

INDEPENDENT AUDIT NO. 2 – AUDIT REPORT

CHATSWOOD EDUCATION PRECINCT – SSD 9483

APRIL 2022

Authorisation

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Project No.: 458

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EXECUTIVE SUMMARY

The NSW Department of Education (School Infrastructure NSW) are responsible for the delivery of the Chatswood Education Precinct – Upgrades to Chatswood Public School and Chatswood High School (the Project), located at 5 Centennial Avenue and 24 Centennial Avenue, Chatswood, New South Wales (NSW).

The primary objective of the upgrades is to provide additional teaching spaces and facilities to meet the current demand and enable increased student capacity for both schools.

The upgrades to Chatswood Public School include:

- 53 Classrooms (comprising 25 existing, 28 new spaces)
- Four (4) x special program classrooms (music, language etc)
- Three (3) x special support unit classrooms
- Increased Quality play spaces
- Retention of heritage buildings A and B
- New hall
- New car parking facilities; and
- Associated site works and landscaping.

The upgrades to the Chatswood High School include:

- 118 Classrooms (comprising 18 existing, 18 upgraded and 82 new spaces)
- Four (4) x special support unit classrooms
- New administration and staff facilities
- New hall; and
- Associated site works and landscaping.

An application to construct and operate the Project (State Significant Development 9483) was approved by the Department of Planning Industry and Environment (the Department) on 30 November 2020, subject to a set of Conditions of Consent (CoCs).

JohnStaff have been appointed by SINSW and the Project Managers of the Project. Richard Crookes Construction (RCC) have been engaged by SINSW as the Principal Contractor constructing the Project. The High School and Public School upgrades will be built in parallel, and construction commenced on 2 July 2021. Works undertaken to date include site establishment, demolition of existing buildings and clearing of vegetation and remediation. Foundations works have commenced on the Public School site.

Conditions of Consent (CoC) C40 – C45 of Schedule 2 of SSD 9483 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's document entitled Independent Audit Guideline Post Approval Requirements (IAPAR).

Specifically, SSD 9483 Schedule 2, CoC C41 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 Independent Audits.

This Report presents the findings from the first Independent Audit conducted on the Project covering the period from the granting of Consent on 30 November 2020 to 13 October 2021 (the "Audit Period").

The overall outcome of the Independent Audit was positive. Observed compliance records were organised and available at the time of the site inspection as were Project personnel from SINSW, Savills and Hindmarch for interview.

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

Detailed findings are presented in Section 3, along with actions to address each of the findings.

In relation to addressing the findings from the first Independent Audit (presented in Table 4):

- All recommendations / actions have been addressed.

In relation to the second Independent Audit (presented in Table 5):

- There were 170 CoCs assessed
- Five (5) non-compliances were identified. This relates to the review of plans, strategies and programs, truck arrivals and parking, and notification of commencement of operation of Stage 1.
- Eleven (11) observations were identified. These relate to alleged construction water incidents, workers arriving prior to 7am, noise and vibration levels and content of the Staging Report.

The Auditor would like to thank the auditees from Richard Crookes Construction and Johnstaff (representing SINSW), for their high level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education - School Infrastructure NSW (SINSW) are responsible for the delivery of the Chatswood Education Precinct – Upgrades to Chatswood Public School and Chatswood High School (the Project), located at 5 Centennial Avenue and 24 Centennial Avenue, Chatswood, New South Wales (NSW) (the Site). The primary objective of the upgrades is to provide additional teaching spaces and facilities to meet the current demand and enable increased student capacity for both schools.

The upgrades to Chatswood Public School include:

- 53 Classrooms (comprising 25 existing, 28 new spaces)
- Four (4) x special program classrooms (music, language etc)
- Three (3) x special support unit classrooms
- Increased Quality play spaces
- Retention of heritage buildings A and B
- New hall
- New car parking facilities and
- Associated site works and landscaping.

The upgrades to the Chatswood High School include:

- 118 Classrooms (comprising 18 existing, 18 upgraded and 82 new spaces)
- Four (4) x special support unit classrooms
- New administration and staff facilities
- New hall; and
- Associated site works and landscaping.

Indicative Project layouts are presented in Figures 1 and 2.

An application to construct and operate the Project (State Significant Development 9483) was approved by the Department of Planning Industry and Environment (the Department) on 30 November 2020, subject to a set of Conditions of Consent (CoCs).

JohnStaff have been appointed by SINSW and the Project Managers of the Project. Richard Crookes Construction (RCC) have been engaged by SINSW as the Principal Contract constructing the Project. The Public School and High School upgrades are being built in parallel, and construction commenced on 2 July 2021. Works undertaken during the audit period include

- Public School: Foundations have been completed. Structures are well under way with structures reaching level four (at rear). Landscaping continues with the marker layer being progressively installed. The Sports Court has commenced operations.

- High School: Demolition works were completed and foundations are being laid.



Figure 1: Chatswood Public School Site Plan (Base source: RtS 2020)

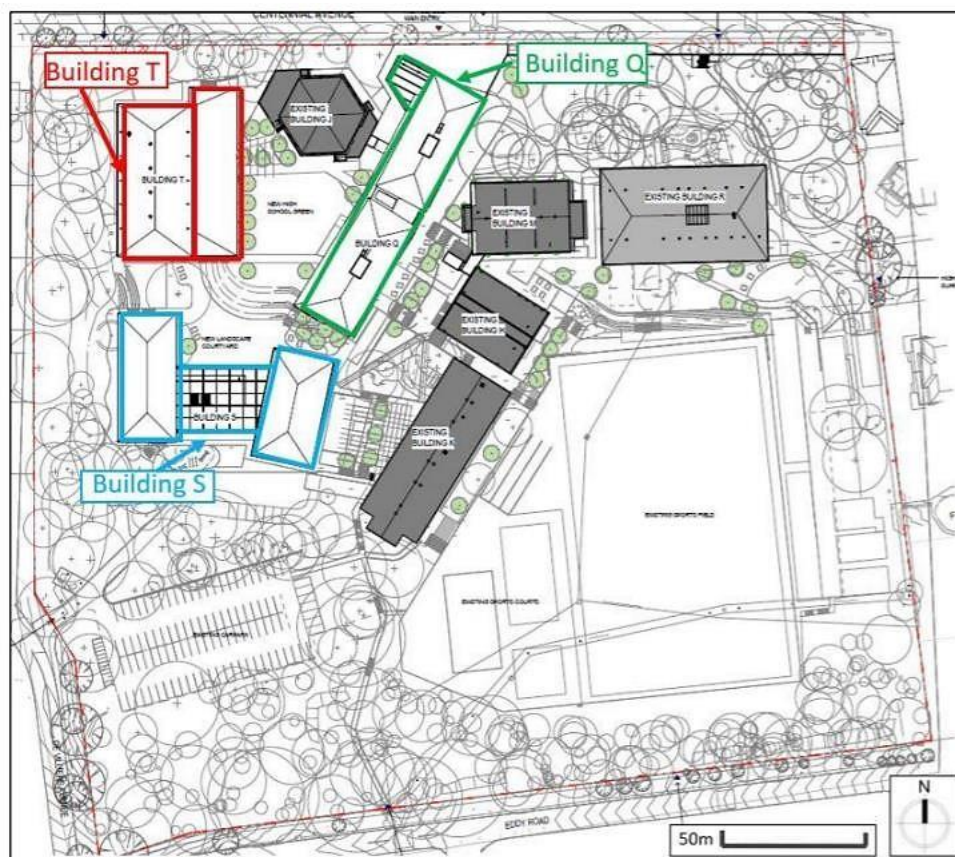


Figure 2: Chatswood High School Site Plan (Base source: EIS 2020)

1.2 Approval requirements

Conditions of Consent (CoC) C40 – C45 of Schedule 2 of SSD 9483 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's document entitled *Independent Audit Post Approval Requirements* (IAPAR).

Specifically, SSD 9483 Schedule 2, CoC C41 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 Independent Audits.

WolfPeak were commissioned to carry out an Independent Audit of the Project, in accordance with CoC C41 and the IAPAR.

This Report presents the findings from the second Independent Audit conducted on the Project.

1.3 Audit scope

This Independent Audit relates to the Project works from the 14 October 2021 to the end of March 2022 (the "Audit Period").

The Independent Audit was conducted and carried out in accordance with the requirements set out in Section 3.1 of the IAPAR.

The scope of the Independent Audit 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.

1.4 Audit team

In accordance with Schedule 2, CoC C40 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 comprised:

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

Approval of the Audit Team was provided by the Department on 13 August 2021. The letter is presented in Appendix B.

2. AUDIT METHODOLOGY

2.1 Audit process overview

The Independent Audit 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 3.

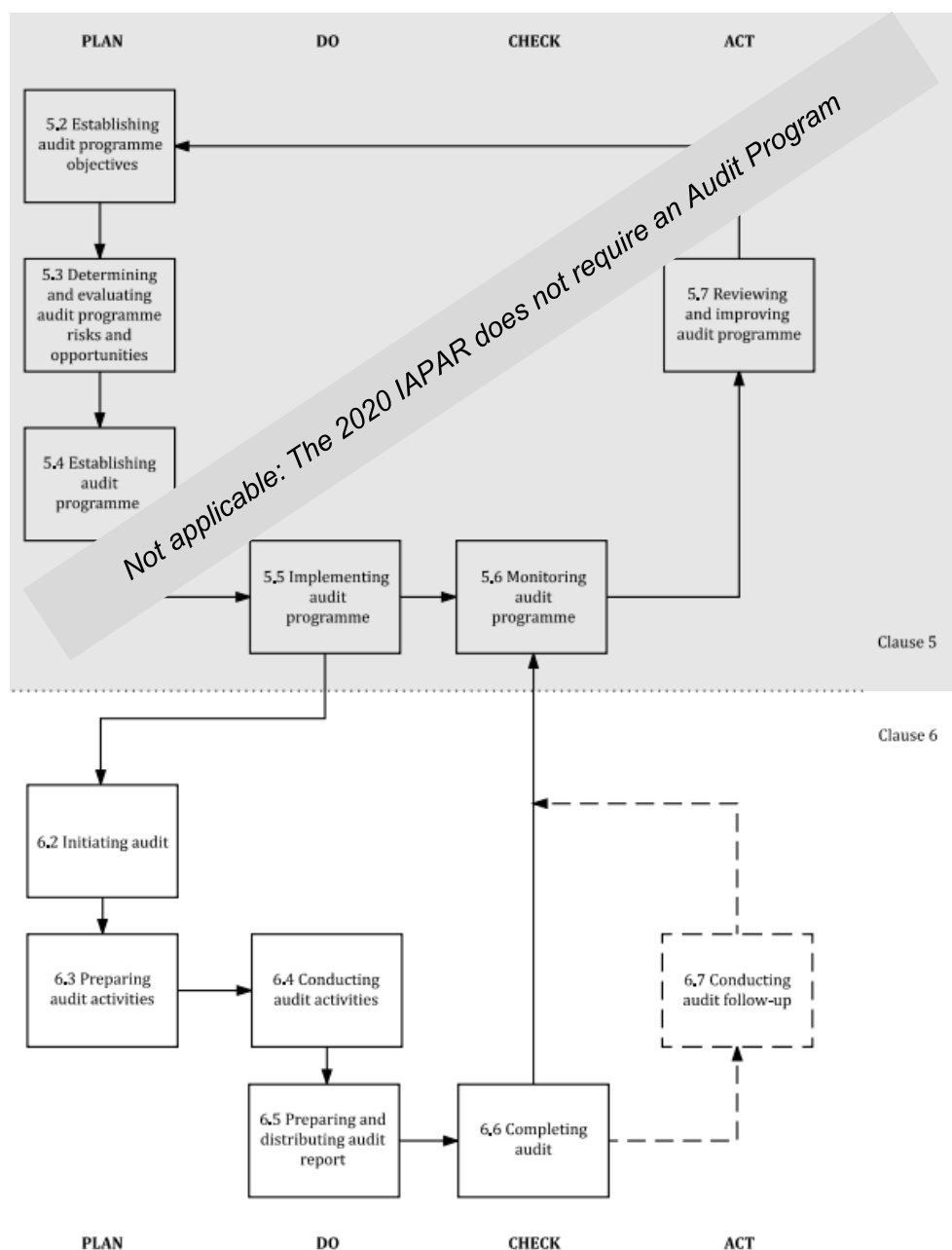


Figure 3 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

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 28 February 2022` WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

