

INDEPENDENT AUDIT REPORT



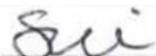
NEW CATHERINE FIELD PRIMARY SCHOOL – SSD 9477

AUGUST 2020

Revision History

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CONTENTS

Executive Summary	1
1. Introduction	2
1.1 Project overview	2
1.2 Approval requirements.....	3
1.3 The audit team	3
1.4 Approval requirements.....	3
1.5 Audit scope.....	3
2. Audit methodology	5
2.1 Audit process overview	5
2.2 Audit process detail	6
2.2.1 Audit initiation and scope development.....	6
2.2.2 Preparing audit activities	6
2.2.3 Site personnel involvement.....	7
2.2.4 Meetings.....	7
2.2.5 Interviews	7
2.2.6 Site inspection	8
2.2.7 Document review.....	8
2.2.8 Generating audit findings.....	8
2.2.9 Compliance evaluation	8
2.2.10 Evaluation of post approval documentation	8
2.2.11 Completing the audit.....	9
3. Audit findings	10
3.1 Approvals and documents audited and evidence sighted	10
3.2 Non-compliance, Observations and Actions	10
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents	19
3.4 Summary of notices from agencies.....	19
3.5 Other matters considered relevant by the Auditor or DPIE.....	19
3.6 Complaints	19
3.7 Incidents.....	20

3.8 Actual versus predicted impacts	20
4. Conclusions	23
Limitations.....	24
Appendix A – SSD 9477 Conditions of consent.....	25
Appendix B – CEMP & Sub-pln Mitigation Measures	97
Appendix C – Planning secretary agreement of independent auditors	103
Appendix D – Consultation records	105
Appendix E – Independent Declaration Forms	106
Appendix F – Meeting sign on sheet	108
Appendix G – Site Inspection Photographs.....	109

EXECUTIVE SUMMARY

The NSW Department of Education – Schools Infrastructure NSW (SINSW) are responsible for delivering a new primary school in Oran Park within the Camden Local Government Area (LGA) to accommodate up to 1,012 students. 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 Project's *Independent Audit Post Approval Requirements* (Department 2020). 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 first Independent Audit for the construction period, covering the period from 17 June 2020 to 31 August 2020.

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 Section 3.6 for further detail), structures and building fit out.

The overall outcome of the Independent Audit was very 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 three conditions.
- Six observations were identified in relation to eight conditions and three mitigation measures.

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 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 – Schools 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 (CBD), 35 kilometres southwest of Paramatta CBD and 20 kilometres south of the proposed Western Sydney Airport. 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 location of the primary school is consistent with the Catherine Field (Part) Precinct 'indicative layout plan' and will provide a new school that is easily accessible for the primary school aged population that is anticipated in the Precinct. This will include 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.

TSA Management have been appointed as the client representative on behalf of Schools Infrastructure NSW (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 Section 3.6 for further detail), structures and building fit out.

1.2 Approval requirements

Conditions of Consent (CoC) C33 – C38 of Schedule 2 of SSD 9477 set out the requirements for undertaking Independent Audits (IAs or audit). The CoCs give effect to the Department of Planning Industry and Environment (the Department) 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): Masters of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283)
- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498)

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

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 the granting of Consent on 17 June 2020 through to 31 August 2020.

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. Should there be any uncertainty to which conditions are to be audited, the auditor can seek clarification during the consultation as per Section 3.2
 - 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.

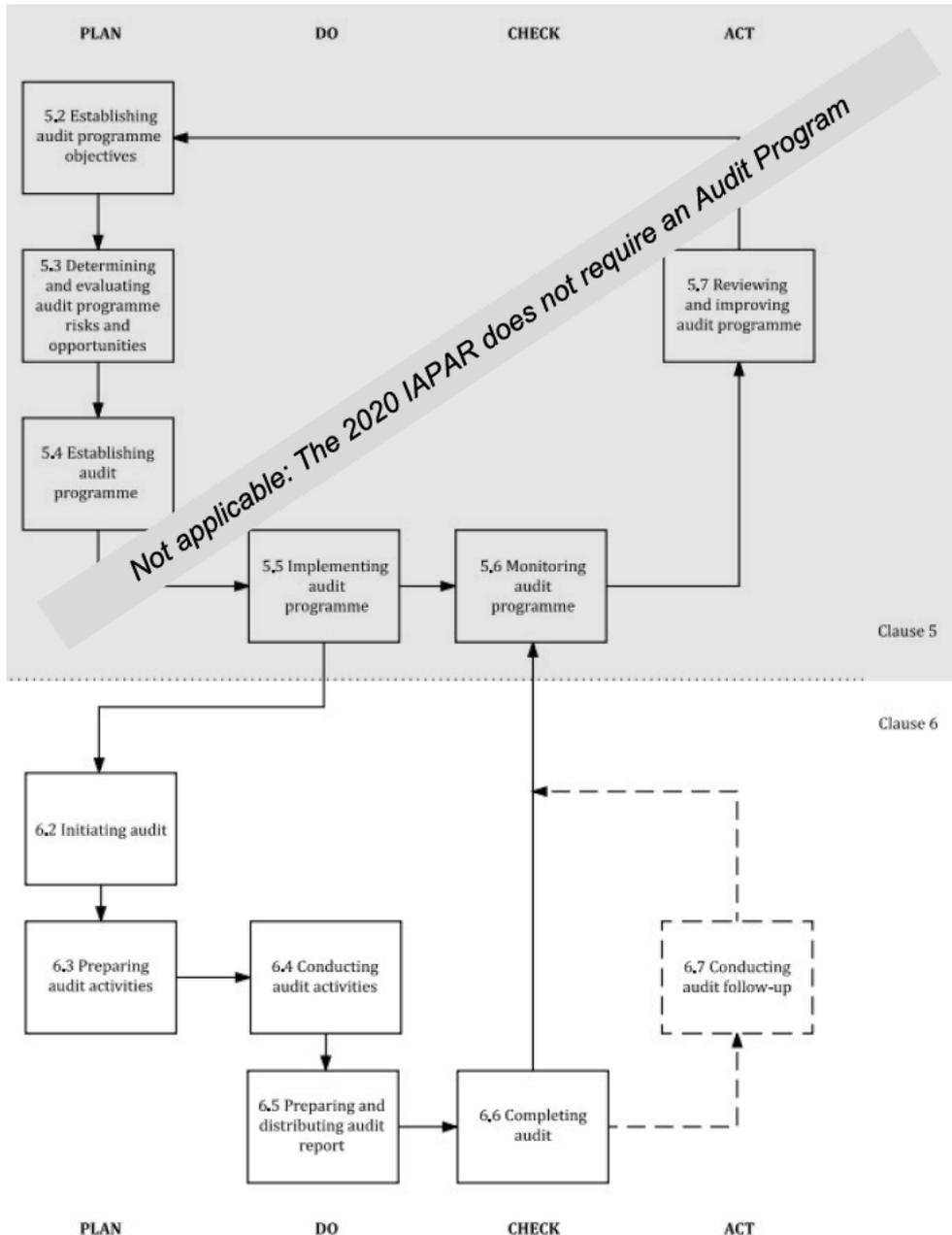


Figure 2 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

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 10 August 2020 WolfPeak consulted with the Department and Camden Council to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

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

Stakeholder	Issues and Focus	How Addressed
Department of Planning, Industry and Environment	<p>The Department requested that all conditions of consent for SSD 9477 are assessed, and that the audit is conducted in accordance with the requirements of condition C35 of SSD 9477.</p> <p>The Department also requested consultation with the relevant local Council/s when undertaking the audit.</p>	Included in scope.
Camden Council	<p>Council did not have any key issues or areas of concern beyond the scope of the Department's <i>Independent Audits Post Approval Requirements</i>.</p>	Included in scope.

2.2.2 Preparing audit activities

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

The primary documents reviewed prior to 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 3, June 2020 (the CEMP)*
- *Construction Traffic and Pedestrian Management Sub-plan, Ason Group, V1, 3 June 2020 (the CTPMSP)*
- *Construction Noise Management Sub-plan, Northrop, Rev D, 29 June 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 on-site audit activities took place on 20 August 2020. The following personnel took part in the audit:

- Andrew Bar – Site Manager – Hansen Yuncken
- Jaron Hoffenberg – Project Manager – TSA
- Paul Todhunter – Project Manager – Hansen Yuncken
- Andy Wackwitz – HSE Co-ordinator – 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 F.

