

# INDEPENDENT AUDIT REPORT

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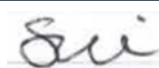
**NEW CATHERINE FIELD PRIMARY SCHOOL – SSD 9477**

**MARCH 2021**

## Revision History

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## Authorisation

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<b>Date</b>	26/03/2021	<b>Date</b>	26/03/2021

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## EXECUTIVE SUMMARY

The NSW Department of Education – School Infrastructure NSW (SINSW) are responsible for delivering New Catherine Field Primary School (NCFPS, or the Project), in Oran Park. Consent for the Project was granted on 17 June 2020, State Significant Development (SSD) 9477, subject to a number of Conditions of Consent (CoC).

The objective of this Independent Audit is to satisfy SSD 9477 Schedule 2, CoC C35. It requires that Independent Audits of the development be carried out in accordance with the Department of Planning Industry and Environment's 2020 version of the document entitled *Independent Audit Post Approval Requirements*. The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the second Independent Audit for the construction period, covering the period September 2020 to March 2021. Works undertaken during the audit period include completion of civil works (separately approved under Part 4 approval with Camden Council), structures, building fit out, landscaping and handover of operations for the school. Kiss and drop construction is ongoing.

The overall outcome of the Independent Audit very was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel.

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

The Auditor notes that it is clearly evident that the Project team is committed to compliance and sound environmental performance. This is reflected in their work, both on the ground and through document development and reporting.

In summary:

- There were 156 CoCs assessed.
- One non-compliance was identified against one CoCs. This relates to the e late reporting of notifiable incidents.
- Three observations were made in relation to three CoCs. These relate to information on the website, verification of the implementation of recommendations from Council, and parking of worker personal vehicles.
- All non-compliances and observations from the first IA are considered closed.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees, representing SINSW, from TSA Management and Hansen Yuncken for their high level of organisation, cooperation and assistance during the Independent Audit.

## 1. INTRODUCTION

### 1.1 Project overview

The NSW Department of Education – School Infrastructure are responsible for delivering the New Catherine Field Primary School (NCFPS, or the Project), located on O’Keefe Drive near the intersection with Banfield Drive in Oran Park, approximately 50 kilometres southwest of the Sydney Central Business District. The Project location is presented in Figure 1.



Figure 1 New Catherine Field Primary School location (modified from GoogleEarth 2020)

The NCFPS is designed to accommodate the increasing population growth and educational needs of Catherine Field.

The school will accommodate 1,012 students. Enrolments will naturally fluctuate depending on population changes and the proposed development will be able to accommodate such fluctuations. The Project includes the following:

- 44 classrooms
- A hall
- Administration/staff centre
- Library resource centre
- Amenities and storage
- Staff car parking and site services.

The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 17 June 2020 (State Significant Development 9477) subject to a number of conditions of consent (CoC).

TSA Management have been appointed as the client representative on behalf of SINSW. Hansen Yuncken are the principal contractor. Construction works began 30 June 2020. Works undertaken during the audit period include completion of civil works (separately approved under Part 4 approval with Camden Council – refer to the first Independent Audit Report for further detail), structures, building fit out, landscaping and handover of operations for the school. Kiss and drop construction was ongoing.

## 1.2 Approval requirements

CoCs C33 – C38 of Schedule 2 of SSD 9477 set out the requirements for undertaking Independent Audits (IAs). The CoCs give effect to the Department of Planning Industry and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

## 1.3 The audit team

In accordance with Schedule 2, CoC C33 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

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

Approval of the Audit Team was provided by the Department on 3 August 2020. The letter is presented in Appendix B.

## 1.4 Approval requirements

The objective of this IA is to satisfy SSD 9477 Schedule 2, CoC C35. It states:

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

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

This IA seeks to fulfill the requirements of CoC C35, and verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

## 1.5 Audit scope

This IA relates to the Project works from September 2020 to March 2021.

The scope of the IA comprises:

- an assessment of compliance with:

- all conditions of consent applicable to the phase of the development that is being audited.
- 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
- all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- 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
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account 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 overview

The IA was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems (AS/NZS ISO 19011) and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

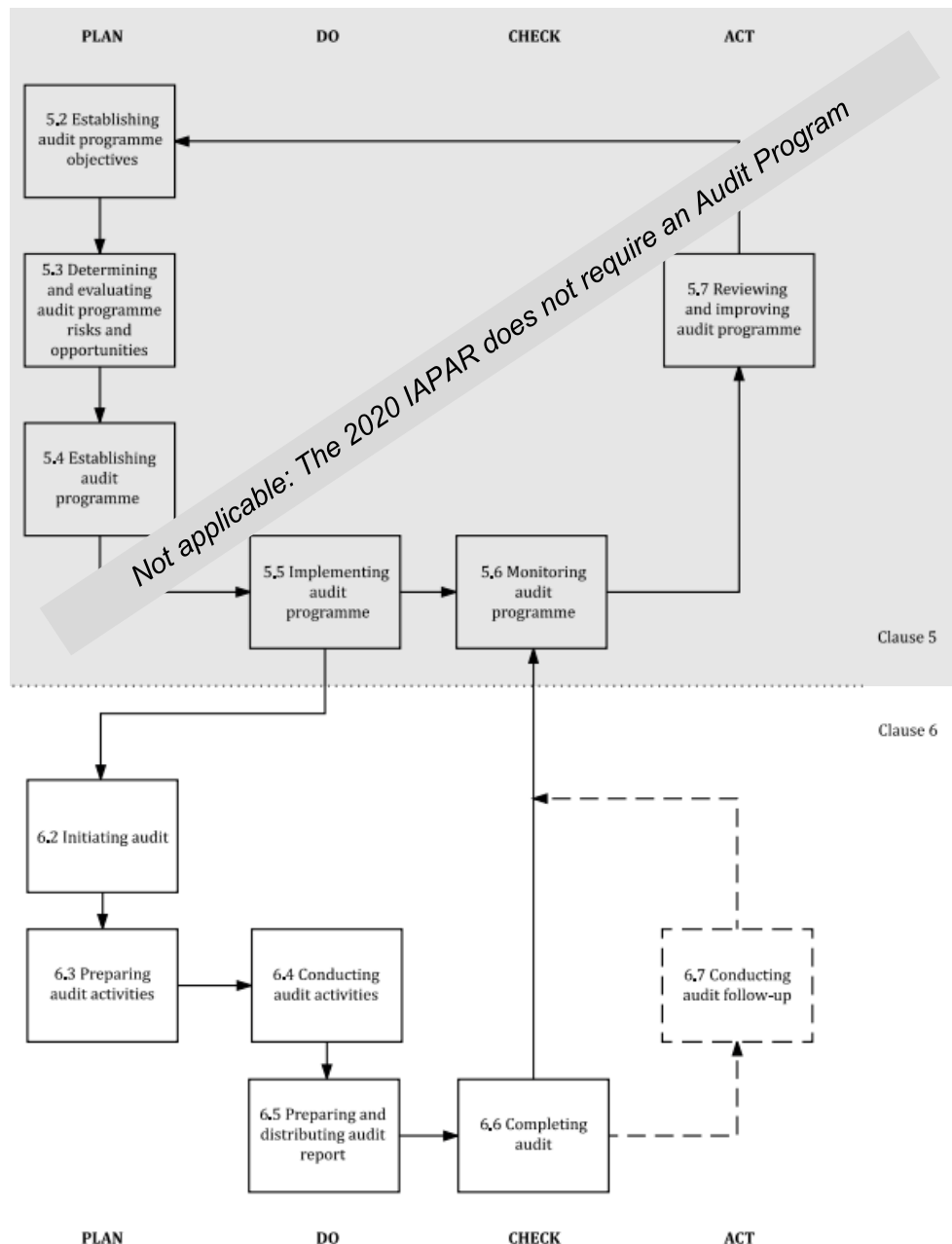


Figure 2 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 2.2 Audit process detail

### 2.2.1 Audit initiation and scope development

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

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

On 16 February 2021 WolfPeak consulted with the Department to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation record is presented in Appendix C. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

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

Stakeholder	Issues and Focus	How Addressed
Department of Planning, Industry and Environment	No response	-

### 2.2.2 Preparing audit activities

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

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

- *SSD 9477 Environmental Impact Statement, New Catherine Field Primary School*, 04 November 2019 (the EIS)
- *SSD 9477 Catherine Field Primary School Response to Submissions* 1 May 2020
- *Development Consent SSD 9477*, 17 June 2020 (the Consent)
- *Construction Environmental Management Plan Catherine Fields Public School*, Hansen Yuncken, Rev 4, October 2020 (the CEMP)
- *Construction Traffic and Pedestrian Management Sub-plan*, Ason Group, V1, 3 June 2020 (the CTPMSP)
- *Construction Noise Management Sub-plan*, Northrop, October 2020 (CNVMSP)
- *Construction Soil and Water Management Plan*, Hansen Yuncken, Rev D, 19 June 2020 (CSWMSP)
- *Construction Waste Management Sub-plan*, EcCell, V1, 2018 (CWMSPP)
- *Community Communication Strategy New Primary School in Catherine Field*, June 2020, Schools Infrastructure NSW (CCS).

### 2.2.3 Site personnel involvement

The following personnel took part in the IA:

- Jaron Hoffenberg – Project Manager – TSA
- Faiza Bhuiyan – Project Manager – TSA
- Lee Moran – Project Engineer – Hansen Yuncken
- Paul Todhunter – Project Manager – Hansen Yuncken
- Derek Low – Auditor – WolfPeak.

### 2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix E.

During the opening meeting the objectives and scope of the IA, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

### 2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. Interviews were conducted on 2 and 12 March 2021. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

### 2.2.6 Site inspection

The on-site audit activities took place on 2 March 2021. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix F.

### 2.2.7 Document review

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

### 2.2.8 Generating audit findings

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

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and

- site inspections of relevant locations, activities and processes.

### 2.2.9 Compliance evaluation

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

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

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

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

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

### 2.2.11 Completing the audit

The 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 9477 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CTPMSP
- CNVMSP
- CWMSPP
- CSWMSP.

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

#### 3.2 Non-compliance, Observations and Actions

This Section, including Table 2, presents the non-compliances and observations from the IA. Recommended actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A. In summary:

- There were 156 CoCs assessed.
- One non-compliance was identified against one CoCs. This relates to the e late reporting of notifiable incidents.
- Three observations were made in relation to three CoCs. These relate to information on the website, verification of the implementation of recommendations from Council, and parking of worker personal vehicles.
- All non-compliances and observations from the first IA are considered closed.

Table 2 Audit findings and actions

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
<b>Actions previously open from the first Independent Audit</b>						
1	CoC A29	Non-compliance	<p>CoC A29 states that the Planning Secretary must be notified in writing within seven days after the proponent becomes aware of any non-compliance.</p> <p><b>Construction commenced 30/06/20. On 04/09/20 the Department wrote to SINSW stating that SINSW's request for approval of the Sustainable School Certification Scheme was submitted to the Department on 07/08/20 (which is after the commencement of construction) and is currently under review. On 04/09/20 the Department advised that it granted an extension to the time required to register for Green Star Rating until 25/09/20 (or obtain approval of alternative certification). The non-compliance was not notified / reported as required by CoC A29 – A30.</b></p>	Report the non-compliance in accordance with CoC A29 and A30	SINSW 31/09/2020	<p>CLOSED</p> <p>Approval for the Sustainable School Certification Scheme was achieved on 06/08/20.</p>
2	CoC A30	Non-compliance	<p>CoC A30 sets out the information to be included in the notification.</p> <p><b>Construction commenced 30/06/20. On 04/09/20 the Department wrote to SINSW stating that SINSW's request for approval of the Sustainable School Certification Scheme was submitted to the Department on 07/08/20 (which is after the commencement of construction) and is currently under review. On 04/09/20 the Department advised that it granted an extension to the time required to register for Green Star Rating until 25/09/20 (or obtain approval of alternative certification). The non-compliance was not notified / reported as required by CoC A29 – A30.</b></p>	Report the non-compliance in accordance with CoC A29 and A30	SINSW 31/09/2020	<p>CLOSED</p> <p>Approval for the Sustainable School Certification Scheme was achieved on 06/08/20.</p>

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
3	CoC B13	Observation	<p>CoC B13 requires that the CEMP must include (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</p> <p><b>The unexpected finds protocol in Section 4.11 does not properly address the steps required in response to heritage items, rather it is general and more relevant to contamination. The Auditor notes that the EIS identified the heritage potential of the site to be low.</b></p>	Update the CEMP to include a specific unexpected finds protocol and associated communications procedure for heritage.	Hansen Yuncken  31/11/2020 (unless earthworks are completed prior)	CLOSED  Earthworks are complete
4	CoC C14	Observation	<p>CoC C14 states that the proponent must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' (non-tonal reversing alarms) to ensure noise impacts on surrounding noise sensitive receivers are minimised.</p> <p><b>It was observed on site that there were multiple pieces of mobile plant in operation. Two were observed to have tonal reversing alarms (i.e.: not quackers) fitted. That being said, there have been no complaints received to date and, therefore, noise impacts on the surrounding receivers may be considered minimal.</b></p>	<p>Consider implementing a process to:</p> <ul style="list-style-type: none"> <li>- recommend subcontractors provide plant with non-tonal reversing alarms, or</li> <li>- verify that non-tonal reversing alarms compromises safety on site.</li> </ul>	Hansen Yuncken  Prior to roadworks	CLOSED  Non-tonal reversing alarms were observed at the second audit site inspection.