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

Stakeholder	Key issues and areas of focus raised	How addressed
Department of Planning and Environment	<ul style="list-style-type: none"> • All conditions applicable to the current phase are audited • The environmental performance of the development is assessed, including but not limited to actual versus predicted impacts • The status of the previous independent audit findings, recommendations and actions is included • A high level assessment of the environmental management plans/sub-plans is included • Noting the previous independent audit findings, non-compliance and observations in relation to Environmental Management Plan Requirements, Construction Environmental Management Plans, Stormwater Management System and the Construction worker and Staff Transportation Strategy, the Department considers these matters to be particularly relevant. • Adherence to the requirements for tree protection detailed in condition C19 of the development consent. 	These matters have been considered and included in the Independent Audit Scope. Refer Section 3.2, 3.4, 3.6, 3.8 and Appendix A.

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 Independent Audit.

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

- *SSD 9483 Environmental Impact Statement, Upgrades to Chatswood Public School and Chatswood High School*, DFP Planning, 23 March 2020 (the EIS)
- *SSD 9483 Chatswood Education Precinct School Response to Submissions*, DFP Planning, DFP Planning, 2 October 2020 (RtS)
- *Development Consent SSD 9483*, 30 November 2020 (the Consent)
- *Construction Environmental Management Plan Chatswood Education Precinct*, Richard Crookes Constructions, 3 March 2022 (the CEMP)
- *Construction Traffic and Pedestrian Management Sub-plan*, The Transport Planning Partnership, V8, 20 April 2021 (the CTPMSP)
- *Construction Noise and Vibration Management Sub-plan*, PWNA, Issue 4, 29 April 2021 (CNVMSP)
- *Construction Soil and Water Management Plan Chatswood Public School (CPS) & Chatswood High School (CHS)*, SCP, 20 April 2021 (the CSWMSP)
- *Construction Waste Management Plan*, RCC, 17 June 2021 (CWMSP).
- *Community Communication Strategy*, SINSW, 26 March 2021
- *Updated Staging Report*, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21 December 2021 (the Staging Report).

2.2.3 Project team involvement

Due to COVID safety protocols being in place, the Independent Audit was conducted over two sessions, both on site (17 March 2022) and online (18 March 2022). The personnel who were involved in the Independent Audit are presented in Table 2.

Table 2: Project team involvement.

Name	Role	Organisation
Obadiah Williams	Project Engineer	RCC
Thomas Price	Project Engineer	RCC
Anne Warren	Senior Project Manager	JohnStaff

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

During the opening meeting, held on 17 March 2022, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting, held on 18 March 2022, 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 with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. Interviews were conducted at the opening meeting, site inspection and closing meeting. All other communication was conducted remotely, which included detailed request for information and Project auditee responses to the request.

2.2.6 Site inspection

A site inspection was conducted on 17 March 2022. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix D.

2.2.7 Document review

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

2.2.8 Generating audit findings

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

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

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the descriptors from Table 2 of the IAPAR. These are replicated in Table 3 below.

Table 3: Compliance status descriptors

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

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9483 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CTPMSP
- CNVMSP
- CSWMSP
- Staging Report.

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

3.2 Non-compliances, Observations and Actions

This Section, including Tables 4 and 5, presents the non-compliances and observations from the Independent Audit. Recommended actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A.

In relation to addressing the findings from the first Independent Audit (presented in Table 4):

- All recommendations / actions have been addressed.

In relation to the second Independent Audit (presented in Table 5):

- There were 170 CoCs assessed
- Five (5) non-compliances were identified. This relates to the review of plans, strategies and programs, truck arrivals and parking, and notification of commencement of operation of Stage 1.
- Eleven (11) observations were identified. These relate to alleged construction water incidents, workers arriving prior to 7am, noise and vibration levels and content of the Staging Report.

Table 4: Status of open actions from the first Independent Audit

Item	Ref.	Type	Details of Item	Recommended or completed action	By whom and by when	Status
IA1_1	CoC A23	Observation	CoC A23 requires that, 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. Observation: The Project induction refers to environmental legislation that is not relevant to the Project.	Update to include a clear reference to the <ul style="list-style-type: none"> The planning framework and requirements (EP&A Act, the SSD conditions of consent, the CEMP and sub-plans), and The POEO Act (which deals with pollution management and events). 	RCC 30/11/21	CLOSED The updated induction addresses this observation.
IA1_2	CoC B18	Observation	CoC B18 states management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020). Observation: Whilst there is no compliance matrix available to demonstrate that the content requirements from the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> have been met, the Auditor considers that the CEMP has been prepared having given regard to the Guideline. The Auditor also observes that the sections of the CEMP which deal with incidents and non-compliances do not capture the notification reporting requirements from CoCs A24 – A28.	Update the sections of the CEMP which deal with incidents and non-compliances so that they capture the notification and reporting requirements from CoCs A24 – A28.	RCC 30/11/21	CLOSED Construction Environmental Management Plan, RCC, 03/03/22 (CEMP) The updated CEMP addresses this observation.
IA1_3	CoC B19	Observation	CoC B19 requires that 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 for information. The CEMP must include, but not be limited to, the following: a) Details of: <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; v. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B14 b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B20); e) Construction Noise and Vibration Management Sub-Plan (see condition B21); and f) Construction Soil and Water Management Sub-Plan (see condition B23). Observation: The Design Certificates relied upon for compliance with CoC B19a)(iv) relate to permanent lighting arrangements and not temporary lighting established for construction.	Update the CEMP to detail how external lighting established during construction will comply with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	RCC 30/11/21	CLOSED Construction Environmental Management Plan, RCC, 03/03/22 (CEMP) The updated CEMP addresses this observation.

Item	Ref.	Type	Details of Item	Recommended or completed action	By whom and by when	Status
IA1_4	CoC C25	Non-compliance	<p>Coc C25 states that within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must be designed by a suitably qualified and experienced person(s) and comply with the following:</p> <ul style="list-style-type: none"> a) comply with applicable Australian Standards and Part C.5 of Willoughby Development Control Plan 2006; b) for the high school site, an on site detention (OSD) system with a minimum volume of 497m³ and permitted site discharge (PSD) of 342L/s, with a catchment area of 1.52ha of impervious area, covering the total area or otherwise to the satisfaction of Council; c) for the public school site, an OSD system with a minimum volume of 356m³ and a PSD of 245L/s, with a catchment area of 1.09ha of impervious area or otherwise to the satisfaction of Council; and d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines <p>Non-compliance: The operational stormwater system design was not finalised within three months of commencement of construction due to ongoing consultation with Council. Evidence indicates that the Project team made repeated efforts to progress design to the satisfaction of Council and, therefore, the Auditor is of the view that the delay in this deliverable is not through lack of effort on the Project team's behalf. SINSW have requested an extension on the due date from the Department, however this condition as it is currently written does not provide this mechanism.</p> <p>The Auditor notes that satisfaction of Council is only required if the design requirements of CoC C25b)-c) cannot be achieved. The design requirements of CoC C25a) and d) must be achieved regardless.</p>	<p>Continue with Council engagement. Keep the Certifier and the Department updated on progress of the design, and do not commence connection to Council infrastructure associated with this work until resolution has been achieved.</p> <p>Report this non-compliance in accordance with CoC A26/A27.</p>	<p>RCC / Johnstaff</p> <p>Prior to connection to Council infrastructure associated with the operational stormwater management system.</p>	<p>CLOSED</p> <p>At the second Independent Audit a Design Report not presented during the first audit was sighted. This Design Report, which formed part of the application for the Certifiers approval of the operational stormwater management system, clearly states that all of the design requirements from C25a), b), c), and d) have been achieved.</p> <p>Therefore Council satisfaction is not required.</p>
IA1_5	CoC C50	Observation	<p>CoC C50 states that the the Construction Worker and Staff Transportation Strategy prepared under condition B25 must be implemented and maintained for the duration of the construction works. The Strategy must be reviewed every three months during the construction phase to ensure it is satisfactorily reducing the impacts on the availability of on-street parking for residents and visitors. Evidence of the Strategy review and any required changes to the Strategy must be submitted to the Planning Secretary for approval.</p> <p>Observation: The CWSTS has been reviewed; however, on 10/09/21 the Project traffic consultants (TTPP) wrote to RCC stating that parking surveys should not be undertaken as COVID restrictions would not allow an appropriate comparison with the 2019 survey results. TTPP recommend that required on street parking surveys be postponed until such time as COVID restrictions are lifted and activity within the Chatswood CBD and surrounds returns to 'typical condition'. This information was reported to the Department.</p>	<p>COVID Public Health Orders were largely lifted on 11/10/21 and, therefore, the traffic surveys should proceed as planned.</p>	<p>RCC</p> <p>30/11/21</p>	<p>CLOSED</p> <p>The CWSTS has been reviewed and was approved by the Department on 23/12/21. Refer to Appendix A regarding the status of the third review.</p>