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. 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 20 August 2020. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix G.

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 Appendices A and B.

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9477 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CTPMSP
- CNVMSP
- CWMS
- CSWMSP.

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

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 and B. In summary:

- There were 156 CoCs assessed.
- One non-compliance was identified against three conditions.
- Six observations were identified in relation to eight conditions and three mitigation measures.

Table 2 Audit findings and actions

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
1	CoC A9	Observation	<p>CoC A9 states that 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.</p> <p>A Salinity Management Plan has not been prepared as recommended by the Stage 2 ESA. A justification has been provided in the CSWMSP, on the basis that the Project is largely a consumer of imported material (i.e.: significant excavation / material export is not required).</p> <p>The Auditor agrees that a Salinity Management Plan for the Project is not required on the following basis:</p> <ul style="list-style-type: none"> - The Stage 2 ESA identified shallow soils as low salinity risk and was prepared prior to detailed design which resulted in minimal excavation - Earthworks were approved under a development consent with Council and is outside the scope of the SSD Project - Imported fill is assessed by an EPA accredited Contaminated Sites Auditor and no issues have been raised. 	NA	NA	CLOSED

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
2	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>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.</p>	Report the non-compliance in accordance with CoC A29 and A30	SINSW 31/09/2020	OPEN
3	CoC A30	Non-compliance	<p>CoC A30 sets out the information to be included in the notification.</p> <p>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.</p>	Report the non-compliance in accordance with CoC A29 and A30	SINSW 31/09/2020	OPEN

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
4	CoC B9	Non-compliance	<p>CoC B9 states that prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the proponent 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>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).</p>	<p>NA</p> <p>The Department granted extension to 25/09/20.</p>	NA	CLOSED
5	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>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.</p>	<p>Update the CEMP to include a specific unexpected finds protocol and associated communications procedure for heritage.</p>	<p>Hansen Yuncken</p> <p>31/11/2020 (unless earthworks are completed prior)</p>	OPEN

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
6	CoC B17	Observation	<p>CoC B17 states that SINSW must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must:</p> <p>(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.</p> <p>A Salinity Management Plan has not been prepared as recommended by the Stage 2 ESA. A justification has been provided in the CSWMSP, on the basis that the Project is largely a consumer of imported material (i.e.: significant excavation / material export is not required).</p> <p>The Auditor agrees that a Salinity Management Plan for the Project is not required on the following basis:</p> <ul style="list-style-type: none"> - The Stage 2 ESA identified shallow soils as low salinity risk and was prepared prior to detailed design which resulted in minimal excavation - Earthworks were approved under a development consent with Council and is outside the scope of the SSD Project - Imported fill is assessed by an EPA accredited Contaminated Sites Auditor and no issues have been raised. 	NA	NA	CLOSED

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
7	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>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.</p>	<p>Consider implementing a process to:</p> <ul style="list-style-type: none"> - recommend subcontractors provide plant with non-tonal reversing alarms, or - verify that non-tonal reversing alarms compromises safety on site. 	<p>Hansen Yuncken</p> <p>Prior to roadworks</p>	OPEN
8	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>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.</p>	<p>Update CNVMSP to include details on the use and management of vibratory rollers.</p>	<p>Hansen Yuncken</p> <p>Prior to roadworks</p>	OPEN

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
9	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>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.</p>	Provide details of the vibratory rollers in the CNVMSP	Hansen Yuncken Prior to roadworks	OPEN
10	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>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.</p> <p>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.</p>	Update CSWMSP to identify the temporary access.	Hansen Yuncken 31/11/2020	OPEN

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
11	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 & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p> <p>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.</p> <p>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.</p>	Update CSWMSP to identify the temporary access.	Hansen Yuncken 31/11/2020	OPEN
12	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>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.</p>	Update the site layout plan to include this detail.	Hansen Yuncken 31/11/2020	OPEN

Item	No.	Type	Details of item	Proposed or completed action	By whom and by when	Status
13	CSWMSP	Observation	<p>The CSWMSP includes the erosion and sediment control plan, which identifies site access and egress points.</p> <p>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.</p> <p>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.</p>	Update CSWMSP to identify the temporary access.	Hansen Yuncken 31/11/2020	OPEN
14	CTPMSP pg 68	Observation	<p>The CTPMSP shows the Construction Vehicle Access Routes: stabilised exit points present on O'Keefe Drive.</p> <p>The two access points from the CTPMSP were sighted but not in operation.</p> <p>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.</p> <p>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.</p>	Update CTPMSP to identify the temporary access.	Hansen Yuncken 31/11/2020	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.

Other than the observations identified in Table 2, the documents are 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

Site establishment and earthworks were assessed and approved by Camden Council under Part 4 of the Environmental Planning and Assessment Act on 27 April 2020 (DA 2019/928/1). These works were undertaken prior to the commencement of construction under the SSD 9477 approval. Among a range of other requirements, DA 2019/928/1 set out requirements for importing material and ensuring it is suitable from a salinity perspective. It is understood that (based on the evidence provided in relation to CoC C22) that all imported material was assessed by the EPA accredited Contaminated Sites Auditor and no issues have been raised.

The Project site is bound by a large residential land release project. At the time of the audit it was observed that the land release project had a large number of heavy / mobile plant (dozers, large rollers, dump trucks and the like) conducting bulk earthworks. These works were observed to be more intrusive than those being undertaken by the project, and without equivalent environmental controls.

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 writing, no complaints had been recorded since the commencement of works. No new complaints were received during the audit period.

3.7 Incidents

The Project has not identified any incidents as defined by the Consent.

3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (current works being site establishment, survey and investigations, hazardous materials removal and demolition) 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. No complaints have 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, in result reducing the minimal parking demand. Contractors will be encouraged to carpool or utilise public transport to further reduce the minimal parking demand.	No construction vehicles were observed to be parking outside of the project footprint during the on-site component of the audit. Public transport options for the area are limited. No complaints have been received.	Y
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"> • Monday to Friday 7am-6:00pm • Saturday 8am-1:00pm. <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. No construction vehicles were observed to be parking outside of the project footprint during the on-site component of the audit. The Project has demonstrated that it has complied with the approved Project hours. No complaints have been received. Other than the observations in Table 2 there were no issues observed.	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</p>	Refer to response to CoC A20 and A21. It is understood that the bushfire controls have	Y

	Planning for Bushfire Protection 2006 subject to the adoption of several recommendations.	been incorporated into design and these will be verified by the Certifier prior to issue of the Crown Completion Certificate.	
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 statutory requirements to mitigate these potential impacts.	The controls specified by the CSWMSP and erosion and sediment control plan were observed as being effectively implemented. Other than the observations in Table 2 there were no issues observed.	Y
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 (1,265m³) and 212m³ 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

The overall outcome of the IA was very positive. All compliance records were organised and available at the time of the site inspection and interviews with New Catherine Field Public School 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.

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 three conditions.
- Six observations were identified in relation to eight conditions and three mitigation measures.

