Planning and Assessment Act 1979* (NSW);
4. Verification of the noise data being relied upon in the *Noise Monitoring Report*, dated 23 May 2023, prepared by Acoustic Logic to satisfy condition E11 of the Consent to demonstrate that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the *Noise Impact Assessment* (Ref: RPT-AS-002, Rev C), dated 2 March 202, prepared by Cundall;
5. An assessment of the implementation of the School Transport Plan, operational access, car parking and service vehicles arrangements; and
6. A review of any legacy items from past audits undertaken under the Consent. Please include details on whether all outstanding items from the construction phase are closed out.

Please include your assessment of all the above items in the audit report.

Notwithstanding the above, please note that the audit must be undertaken, prepared and submitted in accordance with conditions C38, C40 and C41 of the Consent.

It is requested that you consult with City of Canterbury Bankstown and Transport for NSW for the upcoming audit and provide evidence of the consultation in the audit report. All written and

verbal communication should be attached to the audit report. It is also requested that if you have not sighted any evidence relating to the audit, please state so in the audit report.

Please attach a copy of this email to the audit report.

Kind regards,

Alfarid Hussain

Compliance Officer
Development Assessment
Department of Planning and Environment

T 02 9274 6456 | M 0436 681 733 | E Alfarid.Hussain@planning.nsw.gov.au
www.dpie.nsw.gov.au
Locked Bag 5022|Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 5:00pm



The Department of Planning and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

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](#).

Privacy/Legal disclaimers go here.

Please consider the environment before printing this email.

From: [Patrick Lebon](#)
Sent: Thursday, 10 August 2023 2:53 PM
To: [Ana Maria Munoz Acosta](#); shibree.samy@transport.nsw.gov.au
Cc: [Ted Kvasnicka](#); [Hugh Hoban](#); [Simon Collins](#); [Joyce Acierda](#)
Subject: RE: Bankstown North PS, SSD 10290 - IA5 Operational Audit

Dear Sir/Madam

Nothing further to add, it appears s3.3 of the report covers the main issues.

Please contact me if you have any queries.

Regards

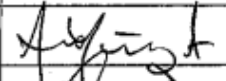
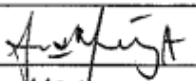


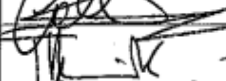

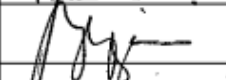

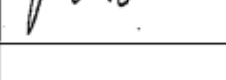
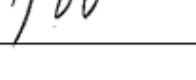


Patrick Lebon - Coordinator Strategic Assessments
T 9707 5593
E Patrick.Lebon@cbc.city.nsw.gov.au
www.cbc.city.nsw.gov.au



APPENDIX D – ATTENDANCE REGISTER

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD




PROJECT (NAME AND APPROVAL NUMBER)		BANKSTOWN NORTH PUBLIC SCHOOL SSD-10290 (OPERATION)			
LOCATION:		322 HUME HIGHWAY, BANKSTOWN			
DATE/TIME (Opening Meeting):		15 AUG 2023 9:10am		DATE/TIME (Closing Meeting): 15 AUG 2023 1:00pm	
Lead Auditor:		ANA MARIA MUNOZ		Audit Scope: SSD-10296	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE		
			Opening Meeting	Closing Meeting	
Ana Maria Munoz	WolfPeak	Lead Auditor			
Hugh Hoban	RPS	Assistant Project Manager			
Simon Collins	SINSW	Project Director			
TED KVASNICKA	RPS	Project Manager			
JOYCE ACIENOA	SUPPLY TUTOR	WOLFPEAK			




APPENDIX E – SITE INSPECTION PHOTOGRAPHS

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



No.	Comment	Photograph
1	Signage at the school main entrance.	
2	Installed artwork at the school main entrance.	

No.	Comment	Photograph
3	Signage going to staff carpark.	
4	Completed driveway going to pick-up/drop-off area and staff carpark.	



No.	Comment	Photograph
5	Gate control going to pick-up/drop-off area and staff carpark.	
6	Kiss and drop off area with installed CCTV and lighting post.	
7	Completed bicycle parking.	



No.	Comment	Photograph
8	Completed administration building showing the main entrance.	
9	Fire Certificate display at the administration building lobby.	
10	Waste bin and fire hose installed in the school premise.	

No.	Comment	Photograph
11	Completed electrical/communication room and storage room where chemical supplies are safely kept.	 <p>A photograph showing two dark grey doors. The door on the left has a 'WARNING' sign, an 'ELECTRICAL EQUIPMENT' sign, and a 'NOTICE' sign. The door on the right has a horizontal silver handle.</p>
12	Completed Building 4	 <p>A photograph of a modern, multi-story building with a white facade and green vertical slats. The building is situated on a grassy area with a blue sky in the background.</p>
13	Completed building 2	 <p>A photograph of a modern, multi-story building with a white facade and green vertical slats. The building is situated on a grassy area with a blue sky in the background. A person is walking on a path in the foreground.</p>

No.	Comment	Photograph
14	Completed school theatre in use	
15	Completed landscape showing the legacy tree	

No.	Comment	Photograph
16	Completed landscape at the school entrance	
17	Organic waste bin in place at the school ground	

No.	Comment	Photograph
18	Completed basketball court with ground covered with turf.	
19	Landscape defect	

No.	Comment	Photograph
20	Completed school ground covered with turf	
20	Completed footpath along Beresford Road that was re-constructed by PBG	

APPENDIX F – AUDITOR DECLARATION

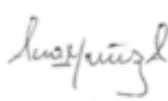
Project Name:	Bankstown North Public School
Consent Number:	SSD 10290
Description of Project:	The redevelopment project of the school includes demolition of selected buildings and construction of two new buildings, new outdoor play spaces and facilities, new internal drop-off/pick-up facilities and associated internal road, tree removal, site remediation, landscaping, school identification sign and increase in student capacity
Project Address:	322 Hume Highway, Bankstown, NSW 2200
Proponent:	NSW Department of Education (Infrastructure Projects)
Title of Audit	Operational Independent Audit
Date:	13 September 2023

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

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

Notes:

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

Name of Proposed Auditor:	Ana Maria Munoz
Signature:	
Qualification:	Bachelor of Industrial Engineering, Bogota - Colombia 2004 Master Engineering Management, UTS, Sydney 2007 Exemplar Global Lead Environmental Auditor 2022 (No.115421) Exemplar Global Principal Safety and Quality System Auditor 2012
Company:	WolfPeak Pty Ltd