Table 5: Findings and recommendations from the second Independent Audit

Item	Ref.	Type	Details of Item	Recommended or completed action	By whom and by when	Status
IA2_1	A24	Observation	<p>Requirement: <i>The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.</i></p> <p>Observation: Council alleged pollution of water incidents on three events (08/01/22, 04/02/22 (x2)). Investigations were completed and the auditees state that the discharge was coming from the operational school and not from any Project assets. The latest correspondence from Council sighted by the Auditor indicates that the breach notices are on hold. The Auditor inspected the external boundary of the area of concern (internal area does not form part of the Project) during the audit, and cannot confirm whether the discharge would have arisen from Project works or the operational school (or both).</p>	The Project has responded to the allegations and is awaiting Council's response. Actions to be taken by the team will depend on Council's position.	RCC Pursuant to Council's response to RCC contest to the breaches.	OPEN
IA2_2	A29	Non-compliance	<p>Requirement: <i>Within three months of:</i></p> <ul style="list-style-type: none"> a) <i>the submission of a compliance report under condition A32;</i> b) <i>the submission of an incident report under condition A25;</i> c) <i>the submission of an Independent Audit under condition C41 or C42;</i> d) <i>the approval of any modification of the conditions of this consent; or</i> e) <i>the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out</i> <p>Non-compliance: The CEMP was first reviewed and updated within three months of the submission of the first Independent Audit and submitted to the Department on 29/11/21. However notification and submission was not provided to the Certifier until 28/03/22 (after three months as is required by this condition).</p>	Notification and submission was provided to the Certifier on 28/03/22.	RCC	CLOSED
IA2_3	A30	Non-compliance	<p>Requirement: <i>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 previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for approval and information (where relevant) within six weeks of the review.</i></p> <p>Non-compliance: The CEMP was first reviewed, updated and submitted to the Department on 29/11/21. However submission was not provided to the Certifier until 28/03/22 which is beyond 6 weeks of the review as is required by this condition).</p>	Submission was provided to the Certifier on 28/03/22.	RCC	CLOSED
IA2_4	C4	Observation	<p>Requirement: <i>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</i></p> <ul style="list-style-type: none"> a) <i>between 7am and 6pm, Mondays to Fridays inclusive; and</i> b) <i>between 8am and 1pm, Saturdays.</i> <p><i>No work may be carried out on Sundays or public holidays.</i></p> <p>Observation: It is noted that complaints regarding works before 7am were received on 19/11/21 and 25/01/22. These relate to contractors arriving to site prior to 7am and parking or heading to crib sheds etc. According to RCC, construction works were not being undertaken prior to 7am.</p>	<p>Training was delivered to the workforce on 31/01/22. A non-conformance report was issued to the sub-contractor responsible for parking their heavy vehicle prior to 7am.</p> <p>No complaints regarding this requirement have occurred since.</p>	RCC	CLOSED
IA2_5	C10	Non-compliance	<p>Requirement: <i>All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must wholly enter the site or an approved on-street work zone before stopping.</i></p>	A non-conformance report was issued to the sub-contractor responsible for parking their heavy vehicle prior to 7am.	RCC	CLOSED

Item	Ref.	Type	Details of Item	Recommended or completed action	By whom and by when	Status
			Non-compliance: It is noted that a complaint received on 25/01/22 related to the parking of a truck in a no parking area on Centennial Avenue (before 7am). Records indicate that the contractor had parked illegally on repeat occasions and was issued with a non-conformance under the RCC management system.	No complaints regarding this requirement have occurred since.		
IA2_6	C13	Observation	<p>Requirement: <i>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (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.</i></p> <p>Observation: According to the monthly Noise and Vibration Monitoring Reports, noise levels were persistently above the applicable Noise Management Level at each monitoring location and regularly exceeded the 75dB(A) Highly Noise Affected Management Level at the Public School location 6. The reports suggest that these high noise spikes were related to plant/equipment operating in close proximity to the monitor and were short term in nature. In the reports the noise consultant states ‘that RCC have responded in accordance with the PWNA Construction Noise Vibration Management Sub-Plan (CNVMSP) to prevent ongoing noise disturbances above the HNAL by providing periods of respite’.</p>	RCC responded in accordance with the CNVMSP to prevent ongoing noise disturbances above the Highly Noise Affected Management Level by providing periods of respite’.	RCC	CLOSED
IA2_7	C14	Non-compliance	<p>Requirement: <i>The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.</i></p> <p>Non-compliance: Note that this finding arises from the same issue as that identified in C4 and C10. It is noted that a complaint received on 25/01/22 related to the parking of a truck in a no parking area on Centennial Avenue (before 7am).</p>	<p>Training was delivered to the workforce on 31/01/22. A non-conformance report was issued to the sub-contractor responsible for parking their heavy vehicle prior to 7am.</p> <p>No complaints regarding this requirement have occurred since.</p>	RCC	CLOSED
IA2_8	C16	Observation	<p>Requirement: <i>Vibration caused by construction at any residence or structure outside the site must be limited to:</i></p> <p>a) <i>for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</i></p> <p>b) <i>for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).</i></p> <p>Observation: According to the Noise and Vibration Monitoring Reports there are numerous occasions whereby vibration exceeds the applicable DIN 4150-3 standard criteria. For each occasion the noise consultant states that the exceedances were either not attributable to construction (i.e.: the logger was knocked) or that ‘...measured vibration levels have exceeded the permitted levels as outlined in German Standard DIN 4150-3. Immediately after the event occurred RCC have been alarmed of the exceedance and undertook an immediate action to stop the works and investigate any damage in accordance with the CNVMSP’.</p> <p>The Auditor also observes C18, whereby exceedances are permissible where a management approach is outlined in the CNVMSP. Section 5.1.3 of the CNVMSP establishes actions to be implemented in the event of exceedances of the criteria in C16. It appears as though the exceedances were responded to in line with the CNVMSP.</p>	Exceedances of vibration criteria appear to have been responded to in accordance with the CNVMSP.	RCC	CLOSED
IA2_9	D1	Non-compliance	<p>Requirement: <i>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.</i></p> <p>Non-compliance: Operations commenced on 01/02/22 and prior notification was not provided to the Department. The Project notified a non-compliance with D1 on 09/02/22 in accordance with conditions A26/A27.</p>	Notification of commencement and of the non-compliance was completed on 09/02/22.	SINSW	CLOSED

Item	Ref.	Type	Details of Item	Recommended or completed action	By whom and by when	Status
IA2_10	D2	Observation	<p>Requirement: <i>Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</i></p> <p>Observation: Note this finding relates to the same issue as that identified in D3, D5, D7, D8, D9. The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have any external walls and cladding and therefore this condition has not been addressed as yet.</p>	The auditees advised that the Staging Report has been updated to accurately capture the triggering of this condition and that the Staging Report was submitted to the Department on 17/3/22. Approval of the updated Staging Report is pending.	RCC / John Staff	CLOSED
IA2_11	D3	Observation	<p>Requirement: <i>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.</i></p> <p>Observation: Note this finding relates to the same issue as that identified in D2, D5, D7, D8, D9. The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have any external walls and cladding and therefore this condition has not been addressed as yet.</p>	The auditees advised that the Staging Report has been updated to accurately capture the triggering of this condition and that the Staging Report was submitted to the Department on 17/3/22. Approval of the updated Staging Report is pending.	RCC / John Staff	CLOSED
IA2_12	D5	Observation	<p>Requirement: <i>The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 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.</i></p> <p>Observation: Note this finding relates to the same issue as that identified in D2, D3, D7, D8, D9. The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have water heating and cooling systems and therefore this condition has not been addressed as yet.</p>	The auditees advised that the Staging Report has been updated to accurately capture the triggering of this condition and that the Staging Report was submitted to the Department on 17/3/22. Approval of the updated Staging Report is pending.	RCC / John Staff	CLOSED
IA2_13	D7	Observation	<p>Requirement: <i>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:</i></p> <p>a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</i></p> <p>b) <i>any dispensation granted by Fire and Rescue NSW</i></p> <p>Observation: Note this finding relates to the same issue as that identified in D2, D3, D5, D8, D9. The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have mechanical ventilation and therefore this condition has not been addressed as yet.</p>	The auditees advised that the Staging Report has been updated to accurately capture the triggering of this condition and that the Staging Report was submitted to the Department on 17/3/22. Approval of the updated Staging Report is pending.	RCC / John Staff	CLOSED
IA2_14	D8	Observation	<p>Requirement: <i>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B26 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the maximum permitted noise criteria as recommended in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design.</i></p> <p>Observation: Note this finding relates to the same issue as that identified in D2, D3, D5, D7, D9. The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have mechanical plant and equipment and therefore this condition has not been addressed as yet.</p>	The auditees advised that the Staging Report has been updated to accurately capture the triggering of this condition and that the Staging Report was submitted to the Department on 17/3/22. Approval of the updated Staging Report is pending.	RCC / John Staff	CLOSED

Item	Ref.	Type	Details of Item	Recommended or completed action	By whom and by when	Status
IA2_15	D9	Observation	<p>Requirement: <i>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.</i></p> <p>Observation: Note this finding relates to the same issue as that identified in D2, D3, D5, D7, D8. The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have (nor, according to the Certifier, require) fire safety or protection measures and therefore this condition has not been addressed as yet.</p>	The auditees advised that the Staging Report has been updated to accurately capture the triggering of this condition and that the Staging Report was submitted to the Department on 17/3/22. Approval of the updated Staging Report is pending.	RCC / John Staff	CLOSED
IA2_16	D10	Observation	<p>Requirement: <i>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 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:</i></p> <p>a) <i>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</i></p> <p>b) <i>the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</i></p> <p>Observation: The Certificate and final drawings were not submitted to the to the approval authority (the Department) and the Council until after the audit site inspection. The Auditor notes that there is no timing specified for this submission.</p>	The Certificate and final drawings were not submitted to the to the approval authority (the Department) and the Council on 01/04/22 and 30/03/22 respectively.	RCC	CLOSED

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
- CSWMSP
- Staging Report.

The documents are considered generally adequate, noting however the errors in the Staging Report (assigning certain conditions to Stage 1 which are not triggered for that stage). Refer to findings identified in D2, D3, D5, D7, D8 and D9.

3.4 Summary of notices from agencies

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

Council alleged pollution of water incidents on three events (08 January 2022 and two events on 4 February 2022). Investigations were completed and the auditees state that the discharge was coming from the operational school and not from any Project assets. The latest correspondence from Council sighted by the Auditor indicates that the breach notices are on hold. The Auditor inspected the external boundary of the area of concern (internal area does not form part of the Project) during the audit, and cannot confirm whether the discharge would have arisen from Project works or the operational school (or both).

3.5 Other matters considered relevant by the Auditor or DPIE

No issues were raised by the Department during consultation on the scope of this Independent Audit. The Auditor has no matters to raise other than the observations and non-compliances identified in Section 3.2.

3.6 Complaints

The Project is maintaining a complaints register that is published on the Project website at:

<https://www.schoolinfrastructure.nsw.gov.au/projects/c/chatswood-public-school-chatswood-high-school-upgrades.html#category-reports>

There were thirteen complaints recorded during the audit period. These relate to noise (refer to observation against C13), truck movements at peak times, parking and access, property damage, design, working hours (refer to non-compliances against C4, C10, C14) and weed management.

The Project team / auditees have investigated and responded to each, and considers each of the complaints to be closed with the exception of one (relating to truck movements, property damage and weeds). The Auditor is satisfied with the Project team's response.

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 during the audit period and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 6.