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 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
Schedule 2				
Part A Administrative conditions				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this table Appendix B	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment.	C
Terms of Consent				
A2	The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions (RtS); (d) in accordance with the approved plans in the table below: 	Evidence referred to elsewhere in this table. Catherine Field Primary School, Environmental Impact Statement, RPS, 04/11/19 SSD 9477 Catherine Field Primary School, Response to Submissions, RPS, 1/05/20 The plans listed in this condition	The project is being constructed in general accordance with the EIS and RtS. The approved plans are the basis of the IFC drawings. There have been no written directions from the Planning Secretary. Two non-compliances against 4 conditions have been identified. These related to the website not having a copy or link to the EIS and RtS, and the Project not obtaining approval of an alternative Environmentally Sustainable Design rating prior to commencement of construction. In all other respects the Project is	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																								
	<table border="1"> <thead> <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> </thead> <tbody> <tr> <td>NHQC2-CF-AR-SSDA-00_002</td> <td>D</td> <td>Site Plan</td> <td>29.04.2020</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 & North Elevations</td> <td>11.02.2020</td> </tr> <tr> <td>NHQC2-CF-AR-SSDA-00_102</td> <td>C</td> <td>West Elevation & South & 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 & 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> </tbody> </table>	Architectural Drawings prepared by Hansen Yuncken				Dwg No.	Rev	Name of Plan	Date	NHQC2-CF-AR-SSDA-00_002	D	Site Plan	29.04.2020	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		<p>complying with the consent. On this basis the Auditor is of the opinion that compliance with this condition is being achieved.</p>	
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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>	Interview with auditees 20/08/20	There have been no directions from the Planning Secretary.	NT																																																																								