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
5	CoC C15	Observation	<p>CoC C15 states that vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and</p> <p>(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).</p> <p><b>The CNVMSP does not include detailed consideration of the use of vibratory rollers despite this plant being used on site. To note, current works are not within the safe work distances of any buildings.</b></p>	Update CNVMSP to include details on the use and management of vibratory rollers.	Hansen Yuncken  Prior to roadworks	CLOSED  Section 7.6.2 and 7.7 of the updated CNVMSP identifies actions to be undertaken in the event the safe working distances cannot be complied with.
6	CoC C16	Observation	<p>CoC C16 states that 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 C15.</p> <p><b>The CNVMSP does not include detailed consideration of the use of vibratory rollers despite this plant being used on site. To note, current works are not within the safe work distances of any buildings.</b></p>	- Provide details of the vibratory rollers in the CNVMSP	Hansen Yuncken  Prior to roadworks	CLOSED  Section 7.6.2 and 7.7 of the updated CNVMSP identifies actions to be undertaken in the event the safe working distances cannot be complied with.



Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
7	CoC C20	Observation	<p>CoC 20 states that during construction, SINSW must ensure that (among other things):</p> <p>(c) trucks associated with the development do not track dirt onto the public road network; and</p> <p>(d) public roads used by these trucks are kept clean.</p> <p><b>It was observed that an alternative access, shared with adjacent land release, was being used temporarily. This temporary access is not shown on the Project erosion and sediment control plan.</b></p> <p><b>The Auditor notes that whilst the access is not shown on the Project plans, it was observed as being properly installed and maintained consistent with the Blue Book requirements. There was limited material tracking on the local road, however this could not necessarily be attributable to the Project as a large number of vehicle movements were associated with the adjacent land release project.</b></p>	Update CSWMSP to identify the temporary access.	Hansen Yuncken 31/11/2020	<p>CLOSED</p> <p>Construction in the area of concern is complete.</p>

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
8	CoC C21	Observation	<p>CoC C21 states that all erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p> <p><b>It was observed that an alternative access, shared with adjacent land release, was being used temporarily. This temporary access is not shown on the Project erosion and sediment control plan.</b></p> <p><b>The Auditor notes that whilst the access is not shown on the Project plans, it was observed as being properly installed and maintained consistent with the Blue Book requirements. There was limited material tracking on the local road, however this could not necessarily be attributable to the Project as a large number of vehicle movements were associated with the adjacent land release project.</b></p>	Update CSWMSP to identify the temporary access.	Hansen Yuncken 31/11/2020	CLOSED  Construction in the area of concern is complete.
9	CWMSP Section 5.1.5	Observation	<p>The CWMSP states that concrete trucks and pumps shall be washed out at designated locations as shown on the site layout plan.</p> <p><b>The CWMSP refers to the site layout plan showing the locations of the concrete washout bays, however the site layout plan does not show this detail.</b></p>	Update the site layout plan to include this detail.	Hansen Yuncken 31/11/2020	CLOSED  Construction in the area of concern is complete.

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
10	CSWMS P	Observation	<p>The CSWMSP includes the erosion and sediment control plan, which identifies site access and egress points.</p> <p><b>It was observed that an alternative access, shared with adjacent land release, was being used temporarily. This temporary access is not shown on the Project erosion and sediment control plan.</b></p> <p><b>The Auditor notes that whilst the access is not shown on the Project plans, it was observed as being properly installed and maintained consistent with the Blue Book requirements. There was limited material tracking on the local road, however this could not necessarily be attributable to the Project as a large number of vehicle movements were associated with the adjacent land release project.</b></p>	Update CSWMSP to identify the temporary access.	Hansen Yuncken 31/11/2020	<p>CLOSED</p> <p>Construction in the area of concern is complete.</p>

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
11	CTPMP pg 68	Observation	<p>The CTPMSP shows the Construction Vehicle Access Routes: stabilised exit points present on O'Keefe Drive.</p> <p><b>The two access points from the CTPMSP were sighted but not in operation.</b></p> <p><b>It was observed that an alternative access, shared with adjacent land release, was being used temporarily. This temporary access is not shown on the CTPMSP.</b></p> <p><b>The Auditor notes that whilst the access is not shown on the Project plans, it was observed as being well installed and maintained. Given the context of the site (and the access being suitable for use by the adjacent land release project), there does not appear to be any traffic impact associated with the temporary change.</b></p>	Update CTPMSP to identify the temporary access.	Hansen Yuncken 31/11/2020	CLOSED  Construction in the area of concern is complete.
<b>Findings from the second Independent Audit</b>						
12	CoC A25	Observation	<p>CoC A25 requires that the Applicant must make certain information and documents (as they are obtained or approved) publicly available on its website, including a complaints register.</p> <p><b>The public facing complaints register's description of the action taken in response to the complaint is generic and does not provide any meaningful insight as to what occurred to respond to and resolve the complaint.</b></p>	Update the complaints register so that it provides sufficient information for the reader to understand the complaint, and the actions taken to address each complaint.	SINSW 30/04/21	OPEN

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
13	CoC A27	Non-compliance	<p>CoC A27 requires that the Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.</p> <p><b>An incident occurred on 22/10/20 involving the dropping of material. This was considered notifiable under the consent. Written notification was provided to the Department on 28/10/20. This was not immediately as required by this condition.</b></p> <p><b>An incident occurred on 20/11/20 involving the tipping over of a telehandler. This was considered notifiable under the consent. Written notification was provided to the Department on 24/11/20. This was not immediately as required by this condition.</b></p>	The incidents were reported after the deadline specified by the condition	NA	CLOSED
14	CoC C9	Observation	<p>CoC C9 requires that all construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.</p> <p><b>Two complaints were received during the audit period in relation to workers personal vehicles parking on the street. A notice was provided to all subcontractors in October 2020. There were no other issues identified.</b></p>	Training was provided to Project personnel and no further complaints have been received.	NA	CLOSED

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
15	CoC D24	Observation	<p>CoC D24 requires that prior to the commencement of operation, the Applicant must notify Council that the premises will be used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit-out(s) must be conducted prior to operation.</p> <p><b>Council was notified of the food facilities. Council completed their inspection of the facilities on 28/01/21. Council raised 12 items to be addressed. Hansen Yuncken provided the Council with photos and correspondence stating that some items had been addressed. The Auditor is not able to verify whether each item raised by Council had been addressed, noting that some items raised relate to operational matters.</b></p>	<p>Hansen Yuncken have contacted Council to seek confirmation that they agree that all actions related to design / construction of the facilities have been completed. A response from Council is pending.</p> <p>This confirmation (once received) should be presented to the Certifier.</p>	<p>Hansen Yuncken</p> <p>30/04/21</p>	OPEN

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

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

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

A review was conducted of the:

- CEMP
- CTPMSP
- CNVMSP
- CWMSPP
- CSWMSP.

The documents are considered adequate.

### 3.4 Summary of notices from agencies

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

### 3.5 Other matters considered relevant by the Auditor or DPIE

Other than the items identified in Section 3.2, the Auditor has not identified any other matters relevant to the IA.

No issues were raised by the Department during the consultation in preparation for this IA.

### 3.6 Complaints

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

<https://www.schoolinfrastructure.nsw.gov.au/projects/c/catherine-field-new-primary-school.html#category-reports>

At the time of preparing this Audit Report, three complaints had been recorded since the commencement of works. All were considered by the Project to be closed.

### 3.7 Incidents

Refer to Table 2. Two incidents occurred during the audit period. Both were reported to the Department.

### 3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (for the audit period) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 3.

*Table 3 Summary of predicted versus actual impacts*

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Physical extent of the development in comparison with the approved boundary and any potential off-site impacts	The approved Project boundary is defined within the stamped plans listed under CoC A2.	The Project footprint is the same as that approved. The Auditor notes however that the access for the adjacent land release project is also being used by the Project temporarily. This is outside the Project boundary.	Y
Built Form and Urban Design	The landscape design provides spaces that encourage interaction between learning areas, equal access to all areas of the site, and a strong sense as a communal hub. The design provides a modern free play area, balance logs, adventure play, nature play and play spaces for younger or special needs children. It also incorporates shade through trees and sails, and alongside the built form, provides a positive streetscape setting.	The Certifier has reviewed and approved the works through issue of the Crown Certificate. This verifies that the design is being implemented as planned.	Y
Environmental Amenity	The proposed development will provide no unreasonable privacy impacts.	The design is being implemented (as verified by the Certifier through granting of the Crown Certificate). The design is such that the school is bound by roads, vegetation buffers and open space.	Y
Noise and Vibration	An assessment of the likely construction noise impacts identifies that construction noise levels at the residential boundary of 55dBLAeq or less is acceptable during the construction periods.	Construction noise was not observed as an issue during the on-site component of the audit. One noise complaint has been received.	Y
Transport and Accessibility	During the construction of the proposed development, it is intended that contractor and construction vehicle parking will be accessed via the designated construction gate. No construction vehicles will be permitted on the public roadway,	Two instances of worker's personal vehicles were raised in community complaints during the reporting	N



	in result reducing the minimal parking demand. Contractors will be encouraged to carpool or utilise public transport to further reduce the minimal parking demand.	period. All other vehicles were retained to site.	
Construction Traffic	<p>Access to the site during the construction will be via the location of future connections to O'Keefe Drive. This is the shortest route between local and regional road networks, therefore reducing the traffic impacts during construction. An on-site parking area will be provided within the future car parking area so access is undertaken in a forward direction.</p> <p>Construction hours are likely to be the following:</p> <ul style="list-style-type: none"> <li>• Monday to Friday 7am-6:00pm</li> <li>• Saturday 8am-1:00pm.</li> </ul> <p>No works will be undertaken on Sundays and Public holidays.</p>	There is only one access road to the site, along O'Keefe Drive. Two instances of worker's personal vehicles were raised in community complaints during the reporting period. All other vehicles were retained to site and were able to enter / exit in a forward direction.	Y
Heritage	No material heritage impacts relevant to construction were identified.	No heritage items (known or unknown) have been encountered.	Y
Contamination	There is relatively low potential for contamination related finds to occur on the site during construction. Unexpected finds would typically be identified by visual or olfactory indicators.	There have been no signs of contamination identified during construction.	Y
Flooding	It is concluded that the site is not situated on flood prone land and therefore is not subject to any flooding.	Noted.	Y
Bushfire	<p>The site is situated on bushfire prone land, thus is subject to potential fire hazards impacts.</p> <p>The assessment concludes the proposed development complies with the provision of Planning for Bushfire Protection 2006 subject to the adoption of several recommendations.</p>	Refer to response to CoC A20 and A21. It is understood that the bushfire controls have been incorporated into design and these have been verified by the Certifier through issue of the Crown Completion Certificate.	Y
Biodiversity	The assessment found that the proposed development will not impact upon any area of remnant, native vegetation.	Noted.	Y
Sediment, Erosion and Dust Control	Construction of the proposed development has the potential to cause stormwater, erosion and sediment runoff into adjacent watercourses during construction. The proposed development has carefully considered recommendations and	The controls specified by the CSWMSP and erosion and sediment control plan were observed as being	Y

	statutory requirements to mitigate these potential impacts.	effectively implemented.	
Geotechnical and Salinity	The proposed development is suitable for the site as evidenced by the Geotechnical Fieldwork Investigation in the EIS (Appendix P).	Refer to response to CoC A9 and B17, and Section 3.5 regarding salinity risk on the site. No issues were observed.	Y
Waste	<p>It is estimated that 1,100 tonnes of excavated materials have been proposed for reuse on the site. Most of the construction materials will be recycled (1,265m<sup>3</sup>) and 212m<sup>3</sup> will be disposed of through a licensed landfill.</p> <p>All waste will be co-mingled and taken for onsite separation and reuse and recycling except pallets and reels. Liquid waste will be sent to landfill for processing.</p>	Waste was observed as being effectively stored, disposed and recycled and that records show the material is being adequately tracked.	Y

## 4. CONCLUSIONS

This Audit Report presents the finding from the second IA, covering the period from September 2020 to March 2021.

The overall outcome of the IA was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from TSA Management and Hansen Yuncken.