Table 6 Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Heritage	<p>The results of community consultation and a site survey of both campuses conducted by an Archaeologist and a Heritage Site Officer with the Metropolitan Local Aboriginal Land Council has identified that: Zero Aboriginal heritage sites will be harmed by the proposed development. No archaeological mitigation measures are required.</p> <p>An assessment of the proposed works including the construction of Buildings P1, P2 and G (the Hall) has identified that the works will have a minor overall cumulative impact upon the heritage significance of Chatswood Public School.</p> <p>The SOHI has concluded that the new development respects the established patterns in the streetscape in terms of setbacks, siting, landscaped settings, and fencing and will have a minor to negligible visual impact upon the setting of the heritage items in the vicinity of Chatswood High School.</p>	<p>No unexpected heritage finds have occurred to date.</p> <p>Compliance with the approved design is being verified by the Certifier through issue of Crown Certificates/s. The Crown Certificates relevant for the works being undertaken have been granted by the Certifier.</p>	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)																		
Traffic, Transport and Parking	<p>During construction works, construction vehicles will access the site via Pacific Highway. Pedestrian access points will remain the same, with fencing and hoardings to prevent unauthorised access to the construction site.</p> <p>During the construction period of the proposed works, a temporary drop off zone will be provided on the southern side of Centennial Avenue, opposite the existing drop off zone.</p>	<p>Access has been refined in the CTPMSP and in consultation with Council and Transport for NSW.</p> <p>Several complaints have been received regarding truck arrival times, illegal parking and truck movements during peak times. Refer to C4, C10 and C14.</p>	N.																		
Tree removal	<p>Eco Logical Australia inspected 61 trees on the Pacific Highway site and 219 trees on the Centennial Avenue site. The proposed works will require the removal of 62 trees across both sites.</p> <p>Appropriate measures that comply with AS 4970-2009 – Protection of Trees on Development Sites will be put in place to protect the remaining 34 trees on the Primary School site and 191 trees on the High School site, which includes 124 trees with a medium retention value and 56 trees with a high retention value.</p>	<p>Refer to CoC C19. All trees to be retained (including Tree 198) were observed to be protected in accordance with AS4970.</p>	Y																		
Biodiversity	<p>Three (3) ecosystem credits are required due to the unavoidable impacts on native vegetation from the proposed works.</p> <table><thead><tr><th>PCT ID</th><th>PCT Name</th><th>Ancillary</th><th>Vegetation Formation</th><th>Total Impacts (ha)</th><th>Credits required</th></tr></thead><tbody><tr><td>1237</td><td>Sydney Blue Gum - Blackbutt - Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion</td><td>Weedy</td><td>Wet Sclerophyll Forests (Shrubby sub-formation)</td><td>0.006</td><td>1</td></tr><tr><td>1237</td><td>Sydney Blue Gum - Blackbutt - Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion</td><td>Planted native</td><td>Wet Sclerophyll Forests (Shrubby sub-formation)</td><td>0.14</td><td>2</td></tr></tbody></table>	PCT ID	PCT Name	Ancillary	Vegetation Formation	Total Impacts (ha)	Credits required	1237	Sydney Blue Gum - Blackbutt - Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Weedy	Wet Sclerophyll Forests (Shrubby sub-formation)	0.006	1	1237	Sydney Blue Gum - Blackbutt - Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Planted native	Wet Sclerophyll Forests (Shrubby sub-formation)	0.14	2	<p>Refer responses to CoC B27 – B32. Payment of \$37,937.68 into the trust was made prior to construction.</p> <p>SINSW submitted the Biodiversity Conservation Fund Statement of Payment for an Offset Obligation dated 10/05/21, to the Planning Secretary for Information on 16/05/21</p>	Y
PCT ID	PCT Name	Ancillary	Vegetation Formation	Total Impacts (ha)	Credits required																
1237	Sydney Blue Gum - Blackbutt - Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Weedy	Wet Sclerophyll Forests (Shrubby sub-formation)	0.006	1																
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<p>Construction noise and Vibration</p>	<p>Noise impacts of up to 77dB(A) are predicted at the nearest sensitive receivers during construction. These levels can be adequately mitigated on site.</p> <p>If unattended vibration monitors trigger an alarm that ground borne vibration is exceeding the recommended acceptable levels for cosmetic damage, vibration causing works should cease immediately and alternative solutions considered.</p>	<p>Refer responses to CoC C13 – C15. According to the monthly Noise and Vibration Monitoring Reports, noise levels were persistently above the applicable Noise Management Level at each monitoring location and regularly exceeded the 75dB(A) Highly Noise Affected Management Level at the Public School location 6. The reports suggest that these high noise spikes were related to plant/equipment operating in close proximity to the monitor and were short term in nature. In the reports the noise consultant states 'that RCC have responded in accordance with the PWNA Construction Noise Vibration Management Sub-Plan (CNVMSP) to prevent ongoing noise disturbances above the HNAL by providing periods of respite'.</p> <p>It is noted that a complaint received on 25/01/22 related to the parking of a truck in a no parking area on Centennial Avenue (before 7am).</p> <p>According to the Noise and Vibration Monitoring Reports there are numerous occasions whereby vibration exceeds the applicable DIN 4150-3 standard criteria. For each occasion the noise consultant states that the exceedances were either not attributable to construction (i.e.: the logger was knocked) or that '...measured vibration levels have exceeded the permitted levels as outlined in German Standard DIN 4150-3. Immediately after the event occurred RCC have been alarmed of the exceedance and undertook an immediate action to stop the works and investigate any damage in accordance with the CNVMSP'. The Auditor also observes C18, whereby exceedances are permissible where a management approach is outlined in the CNVMSP. Section 5.1.3 of the CNVMSP establishes actions to be</p>	<p>N</p>
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Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
		implemented in the event of exceedances of the criteria in C16. It appears as though the exceedances were responded to in line with the CNVMSP.	
Contamination	<p>The DSI for the Centennial Avenue site concluded that the site does not present any unacceptable risks to human and ecological health and is considered suitable for use as an educational establishment without remediation work. However, the DSI for the Pacific Highway site identified potentially unacceptable risks to human and ecological health at several locations primarily associated with petroleum hydrocarbons and polycyclic aromatic hydrocarbons (PAHs). These findings relate to materials below the hard surface areas and are not exposed to site users. These materials will be encountered when earthworks are carried out for the new buildings.</p>	<p>Refer response to CoC C37 – C39.</p> <p>The Remediation Action Plan (RAP) identifies a management approach of investigation, retention and stabilization and off site disposal, with sampling, monitoring and reporting.</p> <p>The Remediation Works Plan (RWP) was prepared to facilitate the implementation of the RAP on site. The RWP is consistent with the RAP.</p> <p>The Auditor did not identify works that were contrary to the approach set out in the RAP.</p> <p>The Contaminated Site Auditor has provided Interim Audit Advice for the sport court and will report on the implementation of the RAP through the preparation of the Site Audit Report and Site Audit Statement in CoC D24</p>	Y

4. CONCLUSIONS

This Audit Report presents the findings from the second Independent Audit for the construction period, covering the period from 14 October 2021 to the end of March 2022.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspections as were Project personnel from RCC and Johnstaff for interview.

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.

Detailed findings are presented in Section 3, along with actions to address each of the findings.

In relation to addressing the findings from the first Independent Audit (presented in Table 4):

- All recommendations / actions have been addressed.

In relation to the second Independent Audit (presented in Table 5):

- There were 170 CoCs assessed
- Five (5) non-compliances were identified. This relates to the review of plans, strategies and programs, truck arrivals and parking, and notification of commencement of operation of Stage 1.
- Eleven (11) observations were identified. These relate to alleged construction water incidents, workers arriving prior to 7am, noise and vibration levels and content of the Staging Report.

The Auditor would like to thank the auditees from Richard Crookes Construction and Johnstaff (representing SINSW), for their high level of organisation, cooperation and assistance during the Independent Audit.