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
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
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Notification to Department 26/06/20</p>	Construction commenced 30/06/20.	C
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EPAA</p> <p>Site signage 20/08/20</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	<p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) 	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> - entertainment venues (not relevant) - signage for max number of persons (not relevant for construction) - shoring and adjoining properties (no properties are adjoining to the Project). 	
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 20/08/20	The auditees advise that there have been no known disputes.	NT
Evidence of Consultation				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p style="margin-left: 40px;">(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p style="margin-left: 40px;">(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan ASON GROUP, 04/06/20 (CTPMSP)</p> <p>Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP)</p>	<p>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.</p> <p>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.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		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		
Contamination and Salinity				
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	The Stage 2 ESA made general recommendations based on a preliminary design of the Project. The recommendations relate to: - development and implementation of a Salinity Management Plan	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>December 2018 (Stage 2 ESA).</p> <p>Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP).</p>	<ul style="list-style-type: none"> - development of an unexpected finds protocol and implementation as required. <p>Observation: A Salinity Management Plan has not been prepared as recommended by the Stage 2 ESA. A justification has been provided in the CSWMSP, on the basis that the Project is largely a consumer of imported material (i.e.: significant excavation / material export is not required). The Auditor agrees that a Salinity Management Plan for the Project is not required on the following basis:</p> <ul style="list-style-type: none"> - The Stage 2 ESA identified shallow soils as low salinity risk and was prepared prior to detailed design which resulted in minimal excavation - Earthworks were approved under a development consent with Council and is outside the scope of the SSD Project - Imported fill is assessed by an EPA accredited 	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Contaminated Sites Auditor and no issues have been raised.	
Staging				
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).	Interview with auditees 20/08/20	The Project has not been staged.	NT
A11	A Staging Report prepared in accordance with condition A10 must: <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Interview with auditees 20/08/20	The Project has not been staged.	NT
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 20/08/20	The Project has not been staged.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Interview with auditees 20/08/20	The Project has not been staged.	NT
Staging, Combining and Updating Strategies, Plans or Programs				
A14	<p>The Applicant may:</p> <p>(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);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</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>	<p>Interview with auditees 20/08/20</p> <p>Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans</p>	The plans and strategies are full and complete for the works undertaken to date. The auditees advise that these will be reviewed following the audit in accordance with CoC A32 and A33.	NT
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.	Interview with auditees 20/08/20	The plans and strategies are full and complete for the works undertaken to date. The auditees advise that these will be reviewed	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans	following the audit in accordance with CoC A32 and A33.	
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.	Interview with auditees 20/08/20 Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans	The plans and strategies are full and complete for the works undertaken to date. The auditees advise that these will be reviewed following the audit in accordance with CoC A32 and A33.	NT
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.	Interview with auditees 20/08/20 Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans	The plans and strategies are full and complete for the works undertaken to date. The auditees advise that these will be reviewed following the audit in accordance with CoC A32 and A33.	NT
Structural Adequacy				
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Crown Certificate, Group DLA, 29/06/20	The Certifier has verified compliance with the BCA and issued a Crown Certificate as evidence.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
External Walls and Cladding				
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Crown Certificate, Group DLA, 29/06/20	The Certifier has verified compliance with the BCA and issued a Crown Certificate as evidence.	C
Design and Construction for Bush Fire				
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.	Interview with auditees 20/08/20 Peterson Bushfire assessment 20/08/19	The auditees advise that the bushfire assessment is currently being implemented for Block D and the relevant portion of the covered walkway. Verification by the Certifier will occur following construction as verification includes assessment of as built features.	NT
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.	Interview with auditees 20/08/20 Peterson Bushfire assessment 20/08/19	The auditees advise that the water, electricity and gas supply are being constructed to comply with the bushfire protection standard. Verification by the Certifier will occur following construction as verification includes assessment of as built features.	NT
Applicability of Guidelines				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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
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 20/08/20	No notices received from Planning Secretary to date	NT
Monitoring and Environmental Audits				
A24	<p>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.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table.</p> <p>BIM 360 field entry for water discharge 30/05/20</p> <p>Basin discharge monitoring results 14/08/20</p>	<p>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.</p> <p>The evidence referred to throughout this Audit Table indicates that that monitoring and auditing is occurring consistent with this requirement.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Water quality testing is undertaken prior to discharge. It includes prompts to check certain characteristics and the discharge criteria. Evidence indicates that the monitoring is meeting basic EPA / Blue Book water quality monitoring requirements.	
Access to Information				
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (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; 	https://www.scholinfrastructure.nsw.gov.au/projects/c/catherine-field-new-primary-school.html#categy-reports	<p>The website contains:</p> <ul style="list-style-type: none"> 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 	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.		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.	
Compliance				
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 Rev A June 2020	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
Incident Notification, Reporting and Response				
A27	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the	BIM 360 field incident register	The incident register identifies that 6 incidents have occurred on the Project to date. None of which	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	development application number and the name of the development if it has one), and set out the location and nature of the incident.	current to 20/08/20	were notifiable under the terms of the consent.	
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	BIM 360 field incident register current to 20/08/20	The incident register identifies that 6 incidents have occurred on the Project to date. None of which were notifiable under the terms of the consent.	NT
Non-Compliance Notification				
A29	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Interview with auditees 20/08/20 Letter to DPIE dated 22/06/20 (sent 23/06/20)	Non-compliance: 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 (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. The non-compliance was not notified / reported as required by CoC A29 – A30.	NC
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	Interview with auditees 20/08/20	Non-compliance: Construction commenced 30/06/20. On 04/09/20 the Department wrote to SINSW stating that SINSW's	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.	Letter to DPIE dated 22/06/20 (sent 23/06/20)	request for approval of the Sustainable School Certification Scheme (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. The non-compliance was not notified / reported as required by CoC A29 – A30.	
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 20/08/20 BIM 360 field incident register current to 20/08/20	No incidents, as defined by the consent, have been identified by the Project team.	NT
Revision of Strategies, Plans and Programs				
A32	Within three months of: <ul style="list-style-type: none"> (a) the submission of a compliance report under condition A35; (b) the submission of an incident report under condition A28; (c) the submission of an Independent Audit under condition C33; (d) the approval of any modification of the conditions of this consent; or 	Evidence referred to elsewhere in this table. Crown Certificate, Group DLA, 29/06/20	Construction commenced 30/06/20. There have been no triggering events.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <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>			
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>Evidence referred to elsewhere in this table.</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	<p>Construction commenced 30/06/20. There have been no triggering events.</p>	NT
Compliance Reporting				
A34	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>	<p>Site inspection 20/08/20</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	<p>Compliance Reporting is required for operational phases only. Construction commenced 30/06/20 and is ongoing.</p>	NT
A35	<p>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>	<p>Site inspection 20/08/20</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	<p>Compliance Reporting is required for operational phases only. Construction commenced 30/06/20 and is ongoing.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Site inspection 20/08/20 Crown Certificate, Group DLA, 29/06/20	Compliance Reporting is required for operational phases only. Construction commenced 30/06/20 and is ongoing.	NT
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.	Site inspection 20/08/20 Crown Certificate, Group DLA, 29/06/20	Compliance Reporting is required for operational phases only. Construction commenced 30/06/20 and is ongoing.	NT
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	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
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
Certified Drawings				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Structural drawing series, NHQC2, Northrop Engineers</p> <p>Structural design certificate, Northrop, 25/06/20</p>	<p>Structural drawings were prepared and authorised by an experienced qualified structural engineer.</p> <p>Certifier satisfaction evidenced through issue of the Crown Certificate.</p>	C
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Design Statement HY, 24/06/20</p> <p>Letter to Department 25/6/20</p>	<p>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.</p> <p>The Certifier's satisfaction evidenced through issue of the Crown Certificate, although acceptance was provided prior.</p> <p>The information was provided to the Department.</p>	C
Protection of Public Infrastructure				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(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;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	<p>DBYD Endeavour, Jemena, NBN, Sydney Water and Telstra 27/04/20</p> <p>Sydney Water 22/6/20 and 28/5/20</p> <p>Dilapidation report 25/7/19</p> <p>Correspondence HY to Certifier, 25/6/20</p> <p>Correspondence HY to Council, 16/6/20</p> <p>Correspondence to the Department 25/6/20</p>	<p>The evidence demonstrates that the Project has consulted with the owners and operators of services potentially impacted by the Project.</p> <p>Evidence shows that the dilapidation report was completed and that the information was submitted to Council and Certifier and Department.</p>	C
Pre-Construction Dilapidation Report				
B6	<p>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.</p>	<p>Dilapidation report 25/7/19</p> <p>Correspondence HY to Certifier, 25/6/20</p>	<p>Evidence shows that dilapidation report was completed and that the information was submitted to Council and Certifier.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Correspondence HY to Council, 16/6/20		
Unexpected Contamination Procedure				
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, 3/6/2020 (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
Community Communication Strategy				
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: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>			
Ecologically Sustainable Development				
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> <ul style="list-style-type: none"> (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. 	<p>Interview with auditees 20/08/20</p> <p>Letter to DPIE dated 22/06/20 (sent 23/06/20)</p> <p>Letter DPIE to SINSW, 04/09/20.</p>	<p>Non-compliance: 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 (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</p>	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Green Star Rating until 25/09/20.	
Outdoor Lighting				
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.	Design Statement, Steensen Varming, 23/6/20 Crown Certificate, Group DLA, 29/06/20	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
Demolition				
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.	Letter HY to Certifier 24/6/20 Interview with auditees 20/08/20	No demolition has been required on the Project.	NT
Environmental Management Plan Requirements				
B12	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Environmental Management Plan, Hansen Yuncken, 03/06/2020 (CEMP) Construction Traffic and Pedestrian	The CEMP and sub-plans are a suite of documents that in combination address the following parts of this condition as relevant: a) Baseline data in relation contamination risk and groundwater in Section 4 of the CEMP	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>(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>Management Sub-Plan, ASON GROUP, 04/06/20 (CTPMSP)</p> <p>Construction Noise Management Plan, Northrop, 29/06/20 (CNVMSP)</p> <p>Construction Waste Management Sub-Plan Hansen Yuncken, 03/06/20 (CWMSP).</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>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>			
Construction Environmental Management Plan				
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> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <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>Environmental Management Plan, Hansen Yuncken, 3/6/2020 (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> <p>Observation: 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.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>(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
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>Construction Noise Management Plan, Northrop,</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</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>29/06/20 (CNVMSP)</p> <p>SSD 9477 B15 – Condition Satisfaction Table</p>	<p>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>	
B16	<p>The Construction Waste Management Sub-Plan (CWMSWP) 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 (CWMSWP)</p> <p>SSD 9477 B16 – Condition Satisfaction Table</p>	<p>A matrix has been prepared by the Project to demonstrate how the CWMSWP 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 CWMSWP demonstrates that the information as required in a) through b) of this condition is addressed.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'. (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. (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); (e) detail all off-Site flows from the Site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to, 1 in 5-year ARI. 	<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>Observation: A Salinity Management Plan has not been prepared as recommended by the Stage 2 ESA. A justification has been provided in the CSWMSP, on the basis that the Project is largely a consumer of imported material (i.e.: significant excavation / material export is not required). The Auditor agrees that a Salinity Management Plan for the Project is not required on the following basis:</p> <ul style="list-style-type: none"> - The Stage 2 ESA identified shallow soils as low salinity risk and was 	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>prepared prior to detailed design which resulted in minimal excavation</p> <ul style="list-style-type: none"> - Earthworks were approved under a development consent with Council and is outside the scope of the SSD Project - Imported fill is assessed by an EPA accredited Contaminated Sites Auditor and no issues have been raised. 	
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"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	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
Construction Parking				
B19	<p>Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p>	<p>Site inspection 20/08/20</p> <p>4-6-20 ASON GROUP, Construction Traffic and Pedestrian</p>	<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.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Management Sub-Plan (CTPMSP).		
Operational Noise – Design of Mechanical Plant and Equipment				
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.	Acoustic Report for Catherine Field Public School, Northrop, 19/08/19 Design Certificate 18/06/20, Northrop Crown Certificate, Group DLA, 29/06/20	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. The Certifier shows verification through issue of the Crown Certificate.	C
Northern Boundary Levels				
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.	Site inspection 20/08/20	Construction commenced 30/06/20. Final levels and landscaping works have yet to commence.	NT
Landscaping				
B22	Prior to commencement of landscaping works, revised landscape plans must be submitted to the satisfaction of the Certifier. The plans must: (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.	Design Certificate, Taylor Brammer, 22/6/20	Landscaping works have yet to commence. The Design Certificate includes and statement of compliance against each requirement of this	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>Frontage Planning-Option 3" prepared by Taylor Brammer dated 28 April 2020.</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 and the revised planting around the waste pad approved under condition B24;</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> <ul style="list-style-type: none"> (i) suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways; (ii) grassed areas, mowed lawns or ground cover plantings are provided in close proximity to the building; (iii) planting is limited in the immediate vicinity of the building; (iv) planting does not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters); (v) landscape species are chosen in consideration needs of the estimated size of the plant at maturity; (vi) species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies; (vii) smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown; 	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Site inspection 20/08/20</p>	<p>condition, with accompanied list of drawings.</p> <p>The design was submitted to the certifier on 25/6/20. Evidence of Certifier satisfaction is demonstrated though issue of the Crown Certificate.</p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(viii) planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter); (ix) climbing species are avoided to walls and pergolas; (x) combustible materials such as woodchips/mulch and flammable fuel are stored away from the building; (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.	Site inspection 20/08/20	Landscaping works have yet to commence.	NT
Waste Pad				
B24	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: (a) recessive colour and natural fencing type; (b) a minimum 600mm landscape strip on the northern and western boundaries of the waste pad; and (c) dense shrub planting.	Site inspection 20/08/20	Construction of the waste storage area has yet to commence	NT
Operational Waste Storage and Processing				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B25	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system 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. 	Site inspection 20/08/20	Construction of the waste storage area has yet to commence	NT
Roadworks and Access				
B26	<p>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.</p> <p><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></p>	Site inspection 20/08/20	Construction of the road works including drop-off/pick-up facilities, bus bays and installation of line marking or road signage has yet to commence	NT
Construction Car Parking and Service Vehicle Layout				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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> <p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(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</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	<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
Operational Car Parking and Access Arrangements				
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> <p>(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</p> <p>(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.</p>	<p>Site inspection 20/08/20</p>	<p>Construction of operational parking and access facilities has yet to commence.</p>	NT
Public Domain Works				
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</p>	<p>Site inspection 20/08/20</p>	<p>Construction of footpath or public domain works fronting the site have yet to commence</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.			
PART C DURING CONSTRUCTION				
Site Notice				
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 20/08/20	Sighted the site notice. It complies with the dimension and content requirements of this condition.	C
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Plant Safety Verification register and dashboard	The verification checklist includes check on operator manual, logbook and maintenance (including check that the plant is within its maintenance period),	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>current to 18/06/20</p> <p>Plant verification checklist – earthmoving.</p> <p>Tasks Observations (23 x records) and plant operator checks.</p>	<p>risk assessment, operator and training competence, compliance ID, lights and beepers).</p> <p>The Dashboard shows current, due and overdue checks. 1 x generator was due for service. All other plant were verified by the SHE Manager as being current and up to date.</p> <p>The register shows that plant is conformant in all cases other than 2. These 2 instances resulted in the plant not being operated until such time as the non-conformance was rectified.</p> <p>Tasks 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>	