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

In summary:

- There were 156 CoCs assessed.
- One non-compliance was identified against one CoCs. This relates to the e late reporting of notifiable incidents.
- Three observations were made in relation to three CoCs. These relate to information on the website, verification of the implementation of recommendations from Council, and parking of worker personal vehicles.
- All non-compliances and observations from the first IA are considered closed.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees, representing SINSW, from TSA Management and Hansen Yuncken for their high level of organisation, cooperation and assistance during the IA.

## Limitations

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## APPENDIX A – SSD 9477 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
<b>Schedule 2</b>					
<b>Part A Administrative conditions</b>					
<b>Obligation to Minimise Harm to the Environment</b>					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this table	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment.	C	Through out
<b>Terms of Consent</b>					
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally in accordance with the EIS and Response to Submissions (RtS);</li> <li>(d) in accordance with the approved plans in the table below:</li> </ul>	<p>Evidence referred to elsewhere in this table.</p> <p>Catherine Field Primary School, Environmental Impact Statement, RPS, 04/11/19</p> <p>SSD 9477 Catherine Field Primary School, Response to Submissions, RPS, 1/05/20</p> <p>The plans listed in this condition</p>	<p>The project is being constructed in general accordance with the EIS and RtS.</p> <p>The approved plans are the basis of the IFC drawings.</p> <p>There have been no written directions from the Planning Secretary.</p> <p>Whilst some non-compliances were identified, these were administrative and not substantial in nature and were not significant in number. Other than these few events, 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.</p>	C	Through out

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging																																																																																												
	<table><tr><th colspan="4">Architectural Drawings prepared by Hansen Yuncken</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>NHQC2-CF-AR-SSDA-00_0025</td><td>DEA</td><td>Site Plan - Temporary Car Park Access</td><td>29.04.2020 03.09.2020 17.09.2020</td></tr><tr><td>NHQC2-CF-AR-SSDA-00_004</td><td>A</td><td>GFA Planning Area Calculations</td><td>10.03.2020</td></tr><tr><td>NHQC2-CF-AR-SSDA-00_011</td><td>C</td><td>Composite Plan – Level 00</td><td>11.02.2020</td></tr><tr><td>NHQC2-CF-AR-SSDA-00_012</td><td>C</td><td>Composite Plan – Level 01</td><td>11.02.2020</td></tr><tr><td>NHQC2-CF-AR-SSDA-00_013</td><td>C</td><td>Composite Plan – Level 02</td><td>11.02.2020</td></tr><tr><td>NHQC2-CF-AR-SSDA-00_021</td><td>C</td><td>Composite Roof Plan</td><td>11.02.2020</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_101</td><td>C</td><td>South, East &amp; North Elevations</td><td>11.02.2020</td></tr><tr><td>NHQC2-CF-AR-SSDA-00_102</td><td>C</td><td>West Elevation &amp; South &amp; North Section-elevations</td><td>11.02.2020</td></tr><tr><td>NHQC2-CF-AR-SSDA-00_201</td><td>B</td><td>Sections</td><td>31.10.2019</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_401</td><td>A</td><td>Renders &amp; Material Board</td><td>31.10.2019</td></tr><tr><td>NHQC2-CF-AR-SSDA-00_801</td><td>B</td><td>Wall Sections</td><td>31.10.2019</td></tr><tr><th colspan="4">Civil plans prepared by Hansen Yuncken</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>NHQC2-CF-CV-S-DDC201.21</td><td>2</td><td>General Arrangement Plan</td><td>20.12.2019</td></tr><tr><td>NHQC2-CF-CV-S-DDC202.01</td><td>3</td><td>Sediment and Soil Erosion Control Plan</td><td>07.02.2020</td></tr><tr><td>NHQC2-CF-CV-S-DDC202.11</td><td>2</td><td>Sediment and Soil Erosion Control Details</td><td>20.12.2019</td></tr><tr><td>NHQC2-CF-CV-S-DDC205.22</td><td>E</td><td>Retaining Wall Elevations - Sheet 02</td><td>02.09.20</td></tr><tr><td>NHQC2-CF-CV-S-SK211.01</td><td>2</td><td>Bulk Earthworks Cut and Fill Sketch</td><td>13.10.20</td></tr><tr><td>NHQC2-CF-CV-S-SK211.11</td><td>3</td><td>Siteworks and Stormwater Management Plan – Sheet 2</td><td>19.10.20</td></tr><tr><td>NHQC2-CF-CV-S-SK211.13</td><td>1</td><td>Siteworks and</td><td>14.09.20</td></tr></table> <table><tr><td></td><td></td><td>Stormwater Management Plan – Sheet 3</td><td></td></tr></table>	Architectural Drawings prepared by Hansen Yuncken				Dwg No.	Rev	Name of Plan	Date	NHQC2-CF-AR-SSDA-00_0025	DEA	Site Plan - Temporary Car Park Access	29.04.2020 03.09.2020 17.09.2020	NHQC2-CF-AR-SSDA-00_004	A	GFA Planning Area Calculations	10.03.2020	NHQC2-CF-AR-SSDA-00_011	C	Composite Plan – Level 00	11.02.2020	NHQC2-CF-AR-SSDA-00_012	C	Composite Plan – Level 01	11.02.2020	NHQC2-CF-AR-SSDA-00_013	C	Composite Plan – Level 02	11.02.2020	NHQC2-CF-AR-SSDA-00_021	C	Composite Roof Plan	11.02.2020	NHQC2-LP-AR-SSDA-00_101	C	South, East & North Elevations	11.02.2020	NHQC2-CF-AR-SSDA-00_102	C	West Elevation & South & North Section-elevations	11.02.2020	NHQC2-CF-AR-SSDA-00_201	B	Sections	31.10.2019	NHQC2-LP-AR-SSDA-00_401	A	Renders & Material Board	31.10.2019	NHQC2-CF-AR-SSDA-00_801	B	Wall Sections	31.10.2019	Civil plans prepared by Hansen Yuncken				Dwg No.	Rev	Name of Plan	Date	NHQC2-CF-CV-S-DDC201.21	2	General Arrangement Plan	20.12.2019	NHQC2-CF-CV-S-DDC202.01	3	Sediment and Soil Erosion Control Plan	07.02.2020	NHQC2-CF-CV-S-DDC202.11	2	Sediment and Soil Erosion Control Details	20.12.2019	NHQC2-CF-CV-S-DDC205.22	E	Retaining Wall Elevations - Sheet 02	02.09.20	NHQC2-CF-CV-S-SK211.01	2	Bulk Earthworks Cut and Fill Sketch	13.10.20	NHQC2-CF-CV-S-SK211.11	3	Siteworks and Stormwater Management Plan – Sheet 2	19.10.20	NHQC2-CF-CV-S-SK211.13	1	Siteworks and	14.09.20			Stormwater Management Plan – Sheet 3					
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	Interview with auditees 03/03/21 and 12/03/21	There have been no directions from the Planning Secretary.	NT	Through out																																																																																												
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.	-	Noted. This Audit assess compliance with the conditions of this consent and the most relevant versions of the documents listed. No conflicts identified.	NT	Through out																																																																																												
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Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Crown Certificate, Group DLA, 29/06/20  Notification to Department 26/06/20	Construction commenced 30/06/20.	C	Through out
<b>Prescribed Conditions</b>					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EPAA  Site signage 20/08/20  Crown Certificate, Group DLA, 29/06/20	Part 6, Division 8A of the EPAA relates to prescribed conditions for: <ul style="list-style-type: none"><li>- compliance with the BCA (Crown Certificates received)</li><li>- erection of signs</li><li>- residential building work (not relevant)</li><li>- entertainment venues (not relevant)</li><li>- signage for max number of persons in venues (not relevant for construction)</li><li>- shoring and adjoining properties (no properties are adjoining to the Project).</li></ul>	C	Through out
<b>Planning Secretary as Moderator</b>					
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 03/03/21 and 12/03/21	The auditees advise that there have been no known disputes.	NT	Through out
<b>Evidence of Consultation</b>					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:  (a) consult with the relevant party prior to submitting the subject document for information or approval; and  (b) provide details of the consultation undertaken including:  (i) the outcome of that consultation, matters resolved and unresolved; and  (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Construction Traffic and Pedestrian Management Sub-Plan ASON GROUP, 04/06/20 (CTPMSP)  Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP)  DBYD Endeavour, Jemena, NBN, Sydney Water and Telstra 27/04/20  Sydney Water 22/6/20 and 28/5/20  Dilapidation report 25/7/19  Correspondence HY to Certifier, 25/6/20  Correspondence HY to Council, 16/6/20  Correspondence to the Department 25/6/20	Consultation is required for the preparation of the CTPMSP and the CNVMSP. Evidence was provided that this had occurred and that no outstanding matters exist.  Consultation with service providers and Council is also required for works potentially impacting on their assets. Evidence of consultation was provided for these stakeholders. The auditor is not aware of any unresolved issues.	C	Through out
<b>Contamination and Salinity</b>					
A9	The development must be undertaken in accordance with the findings and recommendations of the Stage 2 Environmental Site Assessment prepared by Environmental Investigation Services dated 21 December 2018.	Stage 2 Environmental Site Assessment (ESA) prepared by Environmental Investigation Services dated 21 December 2018 (Stage 2 ESA).	The Stage 2 ESA made general recommendations based on a preliminary design of the Project. The recommendations relate to: <ul style="list-style-type: none"><li>- development and implementation of a Salinity Management Plan</li><li>- development of an unexpected finds protocol and implementation as required.</li></ul> Refer to previous Audit Report regarding the form of the Salinity Management Plan.	C	Through out



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
		Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP).			
<b>Staging</b>					
A10	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).	Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20	A Staging Report was approved on 24/12/20	C	Through out
A11	A Staging Report prepared in accordance with condition A10 must:  (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.	Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20	A Staging Report was approved on 24/12/20	C	Through out
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20  Evidence referred to elsewhere in Part D of this Table.	A Staging Report was approved on 24/12/20	C	Through out
A13	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.	Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20  Evidence referred to elsewhere in Part D of this Table.	A Staging Report was approved on 24/12/20	C	Through out
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>					
A14	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	Interview with auditees 03/03/21 and 12/03/21  Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20  Evidence referred to elsewhere in Part D of this Table.	A Staging Report was approved on 24/12/20  The plans and strategies are full and complete for the phase works as per the approved Staging Report	NT	Through out

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	<p>between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(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).</p>				
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	As above		NT	Through out
A16	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.	As above	As above	NT	Through out
A17	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.	As above	As above	NT	Through out
<b>Structural Adequacy</b>					
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The Certifier has verified compliance with the BCA and issued a Crown Certificate as evidence.	C	Through out
<b>External Walls and Cladding</b>					
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The Certifier has verified compliance with the BCA and issued a Crown Certificate as evidence.	C	Through out
<b>Design and Construction for Bush Fire</b>					
A20	Construction of Block D and the portion of the covered walkway within the area identified as "BAL 12.5" as depicted in Figure 5 of the Bushfire Assessment prepared by Peterson Bushfire dated 20 August 2019 must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	<p>Peterson Bushfire assessment 20/08/19</p> <p>Peterson Bushfire Design (completion) Certificate, 14/12/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The bushfire consultant states that compliance was achieve with the standards. This was verified by the Certifier through issue of the Completion Certificate.	C	Construc tion
A21	Water, electricity and gas supply are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	<p>Peterson Bushfire assessment 20/08/19</p> <p>Peterson Bushfire Design (completion) Certificate, 14/12/20</p>	The bushfire consultant states that compliance was achieve with the standards. This was verified by the Certifier through issue of the Completion Certificate.	C	Construc tion

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
		Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21			
<b>Applicability of Guidelines</b>					
A22	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.	The documents referred to elsewhere in this Audit Table	The documents prepared under the consent appear to refer to the standards and guidelines that are applicable to the document to which they relate.	C	Through out
A23	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 03/03/21 and 12/03/21	No notices received from Planning Secretary to date	NT	Through out
<b>Monitoring and Environmental Audits</b>					
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.  This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Part 9, Div 9.4 of the EPAA  Evidence referred to elsewhere in this Audit Table.	The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.  The evidence referred to throughout this Audit Table indicates that that monitoring and auditing is occurring consistent with this requirement.  This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.	C	Through out
<b>Access to Information</b>					
A25	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;	<a href="https://www.schoolinfrastructure.nsw.gov.au/projects/c/catherine-field-new-primary-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/c/catherine-field-new-primary-school.html#category-reports</a>	The website contains:  a)i) the conditions of consent, EIS, Rts and the approved plans.  a)ii) the development consent  a)iii) the CEMP and each sub-plan  a)iv) there have been no Compliance Reports or Audit Reports which report on the environmental performance of the project conducted at the time of the audit.  a)v) there are no monitoring requirements under the conditions, or monitoring reports required under the CEMP and sub-plans.  a)vi) detail on the current works.  a)vii) contact details  a)viii) current complaints register  a)ix) this is the first Audit.  a)x) the auditor is not aware of any additional requirements from the Planning Secretary  b) the information presented is up to date.	C	Through out