5. LIMITATIONS

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

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APPENDIX A – SSD 9483 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
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 Audit Table	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	C	All	Throughout	Applies to all stages
Terms of Consent							
A2	The development may only be carried out: <div>a) in compliance with the conditions of this consent;</div> <div>b) in accordance with all written directions of the Planning Secretary;</div> <div>c) generally in accordance with the EIS and Response to Submissions;</div> <div>d) in accordance with the approved plans in the table below:</div>	Evidence referred to elsewhere in this table. <div>Interview with auditees 17/03/22 and 01/10/21</div> <div>Environmental Impact Statement State Significant Development (SSD 9483) Upgrades to Chatswood Public School and Chatswood High School 5 & 24 Centennial Avenue, Chatswood, DFP Planning, 23/03/20 (the EIS)</div> <div>RE: SSD-9483 Upgrades to Chatswood Public School and Chatswood High School, DFP Planning, 02/10/20 (the RtS).</div> <div>Crown Certificate 21000290 / 1, MBC Group, 18/06/21 (CC1 - Demolition of existing buildings, Inground Services & Substructure for Building P1/P2, Carpark/Sports Court, and Building G including site earthworks)</div> <div>Crown Certificate 21000289 / 1, MBC Group, 18/06/21 (CC1 - Inground Services and Substructure for Building S, Q and T including site earthworks).</div> <div>MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance.</div> <div>MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance.</div> <div>Crown Certificate 21000733 / 2, MBC Group, 11/02/22 (CC2 - Structure & Facade for Building S, Q and T).</div> <div>Crown Certificate 21000290 / 3, MBC Group, 31/01/22 (CC3 - Landscaping adjacent to Building V carpark)</div>	Whilst some non-compliances were identified, these were not substantial in nature or significant in number. Other than these few events, compliance is being achieved in all other respects, and on this basis the Auditor does not consider it appropriate to assign a non-compliance with this condition. <div>There have been no written directions from the Planning Secretary.</div> <div>The project design and delivery is consistent with the EIS and RtS, noting the change to retain tree 198 as described in CoC A13.</div> <div>These drawings are the plans being used for the development. The design is reviewed and confirmed by the Certifier through the build through the issue of Crown Certificates.</div>	C	All	Throughout	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report																																																																																																																																																																								
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	<table><tr><th colspan="4">Architectural drawings prepared by Architectus</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA-AX-A0010</td><td>E</td><td>SSDA - Existing Site Plan</td><td>27/02/2020</td></tr><tr><td>DA-AX-A0032</td><td>E</td><td>SSDA - Proposed Site Plan</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0050</td><td>E</td><td>SSDA - Lower Ground 2</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0051</td><td>E</td><td>SSDA - Lower Ground 1</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0052</td><td>E</td><td>SSDA - Ground Floor</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0053</td><td>E</td><td>SSDA - Level 1</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0054</td><td>E</td><td>SSDA - Level 2</td><td>12/11/2020</td></tr><tr><td>DA-AX-A0055</td><td>D</td><td>SSDA - Level 3</td><td>12/11/2020</td></tr><tr><td>DA-AX-A2000</td><td>E</td><td>Centennial Avenue - Street Elevations</td><td>12/11/2020</td></tr><tr><td>DA-AX-A2010</td><td>D</td><td>Centennial Avenue - Site Sections</td><td>12/11/2020</td></tr><tr><td>DA-AX-A2011</td><td>D</td><td>Centennial Avenue - Site Sections</td><td>12/11/2020</td></tr><tr><td>DA-AQ-A2000</td><td>D</td><td>Building Q – Elevations – Sheet 1</td><td>12/11/2020</td></tr><tr><td>DA-AQ-A2001</td><td>D</td><td>Building Q – Elevations – Sheet 2</td><td>12/11/2020</td></tr><tr><td>DA-AQ-A2100</td><td>C</td><td>Building Q – Sections – Sheet 1</td><td>12/11/2020</td></tr><tr><td>DA-AQ-A2101</td><td>C</td><td>Building Q – Sections – Sheet 2</td><td>12/11/2020</td></tr><tr><td>DA-AS-A2000</td><td>E</td><td>Building S - Elevations - Sheet 1</td><td>12/11/2020</td></tr><tr><td>DA-AS-A2001</td><td>E</td><td>Building S - Elevations - Sheet 2</td><td>12/11/2020</td></tr><tr><td>DA-AS-A2100</td><td>D</td><td>Building S - Section A - Sheet 1</td><td>12/11/2020</td></tr><tr><td>DA-AS-A2101</td><td>D</td><td>Building S - Section B & C - Sheet 2</td><td>12/11/2020</td></tr><tr><td>DA-AT-A2002</td><td>C</td><td>Building T Elevations</td><td>12/11/2020</td></tr><tr><td>DA-AT-A2011</td><td>C</td><td>Building T Sections</td><td>12/11/2020</td></tr><tr><td>DA-BX-A0010</td><td>D</td><td>Existing Site Plan</td><td>11/03/2020</td></tr><tr><td>DA-BX-A0021</td><td>A</td><td>Site Demolition Plan</td><td>11/03/2020</td></tr><tr><td>DA-BX-A0030</td><td>H</td><td>Site Plan Proposed (Final)</td><td>20/11/2020</td></tr><tr><td>DA-BX-A0042</td><td>F</td><td>SSDA - Lower Ground Floor 2</td><td>12/11/2020</td></tr><tr><td>DA-BX-A0043</td><td>F</td><td>SSDA - Lower Ground Floor 1</td><td>12/11/2020</td></tr><tr><td>DA-BX-A0044</td><td>F</td><td>SSDA - Ground Floor</td><td>12/11/2020</td></tr><tr><td>DA-BX-A0045</td><td>F</td><td>SSDA - Level 1</td><td>20/11/2020</td></tr></table> <table><tr><td>DA-BX-A0046</td><td>F</td><td>SSDA - Level 2</td><td>20/11/2020</td></tr><tr><td>DA-BX-A0047</td><td>F</td><td>SSDA - Level 3</td><td>20/11/2020</td></tr><tr><td>DA-BX-A0048</td><td>F</td><td>SSDA - Level 4</td><td>20/11/2020</td></tr><tr><td>DA-BX-A0049</td><td>G</td><td>SSDA - Roof</td><td>20/11/2020</td></tr><tr><td>DA-BX-A2000</td><td>H</td><td>Street Elevations</td><td>20/11/2020</td></tr><tr><td>DA-BX-A2010</td><td>E</td><td>Site Sections</td><td>12/11/2020</td></tr><tr><td>DA-BG-A2002</td><td>C</td><td>Building G - Elevations</td><td>1/10/2020</td></tr><tr><td>DA-BG-A2011</td><td>C</td><td>Building G - Sections</td><td>1/10/2020</td></tr><tr><td>DA-BP-A1113</td><td>D</td><td>Building P1 + P2 Elevations</td><td>1/10/2020</td></tr><tr><td>DA-BP-A1114</td><td>D</td><td>Building P1 + P2 Elevations</td><td>1/10/2020</td></tr><tr><td>DA-BP-A1115</td><td>D</td><td>Building P1 + P2 Elevations</td><td>1/10/2020</td></tr><tr><td>DA-BP-A1116</td><td>D</td><td>Building P1 + P2 Sections</td><td>1/10/2020</td></tr></table>	Architectural drawings prepared by Architectus				Dwg No.	Rev	Name of Plan	Date	DA-AX-A0010	E	SSDA - Existing Site Plan	27/02/2020	DA-AX-A0032	E	SSDA - Proposed Site Plan	12/11/2020	DA-AX-A0050	E	SSDA - Lower Ground 2	12/11/2020	DA-AX-A0051	E	SSDA - Lower Ground 1	12/11/2020	DA-AX-A0052	E	SSDA - Ground Floor	12/11/2020	DA-AX-A0053	E	SSDA - Level 1	12/11/2020	DA-AX-A0054	E	SSDA - Level 2	12/11/2020	DA-AX-A0055	D	SSDA - Level 3	12/11/2020	DA-AX-A2000	E	Centennial Avenue - Street Elevations	12/11/2020	DA-AX-A2010	D	Centennial Avenue - Site Sections	12/11/2020	DA-AX-A2011	D	Centennial Avenue - Site Sections	12/11/2020	DA-AQ-A2000	D	Building Q – Elevations – Sheet 1	12/11/2020	DA-AQ-A2001	D	Building Q – Elevations – Sheet 2	12/11/2020	DA-AQ-A2100	C	Building Q – Sections – Sheet 1	12/11/2020	DA-AQ-A2101	C	Building Q – Sections – Sheet 2	12/11/2020	DA-AS-A2000	E	Building S - Elevations - Sheet 1	12/11/2020	DA-AS-A2001	E	Building S - Elevations - Sheet 2	12/11/2020	DA-AS-A2100	D	Building S - Section A - Sheet 1	12/11/2020	DA-AS-A2101	D	Building S - Section B & C - Sheet 2	12/11/2020	DA-AT-A2002	C	Building T Elevations	12/11/2020	DA-AT-A2011	C	Building T Sections	12/11/2020	DA-BX-A0010	D	Existing Site Plan	11/03/2020	DA-BX-A0021	A	Site Demolition Plan	11/03/2020	DA-BX-A0030	H	Site Plan Proposed (Final)	20/11/2020	DA-BX-A0042	F	SSDA - Lower Ground Floor 2	12/11/2020	DA-BX-A0043	F	SSDA - Lower Ground Floor 1	12/11/2020	DA-BX-A0044	F	SSDA - Ground Floor	12/11/2020	DA-BX-A0045	F	SSDA - Level 1	20/11/2020	DA-BX-A0046	F	SSDA - Level 2	20/11/2020	DA-BX-A0047	F	SSDA - Level 3	20/11/2020	DA-BX-A0048	F	SSDA - Level 4	20/11/2020	DA-BX-A0049	G	SSDA - Roof	20/11/2020	DA-BX-A2000	H	Street Elevations	20/11/2020	DA-BX-A2010	E	Site Sections	12/11/2020	DA-BG-A2002	C	Building G - Elevations	1/10/2020	DA-BG-A2011	C	Building G - Sections	1/10/2020	DA-BP-A1113	D	Building P1 + P2 Elevations	1/10/2020	DA-BP-A1114	D	Building P1 + P2 Elevations	1/10/2020	DA-BP-A1115	D	Building P1 + P2 Elevations	1/10/2020	DA-BP-A1116	D	Building P1 + P2 Sections	1/10/2020	Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)			
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Materials</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1002</td><td>P3</td><td>Surface Finishes and Materials</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1003</td><td>P3</td><td>Surface Finishes and Materials</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1004</td><td>P3</td><td>Surface Finishes and Materials</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1301</td><td>P3</td><td>Grading Plan</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1302</td><td>P3</td><td>Grading Plan</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1303</td><td>P3</td><td>Grading Plan</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1304</td><td>P3</td><td>Grading Plan</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1501</td><td>P3</td><td>Planting Plan</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1502</td><td>P3</td><td>Planting Plan</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1503</td><td>P3</td><td>Planting Plan</td><td>11/11/2020</td></tr><tr><td>SD-AX-L1504</td><td>P3</td><td>Planting 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SD-AX-L1002	P3	Surface Finishes and Materials	11/11/2020																																																																																																																																																																																
SD-AX-L1003	P3	Surface Finishes and Materials	11/11/2020																																																																																																																																																																																
SD-AX-L1004	P3	Surface Finishes and Materials	11/11/2020																																																																																																																																																																																
SD-AX-L1301	P3	Grading Plan	11/11/2020																																																																																																																																																																																
SD-AX-L1302	P3	Grading Plan	11/11/2020																																																																																																																																																																																
SD-AX-L1303	P3	Grading Plan	11/11/2020																																																																																																																																																																																
SD-AX-L1304	P3	Grading Plan	11/11/2020																																																																																																																																																																																
SD-AX-L1501	P3	Planting Plan	11/11/2020																																																																																																																																																																																
SD-AX-L1502	P3	Planting Plan	11/11/2020																																																																																																																																																																																
SD-AX-L1503	P3	Planting Plan	11/11/2020																																																																																																																																																																																
SD-AX-L1504	P3	Planting Plan	11/11/2020																																																																																																																																																																																
SD-AX-L1701	P3	Fencing & Gates Plan	20/11/2020																																																																																																																																																																																
SD-AX-L2000	P3	Sections & Elevations	11/11/2020																																																																																																																																																																																
SD-AX-L2001	P3	Sections & Elevations	11/11/2020																																																																																																																																																																																
SD-AX-L2002	P3	Sections & Elevations	11/11/2020																																																																																																																																																																																
SD-BX-L0500	P4	Tree Retention & Removal Plan	20/11/2020																																																																																																																																																																																
SD-BX-L1001	P4	Surface Finishes Lower Ground 2	11/11/2020																																																																																																																																																																																
SD-BX-L1002	P4	Surface Finishes and Finishes Lower Ground 1	11/11/2020																																																																																																																																																																																
SD-BX-L1003	P5	Surface Finishes and Materials Upper Ground	20/11/2020																																																																																																																																																																																
SD-BX-L1004	P1	Surface Finishes and Materials – Building P2 L4	11/11/2020																																																																																																																																																																																
SD-BX-L1301	P4	Grading Plan Lower Ground LG2	11/11/2020																																																																																																																																																																																
SD-BX-L1302	P4	Grading Plan Lower Ground LG1	11/11/2020																																																																																																																																																																																
SD-BX-L1303	P5	Grading Plan Upper Ground	20/11/2020																																																																																																																																																																																
SD-BX-L1304	P1	Grading Plan Building P2 – Level 4	11/11/2020																																																																																																																																																																																
SD-BX-L1501	P4	Planting Plan Lower Ground LG2	11/11/2020																																																																																																																																																																																
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SD-BX-L2001	P3	Sections & Elevations	11/11/2020																																																																																																																																																																																
DA-6000	A	Sections & Elevations Building P1	17/09/2020																																																																																																																																																																																
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>a) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	Interview with auditees 17/03/22	The auditees are not aware of any directions from the Planning Secretary.	NT	All	Throughout	Applies to all stages																																																																																																																																																																												
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	-	Noted. This audit assesses compliance with the conditions in the	NT	All	Throughout	Applies to all stages																																																																																																																																																																												