Demolition				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.	<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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Hours				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>	<p>Project Specific induction June 20</p> <p>Site notices observed on site 20/08/20</p> <p>CNVMS</p> <p>Complaints Register 18/08/20</p>	<p>The evidence demonstrates that the Project has communicated permissible hours to its workforce. Auditees state that there have been no OOHW to date, other than for OSOM deliveries. Refer response to CoC C5 and C6.</p>	C
C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <ul style="list-style-type: none"> (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works. 	<p>Correspondence HY to Council 15/7/20</p> <p>OSOM permit 364852V1</p> <p>Letter to residents 14/6/20 (sic), issued 14/07/20 and on 07/08/20</p>	<p>OSOM deliveries occurred OOHW on 21/07/20 – 19/08/20 in accordance with requirement a) of this condition.</p>	C
C6	<p>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.</p>	<p>Correspondence HY to Council 15/7/20</p>	<p>OSOM deliveries occurred OOHW on 21/07/20 – 19/08/20. Notification was provided to Council and residents prior to the OOHW. Council provided</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Correspondence from Council to HY 14/07/20</p> <p>Letter to residents 14/6/20 (sic), issued 14/07/20 and on 07/08/20</p>	instructions to HY on the extent of the notification.	
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	<p>Site inspection 20/08/20</p> <p>Interview with auditees 20/08/20</p>	There has been no need for these types of activities on the Project to date.	NT
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<p>Evidence referred to elsewhere in this Table</p> <p>Appendix B</p>	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 Traffic				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 20/08/20 4-6-20 ASON GROUP, Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP).	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
Hoarding Requirements				
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 20/08/20	No graffiti or advertising was observed on the site hoarding.	C
No Obstruction of Public Way				
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 20/08/20 4-6-20 ASON GROUP, Construction Traffic and Pedestrian Management	Evidence demonstrates that parking requirements are communicated to the workforce. The site layout allows for all vehicles to be confined to site. No materials, vehicles, refuse, skips or the like were observed in the public way.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Sub-Plan (CTPMSP).		
Construction Noise Limits				
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.	<p>Site inspection 20/08/20</p> <p>https://www.scholinfrastructure.nsw.gov.au/projects/c/catherine-field-new-primary-school.html#categy-works-notifications</p> <p>Site notice board observed 20/08/20</p> <p>Complaints register 18/08/20</p>	<p>Site hoarding was observed on site.</p> <p>OOW have been notified.</p> <p>Works notifications are provided to community. The June 2020 notification of commencement of construction was letterboxed.</p> <p>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).</p>	C
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	The evidence demonstrates that the Project has communicated permissible hours to its workforce.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Site notices observed on site 20/08/20 CNVMSP Complaints Register 18/08/20	Auditees state that there have been no OOHW to date, other than for OSOM deliveries. Refer response to CoC C5 and C6.	
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 20/08/20 Complaints register current to 18/08/20	Observation: It was observed on site that there were multiple pieces of mobile plant in operation. Two were observed to have tonal beepers (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.	C
Vibration Criteria				
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).	CNVMSP Site inspection 20/08/20	Several rollers were observed on site, with the largest being a 12t padfoot roller. The CNVMSP, section 7, assessed potential vibration impacts for certain activities from the Project and set minimal safe work distances. The nearest resident is approximately 40m from the site boundary. No vibration intensive works are proximal to the receivers.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Observation: The CNVMSP does not include detailed consideration of the use of vibratory rollers despite this plant being used on site.	
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.	CNVMSP Site inspection 20/08/20	Several rollers were observed on site, with the largest being a 12t padfoot roller. The CNVMSP, section 7, assessed potential vibration impacts for certain activities from the Project and set minimal safe work distances. The nearest resident is approximately 40m from the site boundary. No vibration intensive works are proximal to the receivers. Observation: The CNVMSP does not include detailed consideration of the use of vibratory rollers despite this plant being used on site.	C
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.	CNVMSP	The CNVMSP does not currently consider exceedances of the criteria. Refer response to CoC C16 and C17.	NT
Tree Protection				
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	Site inspection 20/08/20	No trees off site have been trimmed or removed.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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;</p> <p>(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</p> <p>(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.</p>	Interview with auditees 20/08/20	<p>The street trees are protected by stake and rope only, however the Project is confined to within the site by hoarding. No issues observed. No works within the Tree Protection Zones have been required.</p> <p>No trees onsite were to be retained.</p>	
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 20/08/20</p> <p>Site notices observed 20/08/20</p> <p>Project specific induction, June 2020</p> <p>Pre-start 16/06/20</p> <p>Toolbox talk 21/05/20</p>	<p>Evidence shows that dust risk and management is communicated to the workforce.</p> <p>Sealed access road, sealed topsoil stockpile, watercart in process and perimeter hose were all observed on site during the site inspection.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C20	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Site inspection 20/08/20</p> <p>Site notices observed 20/08/20</p> <p>Project specific induction, June 2020</p> <p>Pre-start 16/06/20</p> <p>Toolbox talk 21/05/20</p> <p>Streetsweeper docket 15/08/20</p>	<p>Evidence shows that dust risk and management is communicated to the workforce.</p> <p>Sealed access road, sealed topsoil stockpile, watercart in process and perimeter hose were all observed on site during the site inspection.</p> <p>No material exported to date and as such no trucks carrying spoil have left site.</p> <p>A streetsweeper has been deployed to clean the street.</p> <p>Observation: It was observed that an alternative access was being used temporarily. This access is a shared access point with adjacent land release. This temporary access is not shown on the Project erosion and sediment control plan, however 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</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			with the adjacent land release project.	
Erosion and Sediment Control				
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 20/08/20 Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP).	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. Observation: It was observed that an alternative access was being used temporarily. This access is a shared access point with adjacent land release. This temporary access is not shown on the Project erosion and sediment control plan, however 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.	C
Imported Soil				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C22	<p>The Applicant must:</p> <ul style="list-style-type: none"> (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. 	<p>Imported material register current to 31/07/20</p> <p>Correspondence Zoic to HY, 11/05/20.</p>	<p>Zoic, the EPA accredited contaminated site auditor has reviewed the imported material test certificates and verified that all is approved for use on site other than one material type. The unapproved material has not been imported.</p> <p>The register includes the volume and type of fill.</p> <p>These records are readily available should the certifier request them.</p>	C
Disposal of Seepage and Stormwater				
C23	<p>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.</p>	<p>Soil and Water Management Plan, Northrop, 19/06/20 (CSWMSP).</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	<p>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).</p> <p>Connection of the site stormwater will not be to the Council stormwater. Instead it will be connected to the greenfield land release stormwater. This process has yet to commence.</p>	C
Stormwater Management System				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C24	<p>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:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS 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: <ul style="list-style-type: none"> (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). 	<p>Crown Certificate, Group DLA, 29/06/20</p> <p>Interview with auditees 20/08/20</p>	<p>Construction commenced on 30/06/20. This requirement is due at the end of September 2020.</p>	NT
Unexpected Finds Protocol – Aboriginal Heritage				
C25	<p>In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by 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</p>	<p>Project specific induction, June 2020.</p> <p>Site notice observed 20/08/20</p>	<p>The Project has communicated the requirements around unexpected finds and none have occurred to date.</p>	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Interview with auditees 20/08/20		
Unexpected Finds Protocol – Historic Heritage				
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 2020. Site notice observed 20/08/20 Interview with auditees 20/08/20	The Project has communicated the requirements around unexpected finds and none have occurred to date.	NT
Waste Storage and Processing				
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 20/08/20	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
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).	Dump It monthly report 30/06/20 and 31/07/20. Site inspection 20/08/20 Interview with auditees 20/08/20	No soil has been removed off site. No hazardous materials have been encountered. The evidence shows that all waste generated to date is pre-classified under the Waste Classification Guidelines. The waste reports identify, waste type. Volumes, volume recycled, destination	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			(facility name, address, EPL number, waste stream).	
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 20/08/20 Interview with auditees 20/08/20	Sighted the concrete washout bay. 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 and C29.	C
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 30/06/20 and 31/07/20. Site inspection 20/08/20 Interview with auditees 20/08/20	No soil has been removed off site. No hazardous materials have been encountered. The evidence shows that all 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
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 30/06/20 and 31/07/20. Site inspection 20/08/20	The Project is a greenfield site. No soil has been removed off site. No hazardous materials have been encountered.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interview with auditees 20/08/20		
Outdoor Lighting				
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.	Interview with auditees 20/08/20 Site inspection 20/08/20 Complaints register 18/08/20	Other than one motion sensored light main office shed access door, no lighting remains on after the site closes for the day. There is no direct line of site of any lighting to residents. \ No complaints received.	C
Independent Environmental Audit				
C33	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.			
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 20/08/20	A different timeframe has not been requested.	NT
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit	This audit has been undertaken in accordance with the Independent Audit Post Approval Requirements.	C
C36	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must:	This audit	These steps are undertaken following completion of this audit report.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) review and respond to each Independent Audit Report prepared under condition C33 of this consent, or condition C34 where notice is given;</p> <p>(b) submit the response to the Planning Secretary; and</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>			
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.	This audit	These steps are undertaken following completion of this audit report.	NT
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.	This audit	These steps are undertaken following completion of this audit report.	NT
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE – NOT TRIGGERED – THE PROJECT IS IN CONSTRUCTION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
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.			
Post-construction Dilapidation Report				
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> <ul style="list-style-type: none"> a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> 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. 			
Protection of Public Infrastructure				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and 			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><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></p>			
Protection of Property				
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.			
Utilities and Services				
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> .			
Roadworks and Access				
D8	<p>Prior to the commencement of operation, evidence must be provided to the Planning Secretary of the following:</p> <p>(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;</p> <p>(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;</p>			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.			
School/Pedestrian Crossing Facilities				
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.			
Works as Executed Plans				
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.			
Green Travel Plan				
D11	<p>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:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and 			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>responsibilities for relevant employees involved in the implementation of the GTP; and</p> <p>(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.</p>			
Operational Transport and Access Management Plan (OTAMP)				
D12	<p>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:</p> <p>(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;</p> <p>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures of the pick-up and drop-off parking, including staff management/traffic controller arrangements;</p> <p>(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;</p> <p>(e) delivery and services vehicle and bus access and management arrangements;</p> <p>(f) management of approved access arrangements;</p>			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts;</p> <p>(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(i) a monitoring and review program.</p>			
Evacuation and Emergency Planning				
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.			
School Zones				
D14	<p>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.</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>			
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			
Mechanical Ventilation				
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:			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>			
Operational Noise – Design of Mechanical Plant and Equipment				
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.			
Car Parking Arrangements				
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.			
Bicycle Parking and End-of-Trip Facilities				
D19	<p>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:</p> <ul style="list-style-type: none"> 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 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; d) appropriate pedestrian and cyclist advisory signs are to be provided; and 			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
Road Damage				
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.			
Fire Safety Certification				
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.			
Structural Inspection Certificate				
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>			
Compliance with Food Code				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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> <ul style="list-style-type: none"> (a) the Food Act 2003; (b) the Food Regulation 2015; (c) Food Standards Australia and New Zealand – Food Standards Code 2003; (d) AS 4674-2004. Design, construction and fit-out of food premises; (e) AS 1668 'The use of ventilation and air conditioning in buildings'; and (f) the National Construction Code. <p><i>Note: The proposal only includes food handling and does not include food preparation.</i></p>			
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>			
Drainage Infrastructure				
D25	<p>Prior to the commencement of operation, evidence must be provided to the Certifier that either:</p> <ul style="list-style-type: none"> (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 			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) a temporary onsite detention facility has been provided onsite to satisfaction of Council.			
Stormwater Quality Management Plan				
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"> (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 			
Warm Water Systems and Cooling Systems				
D27	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.			
Outdoor Lighting				
D28	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:			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>			
Signage				
D29	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			
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.			
Operational Waste Management Plan				
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> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</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>			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Landscaping				
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> <ul style="list-style-type: none"> (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures set out in the EIS as updated in the RtS and SRtS. 			
Street Tree Planting				
D33	<p>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>			
Asset Protection Zones				
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> <ul style="list-style-type: none"> (a) minimal fine fuel at ground level; (b) grass mowed or grazed; (c) trees and shrubs retained as clumps or islands and do not take up more than 20% of the area; (d) trees and shrubs located far enough from buildings so that they will not ignite the building; 			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	<p>Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant 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> <p>(a) the number of attendees, time and duration, restricting use after 10pm;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(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);</p> <p>(e) measures to minimise localised traffic and parking impacts; and</p>			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.			
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"> (a) the number of attendees, time and duration, restricting use after 10pm; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. (g) Check if Council or EPA wanted a time limit 			
E4	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.			
Waste Collection and Ground Maintenance				
E5	Waste collection and ground maintenance using powered equipment must only be undertaken during the hours of 7:30am to 6pm Monday to Friday.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operation of Plant and Equipment				
E6	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			
Warm Water Systems and Cooling Systems				
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.			
Community Communication Strategy				
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.			
Operational Transport and Access Management Plan (OTAMP)				
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.			
Operational Noise Limits				
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.			
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			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
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).			
Unobstructed Driveways and Parking Areas				
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.			
Green Travel Plan				
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.			
Ecologically Sustainable Development				
E15	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
Outdoor Lighting				
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.			
Landscaping				
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.			
Asset Protection Zones				
E18	The asset protection zones required by condition D34 shall be maintained for the duration of occupation of the development.			
APPENDIX 1 ADVISORY NOTES				
General				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Long Service Levy				
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.			
Legal Notices				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.			
Access for People with Disabilities				
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.			
Utilities and Services				
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.			
Road Design and Traffic Facilities				
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.			
Road Occupancy Licence				
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.			
SafeWork Requirements				
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.			
Hoarding Requirements				
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
Handling of Asbestos				
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.			
Speed limit authorisation				
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW(RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees. 			
Fire Safety Certificate				
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.			
APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
Written Incident Notification Requirements				
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>			
2	<p>Written notification of an incident must:</p> <ul style="list-style-type: none"> (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident. 			
3	<p>Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.</p>			
4	<p>The Incident Report must include:</p>			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) a summary of the incident;</p> <p>(b) outcomes of an incident investigation, including identification of the cause of the incident;</p> <p>(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</p> <p>(d) details of any communication with other stakeholders regarding the incident.</p>			