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	(viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.		<b>Observation: The public facing complaints register's description of the action taken in response to the complaint is generic and does not provide any meaningful insight as to what occurred to respond to and resolve the complaint.</b>		
<b>Compliance</b>					
A26	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.	Project Specific induction June 20 and March 21	All personnel need to do a project specific induction. The induction covers the rules and requirements relevant to building the project including: hours, noise and vibration, dust suppression, waste and unexpected finds.  480 personnel have been inducted to date.	C	Through out
<b>Incident Notification, Reporting and Response</b>					
A27	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	BIM 360 field incident register Letter SINSW to DPIE 28/10/20 (material dropping) Letter SINSW to DPIE 24/11/20 (telehandler tipping)	<b>Non-compliance: An incident occurred on 22/10/20 involving the dropping of material. This was considered notifiable under the consent. Written notification was provided to the Department on 28/10/20. This was not immediately as required by this condition.</b>  <b>Non-compliance: An incident occurred on 20/11/20 involving the tipping over of a telehandler. This was considered notifiable under the consent. Written notification was provided to the Department on 24/11/20. This was not immediately as required by this condition.</b>	NC	Through out
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	BIM 360 field incident register Letter SINSW to DPIE 28/10/20 (material dropping) Letter SINSW to DPIE 24/11/20 (telehandler tipping)	An incident occurred on 22/10/20 involving the dropping of material. This was considered notifiable under the consent. Written notification was provided to the Department on 28/10/20. The notification included all the information required by the Appendix.  Non-compliance: An incident occurred on 20/11/20 involving the tipping over of a telehandler. This was considered notifiable under the consent. Written notification was provided to the Department on 24/11/20. The notification included all the information required by the Appendix.	C	Through out
<b>Non-Compliance Notification</b>					
A29	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	Interview with auditees 03/03/21 and 12/03/21	It is understood that the auditees were not aware of any non-compliance during the audit period	NT	Through out
A30	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 03/03/21 and 12/03/21	It is understood that the auditees were not aware of any non-compliance during the audit period	NT	Through out
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Refer evidence sighted in relation to CoC A27 – A31	No incidents, as defined by the consent, have been identified by the Project team.	NT	Through out
<b>Revision of Strategies, Plans and Programs</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
A32	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>(a) the submission of a compliance report under condition A35;</li> <li>(b) the submission of an incident report under condition A28;</li> <li>(c) the submission of an Independent Audit under condition C33;</li> <li>(d) the approval of any modification of the conditions of this consent; or</li> <li>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ul> <p>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.</p>	<p>Letter SINSW to DPIE 28/10/20 (material dropping)</p> <p>Letter SINSW to DPIE 24/11/20 (telehandler tipping)</p> <p>Modification 1 approval, 30/10/20</p> <p>Modification 2 approval, 15/12/20</p> <p>Email, TSA to Certifier, 07/10/20 (review notice)</p> <p>Email, TSA to DPIE, 09/10/20 (review notice)</p> <p>Email, TSA to DPIE, 23/12/20 (review notice)</p> <p>Email, TSA to Certifier, 07/01/21 (review notice)</p>	A review was notified on 07/10/20 and 23/12/20.	C	Through out
A33	<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 and Certifier. Where revisions are required, the revised document must be submitted to the Planning Secretary and for approval 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>Environmental Management Plan, Hansen Yuncken, October 2020 (CEMP)</p> <p>Email Certifier to TSA 18/12/20</p> <p>Letter SINSW to DPIE, 15/01/21 (submission of revised docs)</p> <p>Interview with auditees 03/03/21 and 12/03/21</p>	A revised CEMP was updated on 28/10/20, Certifier approved on 18/12/20 and submitted to the Department on 15/01/21. No response has been provided by the Department.	C	Through out
<b>Compliance Reporting</b>					
A34	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p> <p>Interview with auditee 12/03/21</p>	Compliance Reporting is required within 1 year of operations. Operations commenced 29/01/21.	NT	Through out
A35	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.	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p> <p>Interview with auditee 12/03/21</p>	Compliance Reporting is required within 1 year of operations. Operations commenced 29/01/21.	NT	Through out
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Crown Certificate, Group DLA, 29/06/20	Compliance Reporting is required within 1 year of operations. Operations commenced 29/01/21.	NT	Through out



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
		Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21  Interview with auditee 12/03/21			
A37	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.	Crown Certificate, Group DLA, 29/06/20  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21  Interview with auditee 12/03/21	Compliance Reporting is required within 1 year of operations. Operations commenced 29/01/21.	NT	Through out
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>					
<b>Notification of Commencement</b>					
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.	Crown Certificate, Group DLA, 29/06/20  Notification to Department 26/06/20	The Department was notified >48 hrs prior to construction commencing. Construction commenced 30/06/20.	C	Pre - commencement
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.	Interview with auditees 20/08/20	The project is not staged.	NT	Pre - commencement
<b>Certified Drawings</b>					
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.	Crown Certificate, Group DLA, 29/06/20  Structural drawing series, NHQC2, Northrop Engineers  Structural design certificate, Northrop, 25/06/20	Structural drawings were prepared and authorised by an experienced qualified structural engineer.  Certifier satisfaction evidenced through issue of the Crown Certificate.	C	Pre - commencement
<b>External Walls and Cladding</b>					
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.	Crown Certificate, Group DLA, 29/06/20  Design Statement HY, 24/06/20  Letter to Department 25/6/20	The Design Statement and supporting information sets out how the external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.  The Certifier's satisfaction evidenced through issue of the Crown Certificate, although acceptance was provided prior.  The information was provided to the Department.	C	Pre - commencement
<b>Protection of Public Infrastructure</b>					
B5	Prior to the commencement of construction, the Applicant must:  (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	DBYD Endeavour, Jemena, NBN, Sydney Water and Telstra 27/04/20  Sydney Water 22/6/20 and 28/5/20	The evidence demonstrates that the Project has consulted with the owners and operators of services potentially impacted by the Project.  Evidence shows that the dilapidation report was completed and that the information was submitted to Council and Certifier and Department.	C	Pre - commencement

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and  (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Dilapidation report 25/7/19  Correspondence HY to Certifier, 25/6/20  Correspondence HY to Council, 16/6/20  Correspondence to the Department 25/6/20			
<b>Pre-Construction Dilapidation Report</b>					
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. 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.	Dilapidation report 25/7/19  Correspondence HY to Certifier, 25/6/20  Correspondence HY to Council, 16/6/20	Evidence shows that dilapidation report was completed and that the information was submitted to Council and Certifier.	C	Pre - commencement
<b>Unexpected Contamination Procedure</b>					
B7	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B13 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Environmental Management Plan, Hansen Yuncken, October 2020 (CEMP)	The unexpected finds protocol is presented in Section 4.11.8 of the CEMP.  To note: earthworks were approved separate (and prior) to the Project, under Part 4 consent with Camden Council.	C	Through out
<b>Community Communication Strategy</b>					
B8	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.  The Community Communication Strategy must: <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms:               <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> </ul> </li> </ul>	Correspondence SINSW to Department 26/06/20  Community Communication Strategy New primary school in Catherine Field, June 2020	The Community Communication Strategy was prepared prior to construction and it contains the information listed in part a) – e) of this condition. A summary of how each requirement of the condition is satisfied is presented in Table 1 of the Strategy.	C	Through out

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	<p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>				
<b>Ecologically Sustainable Development</b>					
B9	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(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</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Letter DPIE to SINSW, 23/12/20</p> <p>Letter SINSW to DPIE, 06/08/20</p> <p>Letter DPIE to SINSW, 20/01/21</p>	The Department advised that it granted an extension to the time required to register for Green Star Rating until 01/02/21. On 06/08/20 the alternative scheme was approved.	C	Pre - comment
<b>Outdoor Lighting</b>					
B10	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 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Design Statement, Steensen Varming, 23/6/20</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	The design statement confirms that lighting design is in compliance with the identified standards. Compliance is verified by the Certifier and evidenced through the issue of the Crown Certificate.	C	Pre - comment
<b>Demolition</b>					
B11	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (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.	<p>Letter HY to Certifier 24/6/20</p> <p>Interview with auditees 20/08/20</p>	No demolition has been required on the Project.	NT	Pre - comment
<b>Environmental Management Plan Requirements</b>					
B12	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p>	<p>Environmental Management Plan, Hansen Yuncken, October 2020 (CEMP)</p> <p>Construction Traffic and Pedestrian Management Sub-Plan, ASON GROUP, 04/06/20 (CTPMSP)</p> <p>Construction Noise Management Plan, Northrop, October 2020 (CNVMSP)</p> <p>Construction Waste Management Sub-Plan Hansen Yuncken, 03/06/20 (CWMSP).</p>	<p>The CEMP and sub-plans are a suite of documents that in combination address the following parts of this condition as relevant:</p> <p>a) Baseline data in relation contamination risk and groundwater in Section 4 of the CEMP</p> <p>b)i) The relevant requirements of this consent within each the CEMP and sub-plans (see response to CoC B13- B18).</p> <p>b)iii) criteria is defined in Section 3.4 of the CEMP</p> <p>c) The measures to be implemented are presented in Section 4 and 5 of the CEMP, and the management sections of each sub-plan (Section 5 and 6 of the CTPMSP, Section 6 and 7 of the CNVMSP, Section 7 of the CSWMSP, Section 5 of the CWMSP).</p> <p>d) The monitoring programs are through inspections as identified by Section 3 and 5.2 of the CEMP, Section 5 of the CTPMSP, Section 7 of the CNVMSP, and Section 5.4.1 of the CWMSP).</p> <p>e) – h) incident, non-conformance management and audits in Section 5 of the CEMP.</p>	C	Pre - comment



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	<p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>				
<b>Construction Environmental Management Plan</b>					
B13	<p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B16);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B17);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p>	<p>Environmental Management Plan, Hansen Yuncken, October 2020 (CEMP)</p> <p>SSD 9477 B13 - Condition Satisfaction Table</p>	<p>A matrix has been prepared by the Project to demonstrate how the CEMP and each sub-plan address each requirement of the condition to which they relate. A copy of the compliance matrix accompanies the document. A reviewed of the compliance matrix and the CEMP demonstrates that the information as required in a) through h) of this condition is addressed.</p>	C	Pre - comment

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	<p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and</p>				
B14	<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> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(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</p> <p>(d) detail heavy vehicle routes, access and parking arrangements, with construction access into the site to focus heavy vehicle access to the southern end of O'Keefe Drive as far as practicable.</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan ASON GROUP, 04/06/20 (CTPMSP)</p> <p>SSD 9477 B14 - Condition Satisfaction Table.</p>	<p>A matrix has been prepared by the Project to demonstrate how the CTPMSP and each sub-plan address each requirement of the condition to which they relate. A copy of the compliance matrix accompanies the document. A review of the compliance matrix and the CTPMSP demonstrates that the information as required in a) through d) of this condition is addressed.</p>	C	Pre - comment
B15	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) include the maintenance of 2.4m high noise barrier wall throughout noisy construction works generally in accordance with the Acoustic Report for Catherine Field Public School dated 19 August 2019 and prepared by Northrop;</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition B15(d);</p> <p>(g) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(h) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B12(d).</p>	<p>Construction Noise Management Plan, Northrop, October 2020 (CNVMSP)</p> <p>SSD 9477 B15 – Condition Satisfaction Table</p>	<p>A matrix has been prepared by the Project to demonstrate how the CNVMSP and each sub-plan address each requirement of the condition to which they relate. A copy of the compliance matrix accompanies the document. A review of the compliance matrix and the CNVMSP demonstrates that the information as required in a) through d) of this condition is addressed.</p>	C	Pre - comment
B16	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</p>	<p>Construction Waste Management Sub-Plan Hansen Yuncken, 03/06/20 (CWMSP)</p> <p>SSD 9477 B16 – Condition Satisfaction Table</p>	<p>A matrix has been prepared by the Project to demonstrate how the CWMSP and each sub-plan address each requirement of the condition to which they relate. A copy of the compliance matrix accompanies the document. A review of the compliance matrix and the CWMSP demonstrates that the information as required in a) through b) of this condition is addressed.</p>	C	Pre - comment