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	the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		first instance. No inconsistencies identified.				
Limits on Consent							
A5	This consent lapses five years after the date of consent unless work is physically commenced.	SINSW Submission of Notification of Commencement, 02/07/2021	SINSW notified DPIE of revised date for commencement of construction works on site, 02/07/2021	C	All	Throughout	Applies to all stages
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 inspection 17/03/22</p> <p>Crown Certificate 21000290 / 1, MBC Group, 18/06/21 (CC1 - Demolition of existing buildings, Inground Services & Substructure for Building P1/P2, Carpark/Sports Court, and Building G including site earthworks)</p> <p>Crown Certificate 21000289 / 1, MBC Group, 18/06/21 (CC1 - Inground Services and Substructure for Building S, Q and T including site earthworks).</p> <p>Crown Certificate 2100073 / 2 MBC, 11/02/22 (covers HS structure and façade for building S, Q and T).</p> <p>MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance.</p> <p>MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance.</p> <p>Crown Certificate 21000733 / 2, MBC Group, 11/02/22 (CC2 - Structure & Facade for Building S, Q and T).</p> <p>Crown Certificate 21000290 / 3, MBC Group, 31/01/22 (CC3 - Landscaping adjacent to Building V carpark)</p> <p>Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)</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 (sighted. No issues) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons at venues (not relevant for construction) - shoring and adjoining properties (no excavation below the base of adjoining buildings). 	C	All	Throughout	Applies to all stages
Planning Secretary as Moderator							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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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 17/03/22	No disputes have been identified.	NT	All	Throughout	Applies to all stages
Evidence of Consultation							
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Refer to evidence sighted for CoCs A24, B1 – B3, B12, B20, B21, B23, B33, B37, C25, C27, C28, C29, C48, D18, E1, E3, E17	Evidence of consultation was available or not triggered at the time of the Independent Audit. Consultation presented the outcomes, matters resolved and unresolved. No ongoing disagreements have been identified, noting however the alleged incidents from Council (refer A24) and the operational stormwater management system (refer C25).	C	All	Throughout	Applies to all stages
Staging							
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation) unless otherwise approved by the Planning Secretary. <i>Note: Works may commence upon the Planning Secretary's approval of a Staging Report and satisfaction of all relevant conditions.</i>	DPIE letter of approval of Staging Report, 11/06/21 Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	DPIE approved the Staging Report on 11/06/21. The Staging Report was prepared and addresses the requirements of this condition. An updated Staging Report was prepared and approved by the Department in December 2021.	C	All	Throughout	All pre-commencement/pre-construction SSDA conditions will be satisfied prior to commencement of construction works. Only staged operation is proposed
A10	A Staging Report prepared in accordance with condition A9 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. 	DPIE letter of approval of Staging Report, 11/06/21 Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	The Staging Report was prepared and addresses the requirements of this condition. Note construction not staged. An updated Staging Report was prepared and approved by the Department in December 2021.	C	All	Throughout	All pre-commencement/pre-construction SSDA conditions will be satisfied prior to commencement of construction works. Only staged operation is proposed

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>DPIE letter of approval of Staging Report, 11/06/21</p> <p>Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21</p> <p>Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).</p>	<p>The Staging Report was prepared and addresses the requirements of this condition. Note construction not staged.</p> <p>An updated Staging Report was prepared and approved by the Department in December 2021.</p>	C	All	Throughout	Applies to all 9 stages
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	<p>DPIE letter of approval of Staging Report, 11/06/21</p> <p>Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21</p> <p>Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).</p>	<p>The Staging Report was prepared and addresses the requirements of this condition. Note construction not staged.</p> <p>An updated Staging Report was prepared and approved by the Department in December 2021.</p>	C	All	Throughout	Applies to all 9 stages
Staging, Combining and Updating Strategies, Plans or Programs							
A13	<p>The Applicant may:</p> <ul style="list-style-type: none"> a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development) 	Interview with auditees 17/03/22	There has been no staging, combining or updating of Strategies, Plans or Programs.	NT	All	Throughout	See specific strategy, plans or programs for detail
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with auditees 17/03/22	There has been no staging, combining or updating of Strategies, Plans or Programs.	NT	All	Throughout	See specific strategy, plans or programs for detail
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 17/03/22	There has been no staging, combining or updating of Strategies, Plans or Programs.	NT	All	Throughout	See specific strategy, plans or programs for detail

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview with auditees 17/03/22	There has been no staging, combining or updating of Strategies, Plans or Programs.	NT	All	Throughout	See specific strategy, plans or programs for detail
Structural Adequacy							
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Crown Certificate 21000290 / 1, MBC Group, 18/06/21 (CC1 - Demolition of existing buildings, Inground Services & Substructure for Building P1/P2, Carpark/Sports Court, and Building G including site earthworks) Crown Certificate 21000289 / 1, MBC Group, 18/06/21 (CC1 - Inground Services and Substructure for Building S, Q and T including site earthworks). MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance. MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance. Crown Certificate 21000733 / 2, MBC Group, 11/02/22 (CC2 - Structure & Facade for Building S, Q and T). Crown Certificate 21000290 / 3, MBC Group, 31/01/22 (CC3 - Landscaping adjacent to Building V carpark) Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	The certifier has verified that design compliance has been achieved for the works.	C	All	Throughout	Applies to all stages
External Walls and Cladding							
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA	Crown Certificate 21000290 / 1, MBC Group, 18/06/21 (CC1 - Demolition of existing buildings, Inground Services & Substructure for Building P1/P2, Carpark/Sports Court, and Building G including site earthworks) Crown Certificate 21000289 / 1, MBC Group, 18/06/21 (CC1 - Inground Services and Substructure for Building S, Q and T including site earthworks)	External walls and cladding have been verified as being compliant on the High School. The works have yet to commence. The Public School external walls and cladding design approval is pending. The works have yet to commence.	NT	All	Throughout	Applies to all stages

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		Crown Certificate 2100073 / 2 MBC, 11/02/22 (covers HS structure and façade for building S, Q and T). Site inspection 17/03/22					
Applicability of Guidelines							
A19	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	All	Throughout	Applies to all stages
A20	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 17/03/22	No notices received from Planning Secretary to date	NT	All	Throughout	Applies to all stages
Monitoring and Environmental Audits							
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Part 9, Div 9.4 of the EPA&A Evidence referred to elsewhere in this Audit Table. Noise and Vibration Monitoring Reports, October 21 – February 22, Pulse White Noise. Asbestos air monitoring results, Tetra Tech (daily)	The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained. The noise and asbestos in air monitoring reports refer to the correct standards and guidelines. Results are reported against the criteria. This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.	C	All	Throughout	Applies to all stages
Access to Information							
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: i. the documents referred to in condition A2 of this consent; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent;	https://www.schoolinfrastructure.nsw.gov.au/projects/c/chatswood-public-school-chatswood-high-school-upgrades.html	The website contains: i. the documents referred to A2 ii. all current statutory approvals for the development (i.e.: this SSD) iii. the stamped plans and the B25 CWTS. iv. *Note: reporting on the environmental performance has not yet been uploaded as construction only recently commenced and it is not	C	All	Pre-construction + operation	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.		required by the plans and programs under the consent. v. Project and work updates vi. contact details vii. the complaints register viii. *Note: This is the first independent audit. Publication occurs after the submission of the report. ix. *Note: The auditor is not aware of any other matters specified by the Department which require publication The information is up to date.				
Compliance							
A23	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.	CEMP distribution to contractors 16/03/22 CPS weekly subcontractor meeting minutes 07/03/22 Hammertech meeting register current to 17/03/22 Hammertech inspection register current to 17/03/22 Site inspection 17/03/22 Project induction Rev 6 Veyor delivery driver booking system (online) Delivery driver induction form	The CEMP has been distributed to all workers directing them to read, understand and comply with the document. The weekly subcontractor meetings cover off compliance requirements as relevant to works being undertaken. Pre-starts and toolbox talks are completed daily and weekly as defined by the CEMP. Inspections records are completed almost daily, with environmental inspections occurring at least weekly. The induction includes information on tree protection, erosion and sediment control, unexpected finds, dust, incident management, truck management including haul roads and access, pedestrian interface and legislative requirements. Delivery drivers are required to complete a truncated 'delivery driver induction' prior to arrival. The Veyor booking system enables booking of deliveries by drivers online. It fixes the delivery time and location. These align with the consent and CTPMSP.	C	All	Throughout	Applies to all stages

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					Stage	Applicable phase	Staging Justification / comment
Incident Notification, Reporting and Response							
A24	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Hammertech incident register module current to 16/03/22 Interview with auditees 17/03/22 Council infringement notices 3193325915, 3193352059 & 3193352040 Letter RCC to Council, 23/02/22 (RCC contesting dirty water breach). Email, Council to RCC, 28/02/22 (response to RCC email contesting the breach).	No notifiable incidents have been recorded by the auditees. Observation: Council alleged pollution of water incidents on three events (08/01/22, 04/02/22 (x2)). Investigations were completed and the auditees state that the discharge was coming from the operational school and not from any Project assets. The latest correspondence from Council sighted by the Auditor indicates that the breach notices are on hold. The Auditor inspected the external boundary of the area of concern (internal area does not form part of the Project) during the audit, and cannot confirm whether the discharge would have arisen from Project works or the operational school (or both).	NT	All	Throughout	Applies to all stages
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Hammertech incident register module current to 16/03/22 Interview with auditees 17/03/22	No incidents have been recorded by the Project.	NT	All	Throughout	Applies to all stages
Non-Compliance Notification							
A26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Interview with auditees 17/03/22 Letter SINISW to DPE, 26/10/21 (notification of non-compliance with C25). Letter SINISW to DPE 09/02/22 (notification of non-compliance with D1)	The Project notified a non-compliance with C25 on 26/10/21 in accordance with conditions A26/A27. The Project notified a non-compliance with D1 on 09/02/22 in accordance with conditions A26/A27.	C	All	Throughout	Applies to all stages
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees 17/03/22 Letter SINISW to DPE, 26/10/21 (notification of non-compliance with C25). Letter SINISW to DPE 09/02/22 (notification of non-compliance with D1)	The Project notified a non-compliance with C25 on 26/10/21 in accordance with conditions A26/A27. The Project notified a non-compliance with D1 on 09/02/22 in accordance with conditions A26/A27.	C	All	Throughout	Applies to all stages
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Hammertech incident register module current to 16/03/22 Interview with auditees 17/03/22	The Project has not identified or reported any incidents. The non-compliances identified were reported.	C	All	Throughout	Applies to all stages