APPENDIX B – CEMP & SUB-PLN MITIGATION MEASURES

Table 4 SSD 9477 CEMP Mitigation Measures

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Environmental Management Plan (CoC B13)				
Inspections, section 5.2, pg. 33	<p>Environmental Inspections & Audits</p> <p>Inspections & audits of the site including environmental controls shall be conducted in accordance with the procedure for Site HSE Inspections & the project Audit Management Plan. The following inspections will be conducted onsite throughout the time on the project:</p> <ul style="list-style-type: none"> ■ Fortnightly site inspections, ■ Monthly task observations, ■ 3 monthly internal audits, ■ Monthly external audits in line with the contract requirements & , 	<p>Site inspections records 16/07/20, 30/07/20, 13/08/20, 18/06/20, 04/06/20, 30/07/20, 03/07/20</p> <p>Task observation records (19 completed to date).</p> <p>Minerva external audits 22/07/20, 30/06/20</p>	<p>Site inspection are conducted fortnightly and check housekeeping, access and egress, air quality, hazardous materials, material handling, plant, posters / signs, traffic management, heritage, contaminated land, ERSED, flora and fauna and waste.</p> <p>Task observations are conducted at frequencies greater than monthly and include check of training and competence, noise and vibration, enviro aspects relevant to task, permits.</p> <p>Evidence shows external audits are conducted monthly.</p>	C
Construction Waste Management Sub Plan (CoC B16)				
Section 5.1.5, Pg. 120	<p>Waste Collection & Disposal</p> <p>Appropriate waste bins are to be provided by HY and made available to all S/C.</p> <p>All S/C shall be directed to place waste in the bins provided. This shall be included in the Site Induction.</p>	<p>Site inspection 20/08/20</p> <p>Project specific Induction June 2020</p> <p>Dump It monthly report 30/06/20 and 31/07/20.</p> <p>Interview with auditees 20/08/20</p>	<p>During the site inspection waste was observed to be placed in designated skip bins. No loose waste was observed on site or off site.</p> <p>Waste Management is included in the Project Specific Induction.</p> <p>Sighted the concrete washout bay. Concrete is washed into the bay which does not have potential to enter watercourses. The bay is set up with a</p>	C