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
B17	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) describe all erosion and sediment controls to be implemented during construction; as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</li> <li>(c) include a Salinity Management Plan prepared in accordance with the recommendations of the Stage 2 Environmental Site Assessment prepared by Environmental Investigation Services dated 21 December 2018.</li> <li>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</li> <li>(e) detail all off-Site flows from the Site; and</li> <li>(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.</li> </ul>	<p>Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP)</p> <p>SSD 9477 B175 – Condition Satisfaction Table</p>	<p>A matrix has been prepared by the Project to demonstrate how the CSWMSP and each sub-plan address each requirement of the condition to which they relate. A copy of the compliance matrix accompanies the document. A review of the compliance matrix and the CSWMSP demonstrates that the information as required in a) through f) of this condition is addressed with the exception of a Salinity Management Plan not being present as required by CoC B17 c).</p> <p>Refer to the previous Audit Report regarding the Salinity Management Plan form.</p>	C	Pre - commencement
B18	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> <li>(a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(b) minimise conflicts with other road users;</li> <li>(c) minimise road traffic noise; and</li> <li>(d) ensure truck drivers use specified routes.</li> </ul>	Driver Code of Conduct in Appendix A of the CTPMSP	The Driver Code of Conduct is included in the CTPMSP and addresses requirements a) – d) of this condition.	C	Pre - commencement
<b>Construction Parking</b>					
B19	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	<p>Site inspection 03/03/21</p> <p>4-6-20 ASON GROUP, Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP).</p>	Evidence demonstrates that parking requirements are communicated to the workforce. The site layout allows for all vehicles to be confined to site. No issues observed.	C	Pre - commencement
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
B20	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Report for Catherine Field Public School dated 19 August 2019 and prepared by Northrop, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Report or Catherine Field Public School.	<p>Acoustic Report for Catherine Field Public School, Northrop, 19/08/19</p> <p>Design Certificate 18/06/20, Northrop</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	<p>The Design Certificate and supporting information sets out how the mechanical plant and equipment complies with the Acoustic Report. Northrop prepared both the Acoustic Report and the noise mitigation recommendations.</p> <p>The Certifier shows verification through issue of the Crown Certificate.</p>	C	Pre - commencement
<b>Northern Boundary Levels</b>					
B21	Prior to implementation of the final levels and landscaping works along the northern boundary of the site, plans must be provided to the Certifier detailing the final proposed levels along the northern boundary of the site that interface with the proposed levels of the immediately adjoining land to the north of the site.	Landscape Design Certificate, Taylor Brammer, 16/12/20	The Design Certificate identifies the interface of levels. This was submitted to the Certifier 17/12/20. Implementation of final levels did not commence until they were confirmed by design.	C	Pre - commencement

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
		Email 17/12/20 TSA to Certifier, 17/12/20  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21  Interview with auditees 03/03/21 and 12/03/21			
<b>Landscaping</b>					
B22	<p>Prior to commencement of landscaping works, revised landscape plans must be submitted to the satisfaction of the Certifier. The plans must:</p> <p>(a) be generally consistent with the landscape plans submitted with the RtS but amended to reflect the revised landscaping treatment along the southern boundary of the site as detailed in plan titled "Catherine Field P.S. Frontage Planning-Option 3" prepared by Taylor Brammer dated 28 April 2020 <u>and changes to the drop-off/pick-up area, car park layout and access arrangements approved in SSD-9477-Mod-2.</u></p> <p>(b) incorporate final plant selections and ground cover design that minimises the need for watering;</p> <p>(c) reflect the details approved under condition B21 <del>and the revised planting around the waste pad approved under condition B24;</del></p> <p>(d) comply with Endeavour Energy's requirements for planting in close proximity to the proposed electrical substation; and</p> <p>(e) comply with the following principles of Appendix 5 of Planning for Bush Fire Protection 2006:</p> <p>(i) suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways;</p> <p>(ii) grassed areas, mowed lawns or ground cover plantings are provided in close proximity to the building;</p> <p>(iii) planting is limited in the immediate vicinity of the building;</p> <p>(iv) planting does not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);</p> <p>(v) landscape species are chosen in consideration needs of the estimated size of the plant at maturity;</p> <p>(vi) species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies;</p> <p>(vii) smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown;</p> <p>(viii) planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter);</p> <p>(ix) climbing species are avoided to walls and pergolas;</p> <p>(x) combustible materials such as woodchips/mulch and flammable fuel are stored away from the building;</p>	<p>Design Certificate, Taylor Brammer, 22/6/20</p> <p>Crown Certificate, Group DLA, 29/06/20</p> <p>Modified Crown Certificate (MOD 2), Group DLA, 18/12/20</p> <p>Revised (Mod 2) Landscape Design Certificate, Taylor Brammer, 16/12/20</p> <p>Site inspection 20/08/20 and 03/03/21</p> <p>Peterson Bushfire Design (completion) Certificate, 14/12/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	<p>The Design Certificates (as revised to capture Mod 2) and statement of compliance against each requirement of this condition, with accompanied list of drawings.</p> <p>Evidence of Certifier satisfaction is demonstrated through issue of the Crown Certificates.</p> <p>The bushfire consultant states that compliance was achieved with the standards. This was verified by the Certifier through issue of the Completion Certificate.</p>	C	Pre - commencement

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	(xi) combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building; and (xii) low flammability vegetation species are used.				
B23	Prior to the commencement of landscaping works, all Eucalyptus stock must be checked for defects or poor branch formation.	Revised (Mod 2) Landscape Design Certificate, Taylor Brammer, 16/12/20  Modified Crown Certificate (MOD 2), Group DLA, 18/12/20	The Landscape architect Design Certificate confirms completion of CoC B23. This was verified by the Certifier through issue of the revised Crown Certificate.	C	Pre - commen cement
<b>Waste Pad</b>					
B24	<del>Prior to the installation of the waste storage area, plans and details must be provided to the Certifier on proposed fencing and landscaping treatment around the waste pad to effectively screen and soften the visual impact of the waste storage area to O'Keefe Drive and the adjoining open space reserve. This must include the following to ameliorate the visual impacts of the waste pad:</del>  <del>(a) recessive colour and natural fencing type;</del>  <del>(b) a minimum 600mm landscape strip on the northern and western boundaries of the waste pad; and</del>  <del>(c) dense shrub planting.</del>	-	-	NT	Condition deleted.
<b>Operational Waste Storage and Processing</b>					
B25	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:  (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 must be in place; and  (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Compliance Statement, HY, 25/06/20  Email, Certifier to TSA 21/01/21	HY confirms the design complies with this requirement. The Certifier confirmed in January 2021 that they had sighted and accepted the design prior to the commencement of works (despite that initial acceptance record being missing).	C	Pre - commen cement
<b>Roadworks and Access</b>					
B26	Prior to the commencement of construction of road works including drop-off/pick-up facilities, bus bays and installation of line marking or road signage, the Applicant must submit plans and technical specifications to the satisfaction of the relevant road authority for proposed works within existing and proposed Council roads including drop-off/pick-up facilities, bus bays and line marking or road signage.  <i>Note: where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from the roads authority in accordance with Section 138 of the Roads Act 1993.</i>	Council approval 18/02/21  Taylor Brammer Plans (L series), Feb 2021  Northrop Plans (DDC series), Dec – Jan 21	Council approved the design and the works required to deliver the design.	C	Pre - commen cement



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
<b>Construction Car Parking and Service Vehicle Layout</b>					
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"> <li>(a) all vehicles must enter and leave the Site in a forward direction;</li> <li>(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</li> <li>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</li> </ul>	<p>4-6-20 ASON GROUP, Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP).</p> <p>Correspondence HY to Certifier 23/6/20</p>	<p>The information required by this condition is covered off in Section 1.2, 2.4, 3 and Appendix C of the CTPMSP.</p> <p>The information was provided to the Certifier on 23/6/20.</p>	C	Pre - commencement
<b>Operational Car Parking and Access Arrangements</b>					
B28	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 68 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</li> <li>(b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2.</li> </ul>	<p>Compliance Statement, HY, 25/06/20</p> <p>Email, Certifier to TSA 21/01/21</p> <p>Transport Statement, Anson, 26/08/20</p>	<p>Anson confirms the design complies with this requirement with supporting information. The Certifier confirmed in January 2021 that they had sighted and accepted the design prior to the commencement of works (despite that initial acceptance record being missing).</p>	C	Pre - commencement
<b>Public Domain Works</b>					
B29	<p>Prior to the commencement of any footpath or public domain works fronting the site (excluding works associated with Road No. 610 and Road No. 3301 which are being developed by others under DA- 2017/491 and DA-2018/147, respectively), 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.</p>	<p>Council approval 18/02/21</p> <p>Taylor Brammer Plans (L series), Feb 2021</p> <p>Northrop Plans (DDC series), Dec – Jan 21</p> <p>Email Council to HY, 18/01/21</p> <p>Email HY to Certifier, 19/01/21</p> <p>Extract of email from Council to HY, 20/01/21</p> <p>Catherine Field Primary School Public Domain Works - O'Keefe Drive, Catherine Field Civil Documentation, 28/11/20</p> <p>Crown Certificate, Group DLA, 29/06/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	<p>Council provided conditional approval of the footpath and public domain works on the basis that certain design elements were incorporated. Evidence shows that Council approved the designs through provision of the stamped plans.</p> <p>This was submitted to, and accepted by, the Certifier.</p>	C	Pre - commencement
<b>PART C DURING CONSTRUCTION</b>					
<b>Site Notice</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	Site inspection 03/03/21	Sighted the site notice. It complies with the dimension and content requirements of this condition.	C	Construction
<b>Operation of Plant and Equipment</b>					
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.	<p>Plant Safety Verification register and dashboard current to 12/03/21</p> <p>Plant verification checklist – earthmoving.</p> <p>Tasks Observations (35 x records) and plant operator checks.</p>	<p>The verification checklist includes check on operator manual, logbook and maintenance (including check that the plant is within its maintenance period), risk assessment, operator and training competence, compliance ID, lights and beepers).</p> <p>The Dashboard shows current, due and overdue checks. All plant on site verified by the SHE Manager as being current and up to date.</p> <p>Task observations are undertaken to verify that high risk works are operating in accordance with their SWMS, have tickets / VOCs available and current, plant maintenance requirements, signed on and so forth, and that their paperwork is current and available.</p>	C	Construction
<b>Demolition</b>					
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 B11.	<p>Letter HY to Certifier 24/6/20</p> <p>Interview with auditees 03/03/21 and 12/03/21</p>	No demolition has been required on the Project.	NT	Construction
<b>Construction Hours</b>					
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Project Specific induction June 20 and March 21</p> <p>Site notices observed on site 03/03/21</p> <p>Construction Noise Management Plan, Northrop, October 2020 (CNVMSP)</p> <p>Complaints Register 13/01/21</p>	The evidence demonstrates that the Project has communicated permissible hours to its workforce. Auditees state that there have been no OOHW to date. No complaints relevant to this requirement recorded.	C	Construction
C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p>	Project Specific induction June 20 and March 21	The evidence demonstrates that the Project has communicated permissible hours to its workforce. Auditees state that there have been no OOHW to date. No complaints relevant to this requirement recorded.	NT	Construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Site notices observed on site 03/03/21 Construction Noise Management Plan, Northrop, October 2020 (CNVMSP) Complaints Register 13/01/21			
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Project Specific induction June 20 and March 21 Site notices observed on site 03/03/21 Construction Noise Management Plan, Northrop, October 2020 (CNVMSP) Complaints Register 13/01/21	The evidence demonstrates that the Project has communicated permissible hours to its workforce. Auditees state that there have been no OOHW to date. No complaints relevant to this requirement recorded.	NT	Construction
C7	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.	Construction Noise Management Plan, Northrop, October 2020 (CNVMSP) Site inspection 03/03/21 Interview with auditees 03/03/21 and 12/03/21	There has been no need for these types of activities on the Project to date. No complaints relevant to this requirement recorded.	NT	Construction
<b>Implementation of Management Plans</b>					
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Evidence referred to elsewhere in this Table	Based on the information presented the Project is implementing the CEMP and sub-plans. There are several observations in relation to the use of non-tonal reversing alarms, drawings and the use of a temporary alternative access. Refer to response to CoC C14 – C16, C20 and C21	C	Construction
<b>Construction Traffic</b>					
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Site inspection 03/03/21 4-6-20 ASON GROUP, Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Complaints register 13/01/21 Toolbox talk 15/10/20, 05/11/20	Evidence demonstrates that parking requirements are communicated to the workforce. The site layout allows for all vehicles to be confined to site. No issues observed. <b>Observation: Two complaints were received during the audit period in relation to workers personal vehicles parking on the street. A notice was provided to all subcontractors in October 2020. There were no other issues identified.</b>	C	Construction
<b>Hoarding Requirements</b>					
C10	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.	Site inspection 03/03/21	No graffiti or advertising was observed on the site hoarding.	C	Construction