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Revision of Strategies, Plans and Programs							
A29	<p>Within three months of:</p> <p>a) the submission of a compliance report under condition A32;</p> <p>b) the submission of an incident report under condition A25;</p> <p>c) the submission of an Independent Audit under condition C41 or C42;</p> <p>d) the approval of any modification of the conditions of this consent; or</p> <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>	<p>https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements</p> <p>Hammertech incident register module current to 16/03/22</p> <p>DPE post approval portal lodgement 17/11/21 (submission of first Independent Audit and Response).</p> <p>https://www.planningportal.nsw.gov.au/major-projects/project/10561</p> <p>Email RCC to Certifier, 28/03/22 (submission of updated CEMP)</p> <p>DPE post approval portal lodgement, 29/11/21</p>	<p>Compliance Reports are not required during construction.</p> <p>The Project has not identified any incidents.</p> <p>The first Audit was submitted on 17/11/21</p> <p>The consent has not been modified.</p> <p>Non-compliance: The CEMP was reviewed and updated within three months of the submission of the first Independent Audit and submitted to the Department on 29/11/21. However notification and submission was not provided to the Certifier until 28/03/22 (after three months).</p>	NC	All	Throughout	Applies to all stages
A30	<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 previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for approval and information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Email RCC to Certifier, 28/03/22 (submission of updated CEMP)</p> <p>DPE post approval portal lodgement, 29/11/21</p>	<p>Non-compliance: The CEMP was reviewed and updated and submitted to the Department on 29/11/21. However submission was not provided to the Certifier until 28/03/22 which is beyond 6 weeks of the review).</p>	NC	All	Throughout	Applies to all stages
Compliance Reporting							
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<p>https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements</p>	Compliance Reports are not required during construction.	NT	All	Operation	Applies to all stages
A32	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>https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements</p>	Compliance Reports are not required during construction.	NT	All	Operation	Applies to all stages
A33	The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary	<p>https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements</p>	Compliance Reports are not required during construction.	NT	All	Operation	Applies to all stages

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A34	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.	https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements	Compliance Reports are not required during construction.	NT	All	Operation	Applies to all stages
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION							
Improvements to Public School Residential Boundary Interface							
B1	Prior to the commencement of construction of Buildings P1 and P2, the Applicant must: <ul style="list-style-type: none"> a) consult with the landowners of 1 James Street, 2 James Street, 1 Jenkins Street and 3 Jenkins Street, Chatswood about providing improvements to their private open space in order to mitigate any visual impacts from the new buildings; and b) if the relevant landowner/s agrees for improvement works to be carried out on their property, the Applicant must prepare landscape plans including ongoing maintenance instructions prepared by a suitably qualified person; and c) document the consultation strategy with the subject landowners in the Community Communication Strategy required under condition B14 	SINSW Letter to DPIE regarding consultation with landowners, 30/04/2021 Community Communication Strategy, SINSW, 26/03/2021 DPIE Letter regarding CoC B1, B2, B3, 17/06/2021	SINSW Letter complies with CoC B1 (a) CoC B1 (b) is not triggered. The Community Consultation Strategy was prepared and addresses CoC B1 (c)	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Relevant landowner/s did not request/agree to improvement works being carried out on their property under Condition B1(a)
B2	The improvement works detailed in condition B1 are limited to feasible and reasonable landscaping and fencing. Costs associated with providing these improvement works are to be borne by the Applicant. The landowner/s are responsible for any ongoing maintenance requirements (including any ongoing maintenance costs) of the improvement works.	SINSW Letter to DPIE regarding consultation with landowners, 30/04/2021 DPIE Letter regarding CoC B1, B2, B3, 17/06/2021	SINSW Letter to DPIE, CoC B2 is not triggered.	NT	All	Throughout	Condition is not triggered as relevant landowner/s did not request/agree to improvement works being carried out on their property under Condition B1(a)
B3	Prior to the occupation of Buildings P1 and P2, the Applicant must submit evidence that condition B1 has been complied with to the Planning Secretary for approval	SINSW Letter to DPIE regarding consultation with landowners, 30/04/2021 DPIE Letter regarding CoC B1, B2, B3, 17/06/2021	DPIE Letter acknowledged the compliance with B1.	C	NA	Pre-Construction	Evidence that Conditions B1a and B1c have been satisfied to be provided prior to occupation of Buildings P1 and P2. Condition B1(b) has not been triggered to evidence cannot be submitted.
Notification of Commencement							
B4	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.	SINSW Submission of Notification of Commencement, 12/05/2021, and 02/07/2021	SINSW notified DPIE of commencement of construction on 12/05/21 which was more than 48 hours prior to actual commencement revised date for commencement of	C	All	Pre-Construction & Pre-Operation	All stages operation and occupation dates to be notified to DPIE as per Condition D1.

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			construction works on site was 25/06/21).				
B5	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.	Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 09/06/2021 DPIE letter of approval of Staging Report, 11/06/21 SINSW Submission of Notification of Commencement, 12/05/2021, and 02/07/2021 DPIE post approval portal lodgement record 13/05/21	SINSW notified DPIE of commencement of construction on 12/05/21 which was more than 48 hours prior to actual commencement revised date for commencement of construction works on site was 25/06/21) Refer non-compliance with D1.	C	All	Pre-Construction & Pre- Operation	All stages operation and occupation dates to be notified to DPIE as per Condition D1.
Certified Drawings							
B6	Prior to the commencement of construction (excluding earthworks and demolition), the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	Design compliance certificate SCP engineers, 27/07/21 MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance. MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance.	The structural engineer's statement affirms that the structural drawings comply with the relevant standards and the BCA, and the consent. The Certifier has verified this and confirmed compliance.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development unless a modification or management plan review is required
External materials and finishes							
B7	Prior to the commencement of construction (excluding earthworks and demolition), a schedule of external materials and finishes of all new buildings must be submitted to the Certifier and comply with the following: a) all external materials colours and finishes are to be predominantly neutral, recessive colours appropriate to the character of the area and compatible with the heritage listed items within the site and in the vicinity; and b) all external building materials and finishes must reflect the appearance of the buildings shown in the renders included in the renders of Appendix 2 of the EIS and Attachment 2 of the Response to Submissions.	B7 Design Certificate, Architectus, 01/03/21 X-AR-W-SCH-9500: T-Schedule, Architectus, 16/12/20 MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance. MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance.	The Architect has affirmed compliance with this condition. The Certifier has verified this and confirmed compliance.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
External Walls and Cladding							
B8	Prior to the installation of external walls and cladding, 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	B8 Design Certificate, Architectus, 01/03/21 MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance. MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance.	The Architect has affirmed compliance with this condition. External walls and cladding have been verified as being compliant on the High School. The works have yet to commence.	NT	NA	Prior to installation of external walls and cladding	To be satisfied prior to installation of external walls and cladding. Submitted document will address entire development.

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		Crown Certificate 2100073 / 2 MBC, 11/02/22 (covers HS structure and façade for building S, Q and T). Site inspection 17/03/22	The Public School external walls and cladding design approval is pending. The works have yet to commence.				
Heritage Photographic Survey							
B9	Prior to commencement of construction, a photographic survey of the Chatswood Primary School is to be lodged with Council for its historical archives. The photographic survey is to be submitted in a report format, and must include: <ul style="list-style-type: none"> a) a front cover marked with: <ul style="list-style-type: none"> i. the name/location of the property; ii. the date of the survey; and iii. the name of the company or persons responsible for the survey. b) a layout plan of the existing buildings and site which identifies rooms and features shown in the photographs. c) photographs of the interior, exterior, grounds and a streetscape view of the buildings, labelled to indicate their location in relation to the layout plan. Photographic records of each elevation, each room and any architectural/ decorative features or finishes are to be included. Where colour is a feature of the building (for example, the building features stained glass, leadlight or polychrome brickwork), additional colour photographs are to be included in the photographic survey report. 	Stamped Council lodgement record, 30/03/21 Photographic Archival Reporting, Chatswood Public School, Heritage 21, March 2021.	The Archival Report has been prepared and contains the information required by this condition. The Report was submitted to Council on 30/03/21.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
B10	Prior to the commencement of construction, documentary evidence from the Applicant confirming lodgement of the heritage photographic survey to Council is to be provided to the Certifier.	Stamped Council lodgement record, 30/03/21 MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance. MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance.	The Certifier has confirmed compliance with this condition.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
Internal Noise Levels and Ventilation							
B11	Prior to commencement of construction (excluding earthworks and demolition), the Applicant must provide evidence to the Certifier that the proposed building design: <ul style="list-style-type: none"> a) complies with specified internal noise criteria and recommended acoustic attenuation measures contained in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A), dated 10 March 2020 and prepared by Day Design with certification provided by a suitably qualified acoustic consultant; b) incorporates the installation of air conditioning systems with fresh air supply to classrooms that require doors and windows to be closed to achieve the internal noise criteria; and c) certification by a suitably qualified person that all mechanical ventilation and exhaust systems comply with the National Construction Code including: 	B11a) Design Compliance Statement, Acoustic Logic, 18/01/21 B11a) Acoustic Certification, Pulse White Noise, 13/08/21 B11b) and c) Design Compliance Statement, JHA, 23/02/21 MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance. MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance.	Design Compliance Statements have been prepared by suitably qualified persons for this condition. The Certifier has provided acceptance.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development

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	i. AS1668.1, AS1668.2 and AS3666.1 as applicable, and/or ii. an alternative solution using an appropriate assessment method						
Protection of Public Infrastructure							
B12	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. 	B12c) and B13 Dilapidation Report, Chatswood Education Precinct - SSD9483, issue 5, Rappoport, 22/04/21 B12c) and B13 -Dilapidation Report - Public Infrastructure & Council Assets, issue 3, Rappoport, 22/04/21 Email RCC to Council, 26/04/21 (submission of B12b) and B13). Email Jemena to RCC, 26/04/21 (B12a)) Sydney Water Sec 73 Certificate, 24/11/20 (High School) Sydney Water Sec 73 Certificate, 26/11/20 (Public School) Sydney Water Statement of Pressure and Flow, 07/10/20 (High School) Sydney Water Statement of Pressure and Flow, 06/10/20 (Public School) Electrical design certification, Ausgrid, 14/06/19 MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance SINSW Dilapidation Report Letter, 30/04/2021	Consultation has been undertaken with potentially affected service providers and Council. Dilapidation reports have been prepared, with copies submitted to the Certifier, Council and Department.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
Pre-construction Dilapidation Report							
B13	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, retaining walls, heritage items and Council assets that are likely to be impacted by the proposed works	B12c) and B13 -Dilapidation Report - Public Infrastructure & Council Assets, issue 3, Rappoport, 22/04/21 B12c) and B13 Dilapidation Report, Chatswood Education Precinct - SSD9483, issue 5, Rappoport, 22/04/21 B13 Dilapidation Report, Adjoining Private Properties, Retaining Walls & Heritage Items, Chatswood Education	Pre-commencement dilapidation reports, covering adjoining private properties, retaining walls, heritage items and Council assets were prepared and submitted to the Council and the Certifier prior to construction.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development