	<p>Concrete Waste & Washout</p> <p>Concrete trucks and pumps shall be washed out at designated locations as shown on the site layout plan. Washout of concrete pumps and AGI's in other areas will not be permitted.</p> <p>Washout shall be captured using membranes or other suitable means and allowed to set.</p> <p>Waste shall be placed in bins for disposal with site waste.</p> <p>Excess concrete shall be returned to the concrete plant for disposal or re-use.</p> <p>Waste Reporting</p> <p>Waste generation is monitored by HY on monthly basis to ensure that the company's waste reduction objectives are achieved. Waste disposal quantities are monitored monthly by HY to ensure compliance.</p>		<p>plastic liner. The concrete is cured and collected and placed into skip bins and collected with other general construction waste. Refer response to CoC C28 and C29</p> <p>Observation: The CWMSPP refers to the site layout plan showing the locations of the concrete washout bays, however the site layout plan does not show this detail.</p> <p>No soil has been removed off site.</p> <p>No hazardous materials have been encountered.</p> <p>The evidence shows that all 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).</p>	
Construction Soil and Water Management Sub Plan (CoC B17)				
<p>Erosion and Sedimentation Control Plan, Pg. 132.</p>	<p>2.1 Sediment Basin</p> <p>A temporary sediment basin has been designed to capture site runoff during construction and has been located towards the north eastern side of the site, in the lowest point. The construction of the basin will be undertaken in stages to enable maximum runoff capture assisted by diversion swales and direct runoff to the basin.</p>	<p>Site inspection 20/08/20</p> <p>19-6-20 NORTHROP Soil and Water Management Plan (CSWMSP).</p> <p>Project specific induction, June 2020</p> <p>Pre-start 16/06/20</p>	<p>Sighted controls in the field. The sediment basin, swales and sediment fences were correctly installed and maintained. The controls identified were consistent with that in the erosion and sediment control plan, which was prepared in accordance with the Blue Book.</p> <p>Observation: It was observed that an alternative access was being used temporarily. This access is a shared access point with adjacent land</p>	C

	<ul style="list-style-type: none"> • A temporary site security/safety fence is to be constructed around the site, the site office area and the proposed sediment basin; • Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles; • Dust control measures including covering stockpiles, installing fence hessian and watering exposed areas; 	Toolbox talk 21/05/20	<p>release. This temporary access is not shown on the Project erosion and sediment control plan, however it was observed as being properly installed and maintained consistent with the Blue Book requirements.</p> <p>Evidence shows that dust risk and management is communicated to the workforce.</p> <p>Sealed access road, sealed topsoil stockpile, watercart in process and perimeter hose were all observed on site during the site inspection.</p>	
Construction Traffic and Pedestrian Management Sub Plan (B14)				
Page 67.	Construction Vehicle Access Routes: stabilised exit points present on O'Keefe Drive	Site inspection 20/06/20	<p>Observation: The two access points from the CTPMSP were sighted but not in operation. It was observed that an alternative access was being used temporarily. This access is a shared access point with adjacent land release. This temporary access is not shown on the Project plans in the CSWMSP or the CTPMP. It is understood that this access point is temporary. It was observed as being well installed and maintained consistent with the Blue Book requirements. Given the context of the site, there does not appear to be any traffic impact associated with the temporary change.</p>	C

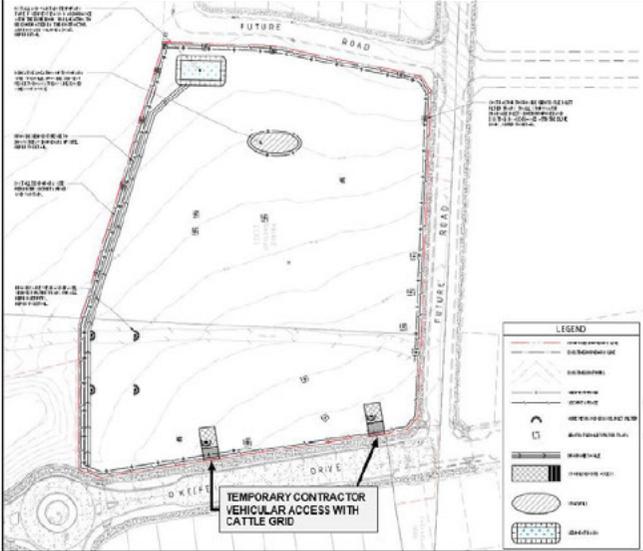
	 <p>Figure 2: Stage 1 Access Location</p>			
<p>Page 68.</p>	<p>Authorised construction vehicle routes being followed</p>	<p>Site inspection 20/08/20</p>	<p>Sighted routes as shown in the plan.</p> <p>Sighted fencing around the perimeter of the site.</p> <p>No works were extending beyond the boundary into public land.</p> <p>Refer response to access point above.</p>	<p>C</p>



Figure 3: Construction Vehicle Routes

2.5 Fencing Requirements

Temporary exclusion fencing will be erected along the entire boundary of the site as shown in **Figure 2** and **Figure 3** and will be maintained for the duration of the construction program. The fencing is to ensure unauthorised persons are kept out of the Site. Site access gates will be provided within O'Keefe Drive and will be closed at all times outside of the permitted construction hours.

2.6 Materials Handling

Handling of all materials throughout the construction shall adhere to the following;

- It is proposed that all material loading will occur within the construction site boundary.
- No loading is proposed to occur outside of the provisioned areas.
- Equipment, materials and waste will be kept within the construction site boundary.

APPENDIX C – 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 D – CONSULTATION RECORDS

Derek Low

From: Bronagh McGeown [REDACTED]
Sent: Friday, 7 August 2020 3:19 PM
To: Derek Low
Subject: FW: Independent Audit of New Catherine Field Primary School (SSD 9477)

Hi Derek,

Thank you for your email. The Department requests that all conditions of consent for SSD 9477 are assessed, and that the audit is conducted in accordance with the requirements of condition C35 of SSD 9477.

Please consult with the relevant local Council/s when undertaking the audit.

Kind regards,

Bronagh McGeown
Senior Compliance Officer

Planning & Assessment | Department of Planning, Industry and Environment

M [REDACTED] | E [REDACTED]

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au



Planning,
Industry &
Environment

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

From: Derek Low [REDACTED]
Sent: Thursday, 6 August 2020 10:52 AM
To: DPE PSVC Compliance Mailbox <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 first independent audit on the Project. The audit is required to be conducted in accordance with SSD 9477 Sch2 Condition C35 and the Department's *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-9477%2120200618T012056.196%20GMT>

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 20 August 2020 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: [Redacted]
P: [Redacted]

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

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Derek Low

From: Mathew Rawson [REDACTED]
Sent: Wednesday, 12 August 2020 1:34 PM
To: Derek Low
Subject: RE: Independent Audit of New Catherine Field Primary School (SSD 9477)

Hi Derek,

Thanks for your email. At this stage Council does not have any key issues or areas of concern beyond the scope of the Department's *Independent Audits Post Approval Requirements*.

If you would like to discuss further please do not hesitate to contact me.

Regards,

Mathew Rawson
Team Leader DA Assessments West



70 Central Avenue, Oran Park, 2570
(02) 4654 7980
www.camden.nsw.gov.au

PO Box 183, Camden NSW 2570
@ [REDACTED]



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 [Click here for the latest service changes due to COVID-19](#)

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From: Derek Low [REDACTED]
Sent: Monday, 10 August 2020 6:59 AM
To: Council Mailbox <Council.Mailbox@camden.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 first independent audit on the Project. The audit is required to be conducted in accordance with SSD 9477 Sch2 Condition C35 and the Department's *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link:

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In providing input to the scope, I kindly request that Council 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.