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
<b>No Obstruction of Public Way</b>					
C11	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.	Site inspection 03/03/21 4-6-20 ASON GROUP, Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP).  Complaints register 13/01/21	No materials, vehicles, refuse, skips or the like were observed in the public way. No complaints relevant to this requirement recorded.	C	Construction
<b>Construction Noise Limits</b>					
C12	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 Construction Noise and Vibration Management Plan.	Site inspection 03/03/21  Construction Noise Management Plan, Northrop, October 2020 (CNVMSP)  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/c/catherine-field-new-primary-school.html#category-works-notifications">https://www.schoolinfrastructure.nsw.gov.au/projects/c/catherine-field-new-primary-school.html#category-works-notifications</a>  Complaints register 13/01/21	Site hoarding was observed on site.  Works notifications are provided to community.  The CNVMSP predicts exceedances of the NMLs as a result of the works and identifies various opportunities to reduce noise impacts. All of the opportunities that are considered reasonable and feasible by the auditor, were observed to be implemented. These include, complying with permissible work hours, community notification, hoarding, and education of project personnel). A number of opportunities are not feasible (position of plant, use of non-reflective surfaces).  No complaints relevant to this requirement recorded.	C	Construction
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition C4.	Project Specific induction June 20 and March 21  Site notices observed on site 03/03/21  Construction Noise Management Plan, Northrop, October 2020 (CNVMSP)  Complaints Register 13/01/21	The evidence demonstrates that the Project has communicated permissible hours to its workforce. Auditees state that there have been no OOHW to date. No complaints relevant to this requirement recorded.	C	Construction
C14	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.	Site inspection 03/03/21  Complaints Register 13/01/21  Email HY to subcontractor, 23/02/21	This requirement was communicated to the subcontractors undertaking road works.  1 x piece of plant was operating during the site inspection. It was fitted with a quaker.	C	Construction
<b>Vibration Criteria</b>					
C15	Vibration caused by construction at any residence or structure outside the site must be limited to:  (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and  (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Construction Noise Management Plan, Northrop, October 2020 (CNVMSP)  Site inspection 03/03/21	No vibration intensive works, within safe working distances has occurred to date. Refer response to CoC C17	C	Construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
C16	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 C15.	Construction Noise Management Plan, Northrop, October 2020 (CNVMSP)  Site inspection 03/03/21	No vibration intensive works, within safe working distances has occurred to date. Refer response to CoC C17.	C	Construction
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	Construction Noise Management Plan, Northrop, October 2020 (CNVMSP)	Section 7.6.2 and 7.7 of the updated CNVMSP identifies actions to be undertaken in the event the safe working distances cannot be complied with.	C	Construction
<b>Tree Protection</b>					
C18	For the duration of the construction works:  (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior to written approval from Council (including through an approval under Section 138 of the Roads Act 1993) 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 property boundaries 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; and  (c) 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.	Site inspection 03/03/21  Interview with auditees 03/03/21 and 12/03/21  Statement of Environmental Effects S4.55 (1A) Modification Application – SSD 9477 Catherine Field Primary School  SSD Modification 2 approval, 15/12/20	Modification 2 comprised with a change to the kiss and drop, this involves the removal of trees along the area previously considered to be street trees. Refer to the landscape plans within modification 2.  No trees onsite were to be retained.	C	Construction
<b>Air Quality</b>					
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 03/03/21  Project Specific induction June 20 and March 21  Toolbox talk 05/11/20  Complaints Register 13/01/21	Evidence shows that dust risk and management is communicated to the workforce.  Sealed access road, sealed topsoil stockpile, watercart in process and perimeter hose were all observed on site during the site inspection.  No complaints relevant to this requirement recorded.	C	Construction
C20	During construction, the Applicant must ensure that:  (a) exposed surfaces and stockpiles are suppressed by regular watering;  (b) all trucks entering or leaving the site with loads have their loads covered;  (c) trucks associated with the development do not track dirt onto the public road network;  (d) public roads used by these trucks are kept clean; and  (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection 03/03/21  Project Specific induction June 20 and March 21  Toolbox talk 05/11/20  Complaints Register 13/01/21  Streetsweeper dockets, August, September, December 2020	Main works construction had been completed prior to the site inspection. Only a small portion of roadworks were occurring.  Evidence shows that dust risk and management is communicated to the workforce.  Sealed access road, sealed topsoil stockpile, watercart in process and perimeter hose were all observed on site during the previous site inspection. Works on site observed during the current audit were limited to footpath works (with the rest of the project complete). No issues observed. No evidence of material tracking.  A streetsweeper has been deployed to clean the street.	C	Construction
<b>Erosion and Sediment Control</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Site inspection 03/03/21 Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP). Erosion and Sediment Control Plan, 26/11/20	Sighted controls in the field. The controls identified were consistent with that in the erosion and sediment control plan, which was prepared in accordance with the Blue Book.	C	Construction
<b>Imported Soil</b>					
C22	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by an EPA accredited site auditor 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.	Imported material register current to 12/03/21 Site Audit Report, 18/01/21, Zoic	The register includes the volume and type of fill, along with reference to each letter from the Auditor. Zoic, the EPA accredited contaminated site auditor has reviewed the imported material test certificates and verified that all is approved for use on site.  These records are readily available should the certifier request them.	C	Construction
<b>Disposal of Seepage and Stormwater</b>					
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.	Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP). Crown Certificate, Group DLA, 29/06/20 Interview with auditees 12/03/21	The provisions for collection and discharge are identified in the CSWMSP. The Certifier demonstrated approval through issue of the Crown Certificate (which includes consideration of the CEMP and sub-plans).  No water has been pumped off site.  Connection of the site stormwater will not be to the Council stormwater. Instead it will be connected to the greenfield land release stormwater.	C	Construction
<b>Stormwater Management System</b>					
C24	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS as updated in the RtS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; and (e) be in accordance with Camden Council's engineering specifications and include: (i) a stormwater catchment plan that accurately reflects the proposed pervious/impervious areas on the site; (ii) details of the proposed rainwater tank(s); and (iii) and include DRAINS model (detention).	Crown Certificate, Group DLA, 29/06/20 Design Certificate, Northrop, 07/09/20 Email HY to Certifier, 08/09/20	Construction commenced on 30/06/20. The civil engineer certified that the stormwater design complies with the requirements of this condition. This was submitted to the Certifier on 08/09/20.	C	Construction
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>					
C25	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	Project Specific induction June 20 and March 21	The Project has communicated the requirements around unexpected finds and none have occurred to date.	NT	Construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group 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 EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Interview with auditees 03/03/21 and 12/03/21			
<b>Unexpected Finds Protocol – Historic Heritage</b>					
C26	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 the Heritage NSW.	Project Specific induction June 20 and March 21  Interview with auditees 03/03/21 and 12/03/21	The Project has communicated the requirements around unexpected finds and none have occurred to date.	NT	Construction
<b>Waste Storage and Processing</b>					
C27	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.	Site inspection 03/03/21	During the site inspection waste was observed to be placed in designated skip bins. No loose waste was observed on site or off site.	C	Construction
C28	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interview with auditees 03/03/21 and 12/03/21  Waste Classification Report, ECS, 24/11/20  Dump It monthly report August, September, December 20.	No hazardous materials have been encountered.  800m3 of spoil exported to date. The Waste Classification Report identifies this material as ENM.  The evidence shows that all other waste generated to date is pre-classified under the Waste Classification Guidelines. The waste reports identify, waste type. Volumes, volume recycled, destination (facility name, address, EPL number, waste stream).	C	Construction
C29	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 03/03/21  Interview with auditees 03/03/21 and 12/03/21  Dump It monthly report August, September, December 20.	Sighted the concrete washout bay during the previous inspection. There is no need for concrete washout during current inspection.  The historical concrete is washed into the bay which does not have potential to enter watercourses. The concrete is then cured and collected and placed into skip bins and collected with other general construction waste. Refer response to CoC C28.	C	Construction
C30	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.	Dump It monthly report August, September, December 20.  Waste Classification Report, ECS, 24/11/20  Interview with auditees 03/03/21 and 12/03/21  ENM tip dockets (various) to Gledswood Hills  DA20195351	No hazardous materials have been encountered.  The evidence shows that all general waste generated to date is pre-classified under the Waste Classification Guidelines. The waste reports identify, waste type. Volumes, volume recycled, destination (facility name, address, EPL number, waste stream).  The 800m3 of ENM was disposed of to a development site in Gledswood Hills, which has consent from Camden Council to receive the material.	C	Construction
C31	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.	Dump It monthly report August, September, December 20.  Waste Classification Report, ECS, 24/11/20	The Project is a greenfield site.  No hazardous materials have been encountered.  800m3 of spoil exported to date. The Waste Classification Report identifies this material as ENM.	NT	Construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
		Interview with auditees 03/03/21 and 12/03/21	The evidence shows that all other waste generated to date is pre-classified under the Waste Classification Guidelines. The waste reports identify, waste type. Volumes, volume recycled, destination (facility name, address, EPL number, waste stream).		
<b>Outdoor Lighting</b>					
C32	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection 03/03/21 Complaints register 13/01/21	There is no direct line of sight of any lighting to residents. No complaints relevant to this requirement recorded.	C	Construction
<b>Independent Environmental Audit</b>					
C33	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter, DPIE to SINSW, 03/08/20	The auditors were approved by the Department prior to the Audit commencing.	C	Construction
C34	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 week's notice to the applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 03/03/21 and 12/03/21	A different timeframe has not been requested.	NT	Construction
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audit Report New Catherine Field Primary School – SSD 9477, WolfPeak, 17/09/20	The first and second audits have been undertaken in accordance with the Independent Audit Post Approval Requirements.	C	Construction
C36	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must:  (a) review and respond to each Independent Audit Report prepared under condition C33 of this consent, or condition C34 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.	Letter SINSW to DPIE, 19/10/20 (lodged 21/10/20)  <a href="https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/b/barramurra-public-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/b/barramurra-public-school.html#category-reports</a>	SINSW submitted the Audit Report and its response to the findings on 21/10/20, along with notice of intent to publish. Both are available online.	C	Construction
C37	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.	Independent Audit Report New Catherine Field Primary School – SSD 9477, WolfPeak, 17/09/20  Letter SINSW to DPIE, 19/10/20 (lodged 21/10/20)	The Audit Report and response to the findings was submitted within 2 months of the inspection.	C	Construction
C38	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 03/03/21 and 12/03/21	No request has been made.	NT	Operation
<b>Operational Readiness Work</b>					
C39	<b><u>Operational readiness work must not commence on site until the following details have been submitted to the Certifier:</u></b>  <b><u>(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);</u></b>  <b><u>(b) the maximum number of staff to be involved in operational readiness work on site at any one time;</u></b>	Interview with auditees 03/03/21 and 12/03/21  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	Operational readiness provisions were not utilized. Completion was fulfilled prior to handover.	NT	Prior to operation



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	<p><u>(c) arrangements to ensure the safety of school staff on the site, including how:</u></p> <p><u>(i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</u></p> <p><u>(ii) pedestrian access to an within the site will be managed to ensure no conflict with construction vehicle movements; and</u></p> <p><u>(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.</u></p>				
<b>C40</b>	<p><u>Operational readiness work must only be undertaken in accordance with the details submitted under condition C39 and the following requirements:</u></p> <p><u>(a) no more than 15 staff are involved in operational readiness work on site at any one time;</u></p> <p><u>(b) no students or parents are permitted on the site; and</u></p> <p><u>(c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.</u></p>	<p>Interview with auditees 03/03/21 and 12/03/21</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	Operational readiness provisions were not utilized. Completion was fulfilled prior to handover.	NT	Prior to operation
<b>PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>					
<b>Notification of Occupation</b>					
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>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p> <p>DPIE post approval portal lodgment 24/12/20</p>	Commencement of operations of Stages 1, 2 and 3 was notified on 24/12/20, more than 1 month prior to commencement. Stage 1 commenced on 28/01/21.	C	Prior to operation
<b>External Walls and Cladding</b>					
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.	Email Certifier to TSA 20/01/21	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 was submitted to the Certifier on 08/01/21 and accepted on 20/01/21.	C	Prior to operation
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>Email Certifier to TSA 20/01/21</p> <p>DPIE post approval portal lodgment, 20/01/21</p>	The submission to the Department was made on the same day as the Certifier's acceptance	C	Prior to operation
<b>Post-construction Dilapidation Report</b>					
D4	<p>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:</p> <p>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p>	<p>Staging Report, SINSW 18/12/20</p> <p>Letter, DPIE to SINSW 24/12/20</p>	A Staging Report was approved on 24/12/20. This is identified as not triggered.	NT	Prior to operation of Stage 4

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.				
<b>Protection of Public Infrastructure</b>					
D5	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 or otherwise addressed by contributions required by conditions of this consent.</i>	Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20	A Staging Report was approved on 24/12/20. This is identified as not triggered.	NT	Prior to operation of Stage 4
<b>Protection of Property</b>					
D6	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.	Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20	A Staging Report was approved on 24/12/20. This is identified as not triggered.	NT	Prior to operation of Stage 4
<b>Utilities and Services</b>					
D7	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 <i>Sydney Water Act 1994</i> .	Section 73 Compliance Certificate, Sydney Water 17/06/20.	The Compliance Certificate was obtained prior to commencement of operations.	C	Prior to operation of Stage 1
<b>Roadworks and Access</b>					
D8	Prior to the commencement of operation, evidence must be provided to the Planning Secretary of the following: (a) Road 610 and any drop-off/pick-up facilities approved under B26 have been constructed and have either been dedicated to Council or agreement has been reached between the Applicant and the owner of the road for use of the road by the School and; (b) Road 3301 has been constructed and has either been dedicated to Council or agreement has been reached between the Applicant and the owner of the road for use of the road by the School and; (c) Roadworks and associated drop-off/pick-up and bus bay facilities have been constructed on O'Keefe Drive approved under B26 to the satisfaction of Council.	Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20 Letter SINSW to DPIE, 25/01/21 DPIE post approval portal lodgment record 25/01/21	SINSW provided evidence of agreement of the construction and facilities with the road owners of Road 610 and Road 3301 prior to Stage 1 commencing. This was submitted to the Department prior to operations  Item c) is not triggered until Stage 4.	C	a) P r i o r t o o p e r a t i o n o f S

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
					t a g e 1  b) P r i o r i t y o f o p e r a t i o n o f S t a g e 1  c) P r i o r i t y o f o p e r a t i o n o f S t a g e 4
School/Pedestrian Crossing Facilities					



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
D9	Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants set down by TfNSW to the satisfaction of the relevant road authority.	Email TfNSW to HY, 12/01/21. Letter HY to Certifier, 20/01/21 Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	HY advised the Certifier that it had constructed the infrastructure in accordance with TfNSW crossing requirement. This comprises zebra crossing and signage. An email from TfNSW stating that it had installed the signs and handover was not required was included in the correspondence. The Certifier accepted through issue of the Crown Completion Certificate.	C	Prior to operation of Stage 1
<b>Works as Executed Plans</b>					
D10	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.	Staging Report, SINSW 18/12/20 Letter, DPIE to SINSW 24/12/20	A Staging Report was approved on 24/12/20. This is identified as not triggered.	NT	Prior to operation of Stage 4
<b>Green Travel Plan</b>					
D11	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;</li> <li>(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</li> <li>(c) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</li> <li>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul>	DPIE post approval portal lodgment 08/12/20 Green Travel Plan New Catherine Field School, 04/12/20, Ason Group Letter DPIE to SINSW (no date provided)	The Green Travel Plan was prepared and submitted in early December 2020. The Department approved on 15 January 2021 (no date provided).	C	Prior to operation of Stage 1
<b>Operational Transport and Access Management Plan (OTAMP)</b>					
D12	Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, TfNSW, and submitted to the Planning Secretary. The OTAMP must address the following: <ul style="list-style-type: none"> <li>(a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</li> <li>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>(c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements;</li> </ul>	DPIE Post approval portal lodgment 07/12/20 Operational Transport and Access Plan, 04/12/20, Ason Group	The OTAMP identifies that the plan was prepared by suitably qualified engineers, consultation records with Council and TfNSW were identified.  Car parking is presented in Section 2.2 Drop off and pick up details are presented in Section 3.3.1. Details on delivery services is presented in Section 3.3.4 Management of approved access arrangements are in Section 3.3. Potential impacts are included in Section 3.3 Car parking arrangements are presented in Section 3.3.2	C	Prior to operation of Stage 1

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	(d) the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements; (e) delivery and services vehicle and bus access and management arrangements; (f) management of approved access arrangements; (g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts; (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and (i) a monitoring and review program.		Monitoring and review processes are within Section 4.		
<b>Evacuation and Emergency Planning</b>					
D13	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with <i>Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> December 2014.	Peterson Bushfire assessment 20/08/19 Peterson Bushfire Design (completion) Certificate, 14/12/20 Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	The bushfire consultant states that compliance was achieved with the bushfire and emergency evacuation standards. This was verified by the Certifier through issue of the Completion Certificate.	C	Prior to operation of Stage 1
<b>School Zones</b>					
D14	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW.  <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>	Email TfNSW to HY, 12/01/21. Letter HY to Certifier, 20/01/21 Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	HY advised the Certifier that it had constructed the infrastructure in accordance with TfNSW crossing requirement. This comprises zebra crossing and signage. An email from TfNSW stating that it had installed the signs and handover was not required was included in the correspondence. The Certifier accepted through issue of the Crown Completion Certificate.	C	Prior to operation of Stage 1 and prior to operation of Stage 4
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Email TfNSW to HY, 12/01/21. Letter HY to Certifier, 20/01/21 Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	HY advised the Certifier that it had constructed the infrastructure in accordance with TfNSW crossing requirement. This comprises zebra crossing and signage. An email from TfNSW stating that it had installed the signs and handover was not required was included in the correspondence. The Certifier accepted through issue of the Crown Completion Certificate.	C	Prior to operation of Stage 4
<b>Mechanical Ventilation</b>					
D16	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: (a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Installation Certificates, Bradwell Group 18/12/20 and New Edge, 05/01/21 Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	The HVAC subcontractors provided a statement confirming installation of the mechanical ventilation systems in accordance with this condition. This was verified by the Certifier through issue of the Crown Certificate.	C	Prior to operation of Stage 1 and prior to operation of Stage 2
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
D17	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Acoustic Report for Catherine Field Public School dated 29 August 2019 and prepared by Northrop have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	Statement of Compliance, Northrop, 13/01/21  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	The mechanical engineer and noise consultant confirm plant and equipment comply with the noise assessment. This was verified by the Certifier through issue of the Crown Certificate.	C	Prior to operation of Stage 1 and prior to operation of Stage 2
<b>Car Parking Arrangements</b>					
D18	Prior to the commencement of operation, evidence must be submitted to the Certifier that the operational and car parking arrangements have been implemented in accordance with the details submitted under condition B28.	Statement of Compliance, HY, 08/01/21  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	The construction contractor confirms parking arrangements have been implemented. This was verified by the Certifier through issue of the Crown Certificate.	C	Prior to operation of Stage 1
<b>Bicycle Parking and End-of-Trip Facilities</b>					
D19	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:  a) the provision of a minimum 70 bicycle parking spaces;  b) the layout, design and security of bicycle facilities must 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;  c) the provision of end-of-trip facilities for staff;  d) appropriate pedestrian and cyclist advisory signs are to be provided; and  e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Statement of Compliance, Pedavoli Architects, 24/12/20  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	The architect confirms bicycle parking and end-of-trip facilities(requirements a) – e) have been implemented. This was verified by the Certifier through issue of the Crown Certificate.	C	Prior to operation of Stage 3
<b>Road Damage</b>					
D20	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.	Staging Report, SINSW 18/12/20  Letter, DPIE to SINSW 24/12/20	A Staging Report was approved on 24/12/20. This is identified as not triggered.	NT	Prior to operation of Stage 4
<b>Fire Safety Certification</b>					
D21	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.	Fire Safety Certificate, SINSW, 12/01/21  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21  Email HY to Council, 18/01/21.  Photo of Certificate (no date)	The Fire Safety Certificate was obtained. This was verified by the Certifier through issue of the Crown Certificate. Issued to Council on 18/01/21. Photo indicates the Certificate is at the Fire Indicator Panel.	C	Prior to operation of Stage 1 and prior to operation of Stage 2
<b>Structural Inspection Certificate</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
D22	<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 final 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>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	<p>Structural Inspection Certificate, Northrop, 12/01/21</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p> <p>DPIE Post approval portal lodgment 20/01/21</p> <p>Email TSA to Council, 20/01/21</p>	<p>The Structural Inspection Certificate was prepared by the structural engineer whom confirmed that structures and drawings were checked and comply with final design requirements. This was verified by the Certifier through issue of the Crown Certificate.</p> <p>Records show the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council.</p>	C	Prior to operation of each Stage
<b>Compliance with Food Code</b>					
D23	<p>Prior to the commencement of operation, plans prepared by suitably qualified person must be provided to the Certifier that demonstrate that the design, construction, fit-out and on-going operation of any part of the premises to be used for handling food for sale as defined within the Food Act 2003 including canteen(s), kiosks(s), café(s), before and after school hours childcare services comply with relevant Acts, Regulations, Codes and Standards including as relevant;</p> <p>(a) the Food Act 2003;</p> <p>(b) the Food Regulation 2015;</p> <p>(c) Food Standards Australia and New Zealand – Food Standards Code 2003;</p> <p>(d) AS 4674-2004. Design, construction and fit-out of food premises;</p> <p>(e) AS 1668 'The use of ventilation and air conditioning in buildings'; and</p> <p>(f) the National Construction Code.</p> <p><i>Note: The proposal only includes food handling and does not include food preparation.</i></p>	<p>Compliance Certificate, CINI Little, 18/12/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	<p>The Compliance Statement confirms compliance with the standards and codes listed in this condition (plus others). This was verified by the Certifier through issue of the Crown Certificate.</p>	C	Prior to operation of Stage 1
D24	<p>Prior to the commencement of operation, the Applicant must notify Council that the premises will be used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit-out(s) must be conducted prior to operation.</p>	<p>Email HY to Council, 13/01/21</p> <p>Food premises assessment report, Council, 28/01/21</p> <p>Email HY to Council, 02/02/21</p>	<p><b>Observation: Council was notified of the food facilities. Council completed their inspection of the facilities on 28/01/21. Council raised 12 items to be addressed. Hansen Yuncken provided the Council with photos and correspondence stating that some items had been addressed. The Auditor is not able to verify whether each item raised by Council had been addressed, noting that some items raised relate to operational matters.</b></p>	C	Prior to operation of Stage 1
<b>Drainage Infrastructure</b>					
D25	<p>Prior to the commencement of operation, evidence must be provided to the Certifier that either:</p> <p>(a) the detention basin approved in Council Development Consent DA/2018/147/1 has been constructed and commissioned for use and that the detention basin has been designed to cater for runoff from the site; or</p> <p>(b) a temporary onsite detention facility has been provided onsite to satisfaction of Council.</p>	<p>Compliance Certificate, Northrop, 19/01/21</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	<p>The engineers confirm that the detention basin approved in Council Development Consent DA/2018/147/1 has been constructed and commissioned for use and that the detention basin has been designed to cater for runoff from the site. This was verified by the Certifier through issue of the Crown Certificate.</p>	C	Prior to operation of Stage 1
<b>Stormwater Quality Management Plan</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
D26	<p>Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>	<p>Catherine Field PS WSUD Maintenance Schedule, 15/12/20, Northrop.</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The stormwater Operation and Maintenance Plan includes items a) – d). This was verified by the Certifier through issue of the Crown Certificate.	C	Prior to operation of Stage 1
<b>Warm Water Systems and Cooling Systems</b>					
D27	<p>The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i>, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</p>	<p>Installation Certificate 01/12/20, Moeco Plumbing</p> <p>Installation Certificate 11/12/20, Grantryan Plumbing</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The plumbers confirmed installation in accordance with standards and codes identified in this condition. This was verified by the Certifier through issue of the Crown Certificate.	C	Prior to operation of Stage 1 and Stage 2
<b>Outdoor Lighting</b>					
D28	<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> <ul style="list-style-type: none"> <li>(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</li> <li>(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.</li> </ul>	<p>Statement of Compliance, 23/12/20, Kerfoot</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The electrician confirms compliance with AS4282 and install requirements. This was verified by the Certifier through issue of the Crown Certificate.	C	Prior to operation of each Stage
<b>Signage</b>					
D29	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Site photos (photo_, photo 1, photo 2)	Photos presented show the installation of wayfinding signage was installed prior to 14/01/21.	C	Prior to operation of Stage 1
D30	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 photos (photo_, photo 1, photo 2)	Photos presented show the installation of wayfinding signage was installed prior to 14/01/21.	C	Prior to operation of Stage 3
<b>Operational Waste Management Plan</b>					
D31	<p>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:</p> <ul style="list-style-type: none"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>,</li> </ul>	<p>Operational Waste Management Plan, SINSW (no date or revision)</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The OWMP was prepared and addresses each of the requirements from a) – d).	C	Prior to operation of Stage 1