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

Regards

Derek Low

Principal Environmental Consultant



Proudly sponsoring the Local Government NSW



E: [REDACTED]

P: [REDACTED]

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

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APPENDIX E – INDEPENDENT DECLARATION FORMS

Independent Audit Declaration Form

Independent Audit Declaration Form

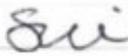
Project name	Catherine Fields New Public School
Consent Number	SSD 9477
Description of Project	Construction and operation of a new school
Project Address	Lot 1001 DP1234527, O'Keefe Drive, Oran Park
Proponent	NSW Department of Education (Infrastructure Projects)
Title of Audit	Independent Audit
Date	01/09/2020

I declare that:

- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- Neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit
- I am not the Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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

Independent Audit Declaration Form

Independent Audit Declaration Form

Project name	Catherine Fields New Public School
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Title of Audit	Independent Audit
Date	01/09/2020

I declare that:

- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- Neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit
- I am not the Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

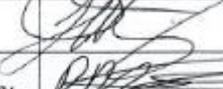
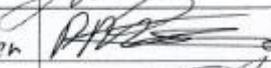
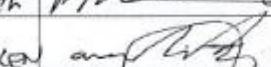
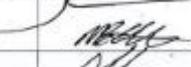
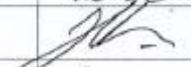
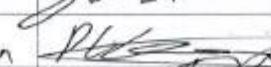
Notes:

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

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

APPENDIX F – MEETING SIGN ON SHEET

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)				COMBINED FIELD			
DATE				20/8/20			
LOCATION				CATHLAMUN		KINDA	
				CLAN RIVER			
OPENING MEETING							
NAME		POSITION / TITLE		ORGANISATION		SIGNATURE	
DEEKE LAU		AUDITOR		WP			
Jaron Hoffenberg		Project Manager		TJA			
Paul Todhunter		Project Manager		Hansen Yuncken			
ANDY WACKWITZ		HSE COORDINATOR		HANSEN YUNCKEN			
Arnon Bar		SITE MANAGER		HANSEN YUNCKEN			
CLOSING MEETING							
NAME		POSITION / TITLE		ORGANISATION		SIGNATURE	
DEEKE LAU		AUDITOR		WP			
MARCO BERETTA		SITE ENGINEER		HANSEN YUNCKEN			
Jaron Hoffenberg		Project Manager		TJA			
Paul Todhunter		Project Manager		Hansen Yuncken			
ANDREW WACKWITZ		HSE COORDINATOR		HANSEN YUNCKEN			
Arnon Bar		SITE MANAGER		HANSEN YUNCKEN			

APPENDIX G – SITE INSPECTION PHOTOGRAPHS



Photo 1: Site Notice and hoarding (free of advertising and graffiti)



Photo 2: Project notices

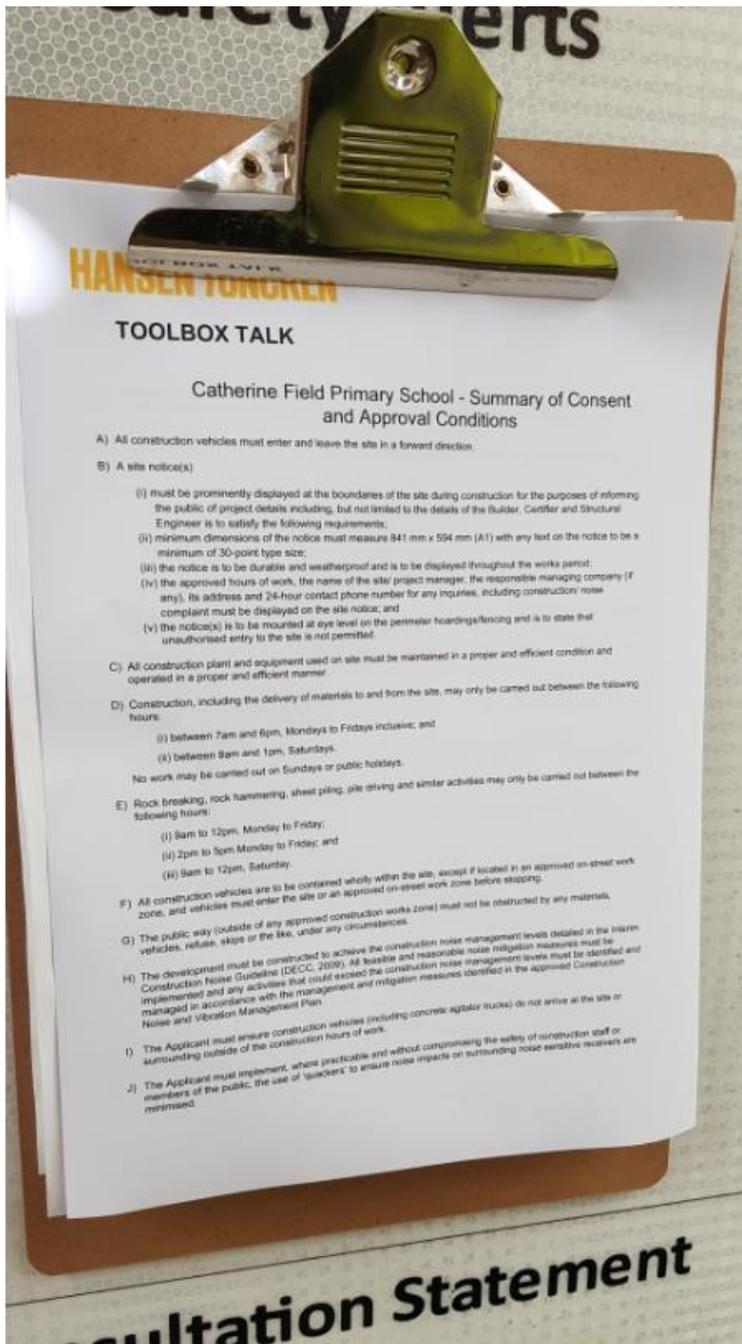


Photo 3: Toolbox notice for conditions of consent



Photo 4: Material stockpiling. Note the stockpile stabilisation at rear (for static stockpile).



Photo 5: Sediment basin.



Photo 6: Building fit out underway.



Photo 7: Hall structure being erected.



Photo 8: Site hoarding as per the CNVMSP.

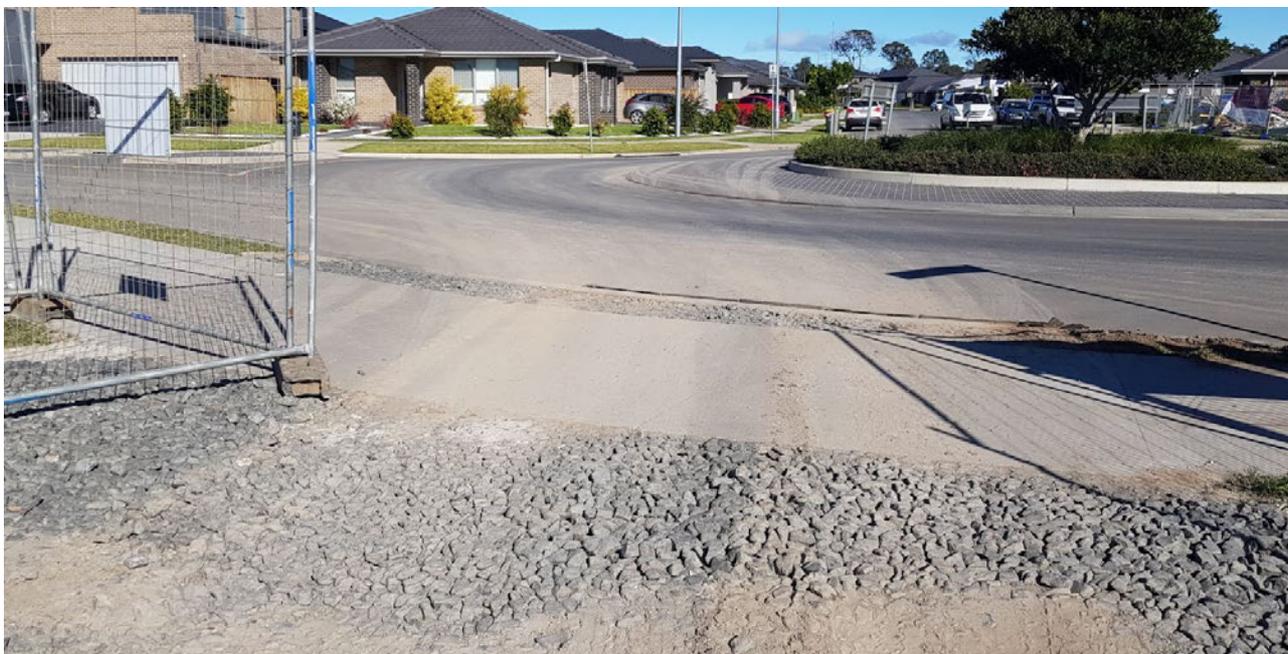


Photo 9: Shared access. Note material tracking could not necessarily be attributable to the Project as a large number of vehicle movements were associated with the adjacent land release project.



Photo 10: Black poly-pipe hose for dust suppression on perimeter.



Photo 11: Water cart in operation.