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
	<p><i>Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in Section 9 of the EIS.</p>				
<b>Landscaping</b>					
D32	<p>Prior to the commencement of operation, the Applicant must an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>(b) be consistent with the Applicant's Management and Mitigation Measures set out in the EIS as updated in the RtS and SRtS.</p>	<p>Landscape Management Plan, Stone Will Landscaping (no date)</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The Operational Landscape Management Plan includes ongoing monitoring and maintenance measures. There are no mitigation measures identified in the EIS relevant to managing revegetation and landscaping. The plan incorporates design elements identified in the plans within CoC A2.	C	Prior to operation of Stage 3
<b>Street Tree Planting</b>					
D33	Prior to the commencement of operation, the Applicant must undertake street tree planting along the frontages of the site (excluding works associated with Road No. 610 and Road No. 3301 which are being developed by others under DA-2017/491 and DA-2018/147, respectively). Species and spacing of trees are to be determined in consultation with Council.	<p>Staging Report, SINSW 18/12/20</p> <p>Letter, DPIE to SINSW 24/12/20</p>	A Staging Report was approved on 24/12/20. This is identified as not triggered.	NT	Prior to operation of Stage 4
<b>Asset Protection Zones</b>					
D34	<p>From the start of building works, the entire property must be managed as an asset protection zone - inner protection area (IPA). The IPA must comprise:</p> <p>(a) minimal fine fuel at ground level;</p> <p>(b) grass mowed or grazed;</p> <p>(c) trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;</p> <p>(d) trees and shrubs located far enough from buildings so that they will not ignite the building;</p> <p>(e) garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;</p> <p>(f) minimal plant species that keep dead material or drop large quantities of ground fuel;</p> <p>(g) tree canopy cover not more than 15%;</p> <p>(h) tree canopies not located within 2 metres of the building;</p> <p>(i) trees separated by 2-5 metres and do not provide a continuous canopy from the bush fire hazard to the building; and,</p> <p>(j) lower limbs of trees removed up to a height of 2 metres above the ground.</p>	<p>Peterson Bushfire assessment 20/08/19</p> <p>Peterson Bushfire Design (completion) Certificate, 14/12/20</p> <p>Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21</p>	The bushfire consultant states that compliance was achieved with the IPA standards. This was verified by the Certifier through issue of the Completion Certificate.	C	Prior to operation of Stage 1
<b>PART E POST OCCUPATION -</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
<b>Out of Hours Event Management Plan</b>					
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 is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following:</p> <ul style="list-style-type: none"> <li>(a) the number of attendees, time and duration, restricting use after 10pm;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> <li>(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>(e) measures to minimise localised traffic and parking impacts; and</li> <li>(f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</li> </ul>	Interview with auditees 03/03/21 and 12/03/21	There have not been any triggering events.	NT	Occupation
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Interview with auditees 03/03/21 and 12/03/21	There have not been any triggering events.	NT	Occupation
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 is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following:</p> <ul style="list-style-type: none"> <li>(a) the number of attendees, time and duration, restricting use after 10pm;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> <li>(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>(e) measures to minimise localised traffic and parking impacts; and</li> <li>(f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</li> <li>(g) Check if Council or EPA wanted a time limit</li> </ul>	Interview with auditees 03/03/21 and 12/03/21	There have not been any triggering events.	NT	Occupation
E4	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	Interview with auditees 03/03/21 and 12/03/21	There have not been any triggering events.	NT	Occupation
<b>Waste Collection and Ground Maintenance</b>					
E5	Waste collection and ground maintenance using powered equipment must only be undertaken during the hours of 7:30am to 6pm Monday to Friday.	Complaints register current to 12/03/21	<p>The Auditor notes that there is limited evidence available to demonstrate compliance with this requirement as this sits with the Department of Education operations (the Principal or Asset Management Unit), however there were no observable issues.</p> <p>There were no complaints.</p>	C	Occupation
<b>Operation of Plant and Equipment</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
E6	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	Compliance Certificates were prepared by each of the plant installers and verified as compliant by the Certifier. Installations are recent and still within the defect periods.	C	Occupation
<b>Warm Water Systems and Cooling Systems</b>					
E7	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.	Installation Certificate 01/12/20, Moeco Plumbing Installation Certificate 11/12/20, Grantryan Plumbing Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	The plumbers confirmed installation in accordance with the relevant standards and codes. This was verified by the Certifier through issue of the Crown Certificate. Installations are recent and still within the defect periods.	C	Occupation
<b>Community Communication Strategy</b>					
E8	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<a href="https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/b/barramurra-public-school.html#community-info-tab">https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/b/barramurra-public-school.html#community-info-tab</a> Community Communication Strategy New primary school in Catherine Field, June 2020	The Community Communication Strategy appears to still be implemented, noting that some construction is ongoing.	C	Occupation
<b>Operational Transport and Access Management Plan (OTAMP)</b>					
E9	The OTAMP(s) approved under condition D12 as revised from time to time) must be implemented by the Applicant for the life of the development.	Complaints register current to 12/03/21 Operational Transport and Access Plan, 04/12/20, Ason Group Site inspection 02/03/21	The Auditor notes that there is limited evidence available to demonstrate compliance with this requirement as this sits with the Department of Education operations (the Principal or Asset Management Unit), however there were no observable issues. There were no complaints.	C	Occupation
<b>Operational Noise Limits</b>					
E10	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Report Catherine Field Public School dated 29 August 2019 and prepared by Northrop.	Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	Compliance Certificates were prepared by each of the plant installers and verified as compliant by the Certifier. Installations are recent and still within the defect periods.	C	Occupation
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 each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Acoustic Report Catherine Field Public School and dated 28 August 2019 and prepared by Northrop. 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.	-	The Audit period does not extend through to two months following commencement of operations	NT	Occupation



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
E12	The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> and must comply with the NSW Noise Policy for Industry 2017 (as amended).	Complaints register current to 12/03/21  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	The Auditor notes that there is limited evidence available to demonstrate compliance with this requirement as this sits with the Department of Education operations (the Principal or Asset Management Unit), however there were no observable issues.  Compliance Certificates were prepared by each of the plant installers and verified as compliant by the Certifier. Installations are recent and still within the defect periods  There were no complaints.	C	Occupation
<b>Unobstructed Driveways and Parking Areas</b>					
E13	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.	Complaints register current to 12/03/21  Site inspection 02/03/21	The Auditor notes that there is limited evidence available to demonstrate compliance with this requirement as this sits with the Department of Education operations (the Principal or Asset Management Unit), however there were no observable issues.  There were no obstructions observed and no complaints recorded.	C	Occupation
<b>Green Travel Plan</b>					
E14	The Green Travel Plan required by condition D11 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Site inspection 02/03/21	Operations has only just commenced.	NT	Occupation
<b>Ecologically Sustainable Development</b>					
E15	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 B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Site inspection 02/03/21	Operations has only just commenced.	NT	Occupation
<b>Outdoor Lighting</b>					
E16	Notwithstanding condition D28, 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.	Statement of Compliance, 23/12/20, Kerfoot  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21  Complaints register current to 12/03/21	The electrician confirms compliance with AS4282 and install requirements. This was verified by the Certifier through issue of the Crown Certificate.  There were no complaints.	NT	Occupation
<b>Landscaping</b>					
E17	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D32 for the duration of occupation of the development.	Landscape Management Plan, Stone Will Landscaping (no date)  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21  Complaints register current to 12/03/21	Compliance Certificates were prepared by each of the plant installers and verified as compliant by the Certifier. Installations are recent and still within the defect periods.  There were no complaints.	C	Occupation
<b>Asset Protection Zones</b>					

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging
E18	The asset protection zones required by condition D34 shall be maintained for the duration of occupation of the development.	Peterson Bushfire assessment 20/08/19  Peterson Bushfire Design (completion) Certificate, 14/12/20  Crown Completion Certificate, Group DLA, GDL 190177, 20/01/21	The bushfire consultant states that compliance was achieved with the IPA standards. This was verified by the Certifier through issue of the Completion Certificate.	C	Occupation
<b>Retaining Wall</b>					
<b>E19</b>	<b><u>Any graffiti on the retaining wall along the northern boundary of the site must be removed within 24 hours</u></b>	Site inspection 02/03/21	No graffiti was observed	NT	Occupation
<b>E20</b>	<b><u>If the retaining wall along the northern boundary of the site remains exposed such that part or all the face wall is visible from outside of the site six months after the commencement of operation, the Applicant must paint the exposed parts of the retaining wall and apply a graffiti proof treatment determined in consultation with Council. Where required, painting and treatment of the wall must be completed within seven months of the commencement of operation</u></b>	Site inspection 02/03/21	Operations commenced in February 2021	NT	Occupation
<b>Car park access arrangements</b>					
<b>E21</b>	<b><u>The construction of the access driveway extending from the on-site car park to the northern boundary of the site must cease at least one metre from the northern boundary of the site</u></b>	Photo series 23/03/21	The driveway construction complies with this requirement.	C	Prior to operation of Stage 1
<b>E22</b>	<b><u>Appropriate barriers are to be installed at the junction of the car park and access driveway extending from the on-site car park to the northern boundary of the site to prevent vehicles accessing the driveway.</u></b>	Photo series 23/03/21	Temporary barriers in the form of temporary fencing is in place as Hansen Yuncken are still undertaking public domain works and using land at this point.	C	Prior to operation of Stage 1
<b>E23</b>	<b><u>The access driveway extending from the on-site car park to the northern boundary of the site must be removed if access to the proposed road to the north of the site has not been implemented within 12 months of the commencement of operation</u></b>	Site inspection 02/03/21	Operations commenced in early 2021	NT	Occupation
<b>E24</b>	<b><u>Access from the on-site car park over land to the north of the site is not permitted. Access from the on-site car park must be via the approved access to O'Keefe Drive.</u></b>	Photo series 23/03/21	Temporary barriers in the form of temporary fencing is in place as Hansen Yuncken are still undertaking public domain works and using land at this point.	C	Occupation

## APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



NSW Department of Education  
Level 8, 259 George Street  
Sydney, NSW, 2000

Attention: Gavin Ng, Principal Compliance Officer

03/08/2020

Dear Mr Ng,

**New Catherine Fields Public School (SSD 9477)  
Agreement of Independent Environmental Auditor**

I refer to Mr Jim Lewis's submission dated 10 July 2020 to the Department of Planning, Industry and Environment (the Department) of suitably qualified, experienced and independent auditors to undertake independent audits of the New Catherine Fields Public School.

In accordance with Condition C33 of SSD 9477 (Consent) and the *Independent Audit Post Approvals Requirements* (Department 2020), the Secretary has agreed to the following auditors:

- Mr Steve Fermio
- Mr Derek Low
- Mr Ricardo Prieto-Curiel

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2020). Failure to meet these requirements will require revision and resubmission.

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

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

If you have any questions, please contact Bronagh McGeown on (02) 9995 5002.

Yours sincerely



Rob Sherry

## APPENDIX C – CONSULTATION RECORDS

**Derek Low**

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**From:** Derek Low  
**Sent:** Tuesday, 16 February 2021 8:20 AM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Subject:** Independent Audit of New Catherine Field Primary School (SSD 9477)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the New Catherine Field Primary School - SSD 9477 (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 9477 Sch2 Condition C35 and the Department's 2020 version of the *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10091>  
The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to occur on 23 February 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so we request that the Department identify those parties.

Any questions please let me know. I look forward to hearing from you.

Regards

Derek Low  
Principal Environmental Consultant



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

P: 1800 979 716

M: 0402 403 716

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

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

## APPENDIX D – INDEPENDENT DECLARATION FORMS



## Independent Audit Report Declaration Form


Project name	Catherine Field Public School
Consent number	SSD 9477
Description of Project	Construction and operation of a new school at Catherine Field, Oran Park
Project address	Lot 100 DP 1234527, Okeefe Drive Oran Park
Proponent	Department of Education
Title of audit	Independent Audit
Date	22/03/2021

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 Compliance Requirements (Department 2019)*;
- 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 Auditor	Derek Low
Signature	
Qualification	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000



## Independent Audit Report Declaration Form

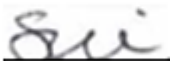
Project name	Catherine Field Public School
Consent number	SSD 9477
Description of Project	Construction and operation of a new school at Catherine Field, Oran Park
Project address	Lot 100 DP 1234527, Oksefe Drive Oran Park
Proponent	Department of Education
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I 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 Compliance Requirements (Department 2019)*;
- 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 Auditor	Steve Fermio
Signature	
Qualification	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

## APPENDIX E – MEETING SIGN ON SHEET

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

<b>PROJECT (NAME AND APPROVAL NUMBER)</b>	Catherine Field SSD 9477		
<b>DATE</b>	12/03/21		
<b>LOCATION</b>	Remotely		
<b>OPENING MEETING</b>			
<b>NAME</b>	<b>POSITION / TITLE</b>	<b>ORGANISATION</b>	<b>SIGNATURE</b>
Derek Low	Auditor	WolfPeak	NA Conducted online
Jaron Hoffenberg	Project Manager	TSA	NA Conducted online
Lee Moran	Project Engineer	Hansen Yuncken	NA Conducted online
Paul Todhunter	Project Manager	Hansen Yuncken	NA Conducted online
<b>CLOSING MEETING</b>			
<b>NAME</b>	<b>POSITION / TITLE</b>	<b>ORGANISATION</b>	<b>SIGNATURE</b>
Derek Low	Auditor	WolfPeak	NA Conducted online
Jaron Hoffenberg	Project Manager	TSA	NA Conducted online
Lee Moran	Project Engineer	Hansen Yuncken	NA Conducted online
Paul Todhunter	Project Manager	Hansen Yuncken	NA Conducted online

## APPENDIX F – SITE INSPECTION PHOTOGRAPHS



*Photo 1: Kiss and drop construction, which are the only works remaining)*



*Photo 2: Barriers and fencing on kiss and drop, established under permit with Council*





*Photo 3: The completed Catherine Fields school.*



*Photo 4: The completed Catherine Field school*





*Photo 5: The completed Catherine Field school*



*Photo 6: The northern access with temporary fencing.*