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		<p>Precinct -SSD9483, issue 3, Rappoport, 22/04/21</p> <p>Email RCC to Council, 26/04/21 (submission of B12b) and B13).</p> <p>MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance</p> <p>MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance</p>					
Community Communication Strategy							
B14	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> a) identify people to be consulted during the design and construction phase b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development. c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: <ul style="list-style-type: none"> i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. (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>Community Communication Strategy, SINSW, 26/03/2021</p> <p>DPIE post approval portal lodgement record, 19/04/21</p> <p>Letter SINSW to DPIE, 30/04/21</p>	The Community Consultation Strategy was prepared and addresses the requirements of this condition. It was submitted to the Department prior to construction.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
Ecologically Sustainable Development							
B15	<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>Green Star rating with the Green Building Council Australia registration, 15/04/21 (Primary School Building P1, P2 and G)</p> <p>Green Star rating with the Green Building Council Australia registration, 15/04/21 (High School Building S, Q & T)</p> <p>MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance</p>	4-star Green Star Registration has occurred, and the Certifier has provided acceptance.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development

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		MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance					
Outdoor lighting							
B16	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 158.3.1:2005 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.	B16 Certificates of Design (both High School and Public School), JHA, 22/01/21 MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance	The electrical engineer affirmed compliance with this condition's requirements. The Certifier provided acceptance.	C	NA	Prior to lighting installation	To be satisfied prior to lighting installation. Submitted document will address entire development
Demolition							
B17	Prior to the commencement of demolition, 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	Demolition Work Plan, Ace Civil Pty Ltd, 17/06/2021 SINSW Letter of submission to the Planning Secretary for information, 23/06/2021	The Demolition Work Plan was prepared and addressed the requirements of this condition. SINSW Letter stated documents had been reviewed and submitted to the Planning Secretary for Information.	C	NA	Prior to demolition	To be satisfied prior to commencement of demolition. Submitted document will address entire development
Environmental Management Plan Requirements							
B18	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Note:</i> <i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</i> <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	Construction Environmental Management Plan, RCC, 03/03/22 (CEMP)	The CEMP was prepared and addresses the requirements of this condition. The CEMP and listed sub-plans were submitted to the Certifier and Department. Refer to Independent Audit No. 1 with respect to the adequacy of content requirements of the document.	C	All	Throughout	All stages
Construction Environmental Management Plan							
B19	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 for information. The CEMP must include, but not be limited to, the following: g) Details of: vi. hours of work; vii. 24-hour contact details of site manager; viii. management of dust and odour to protect the amenity of the neighbourhood;	Construction Environmental Management Plan, RCC, 03/03/22 (CEMP) Construction Traffic and Pedestrian Management Sub-Plan, TPP, 20/04/2021 (CTPMSP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP)	The CEMP was prepared and addresses the requirements of this condition. The CEMP and listed sub-plans were submitted to the Certifier and Department. Refer to Independent Audit No. 1 with respect to the adequacy of content requirements of the document.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines

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	<ul style="list-style-type: none"> ix. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; x. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B14 h) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; j) Construction Traffic and Pedestrian Management Sub-Plan (see condition B20); k) Construction Noise and Vibration Management Sub-Plan (see condition B21); and l) Construction Soil and Water Management Sub-Plan (see condition B23). 	<p>Construction Soil and Water Management Sub-Plan, SCP, 20/04/2021 (CSWMSP)</p> <p>B19, B20, B21, B23 DPIE post approval portal lodgement record, 08/06/21</p> <p>MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance</p> <p>MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance</p>					
B20	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail heavy vehicle routes, access and parking arrangements; e) implement a public information campaign to inform the community of any road changes well in advance of the changes; f) confine temporary road closures to weekends and off-peak hour times; g) prior to implementation of any road closure during construction, Council must be advised of these changes and a Traffic Control Plan must be submitted to Council for approval; h) a Traffic Control Plan must include times and dates of changes, signage, road markings and any temporary traffic control measures; and i) construction access from the Pacific Highway is not permitted unless otherwise approved by TfNSW. j) a construction zone is not permitted on the Pacific Highway unless otherwise approved by TfNSW. 	<p>Construction Traffic and Pedestrian Management Sub-Plan, TTPP, 20/04/2021 and v09 29/09/21 (CTPMSP)</p> <p>TfNSW Construction Traffic Management Approval, 26/04/21 (approval of the CTPMSP)</p>	The CTPMSP was prepared and addresses most of the requirements of this condition. Refer to Independent Audit No. 1 with respect to the adequacy of content requirements of the document.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines
B21	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); 	<p>Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP)</p> <p>Consultation letter, March 2021</p>	The CNVMSP was prepared and addresses the requirements of this condition. Refer to Independent Audit No. 1 with respect to the adequacy of content requirements of the document.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines

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	<ul style="list-style-type: none"> c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B21(d); f) include a complaints management system that would be implemented for the duration of the construction; and g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B18 						
B22	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; b) information regarding the recycling and disposal locations; and c) confirmation of the contamination status of the development areas of the site based on the validation results. 	Construction Waste Management Plan, RCC, 17/06/21	The CWMSP has been prepared and it captures the required information. Refer to Independent Audit No. 1 with respect to the adequacy of content requirements of the document.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines
B23	<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) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; d) provide a plan of how all construction works will be managed in a wet-weather 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 and 1 in 100- year ARI 	Construction Soil and Water Management Sub-Plan, SCP, 20/04/2021 (CSWMSP) Email Council to RCC 13/04/21	The CSWMSP was prepared and addresses the requirements of this condition. Refer to Independent Audit No. 1 with respect to the adequacy of content requirements of the document.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines
B24	<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. 	Construction Traffic and Pedestrian Management Sub-Plan, TPP, 20/04/2021 (CTPMSP)	Presented in Section 4.9 and Appendix F.	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines

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					Stage	Applicable phase	Staging Justification / comment
Construction and Staff Parking							
B25	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker and Staff Transportation Strategy to the Planning Secretary for approval. A copy of the Strategy must be provided to the Certifier for information. The Construction Worker and Staff Transportation Strategy must:</p> <p>a) detail the provision of sufficient accessible parking facilities for school staff;</p> <p>b) include details of other travel arrangements for school staff and construction workers in order to minimise demand for parking in nearby public and residential streets;</p> <p>c) include measures to prevent construction workers and school staff from parking on the surrounding streets;</p> <p>d) include details of on-site secure tool storage facilities for overnight use by construction workers at Chatswood Public School and Chatswood High School;</p> <p>e) include a Complaint Management System for surrounding residents to report issues with school staff and/or construction workers using the local surrounding roads for parking and associated impacts on the availability of on-street parking for residents and visitors. The Complaint Management System must include a Complaints Register to be maintained recording information on all complaints received about construction worker and school staff parking and associated impacts on on-street car parking availability. The Complaint Management System must:</p> <p>i. include:</p> <p>1. • a 24 hour toll-free telephone number for the registration of complaints;</p> <p>2. • a postal and email address to which written complaints and enquiries may be sent;</p> <p>3. • process of resolving complaints;</p> <p>4. • a mechanism for community members to make enquiries in common community languages in the area; and</p> <p>ii. record the number of complaints received, nature of the complaints and how the complaint was resolved.</p>	<p>Construction Worker and Staff Transportation Strategy, TTPP, 08/03/21 (CWSTS)</p> <p>SINSW letter of approval of CWSTS, 16/04/2021.</p> <p>DPIE letter of approval of CWSTS, 13/05/21</p>	<p>The CWSTS was prepared and addresses the requirements of this condition. SINSW approved the CWSTS on 16/04/2021.</p> <p>DPIE approved the CWSTS on 13/05/21</p>	C	NA	Pre-Construction	To be satisfied prior to commencement of construction
Operation Noise – Design of Mechanical Plant and Equipment							
B26	<p>Prior to installation of mechanical plant and equipment:</p> <p>a) a detailed assessment of mechanical plant and equipment must be undertaken by a suitably qualified person demonstrating compliance with the noise criteria as recommended in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design; and</p> <p>b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the</p>	<p>Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21</p> <p>Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).</p> <p>Site inspection 17/03/22</p>	<p>Mechanical plant and equipment have yet to be installed.</p>	NT	NA	Prior to installation of mechanical plant and equipment	To be satisfied prior to installation of mechanical plant and equipment

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report														
					Stage	Applicable phase	Staging Justification / comment												
	noise criteria identified in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design																		
Biodiversity																			
B27	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, BCF, 03/05/21	Payment of \$37,937.68 into the trust was made prior to construction.	C	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
B28	The requirement to retire credits in condition B27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, BCF, 03/05/21	Payment of \$37,937.68 into the trust was made prior to construction.	C	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
B29	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B27 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values. <div><table><tr><th>A PCT as specified below</th><th>Ancillary code</th><th>Number of Credits</th><th>IBRA subregion</th></tr><tr><td>PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion</td><td>Weedy</td><td>1</td><td>Cumberland</td></tr><tr><td>PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion</td><td>Planted native</td><td>5</td><td>Cumberland</td></tr></table></div>	A PCT as specified below	Ancillary code	Number of Credits	IBRA subregion	PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Weedy	1	Cumberland	PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Planted native	5	Cumberland	SINSW Letter regarding Submission of Evidence of Retirement Biodiversity Offset Credits, 11/05/2021 B29 and B32 DPIE post approval portal lodgement record, 16/05/21	SINSW submitted the Biodiversity Conservation Fund Statement of Payment for an Offset Obligation dated 10/05/21, to the Planning Secretary for Information on 16/05/21	C	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing
A PCT as specified below	Ancillary code	Number of Credits	IBRA subregion																
PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Weedy	1	Cumberland																
PCT 1237: Sydney Blue Gum – Blackbutt – Smooth-barked Apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion	Planted native	5	Cumberland																
B30	Prior to the commencement of development that will impact on biodiversity values, the class and number of species credits in the table below must be retired to offset the residual biodiversity impacts of the development.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, BCF, 03/05/21	Payment of \$37,937.68 into the trust was made prior to construction.	C	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
B31	The requirement to retire credits in condition B30 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of species credits, as calculated by the Biodiversity Offsets Payment Calculator.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation, BCF, 03/05/21	Payment of \$37,937.68 into the trust was made prior to construction.	C	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
B32	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B30 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values. <div><table><tr><th>Species credit</th><th>Number of Credits</th><th>IBRA subregion</th></tr><tr><td>Magenta Lilly Pilly (Syzygium paniculatum)</td><td>2</td><td>Anywhere in NSW</td></tr></table></div>	Species credit	Number of Credits	IBRA subregion	Magenta Lilly Pilly (Syzygium paniculatum)	2	Anywhere in NSW	SINSW Letter regarding Submission of Evidence of Retirement Biodiversity Offset Credits, 11/05/2021 B29 and B32 DPIE post approval portal lodgement record, 16/05/21	SINSW submitted the Biodiversity Conservation Fund Statement of Payment for an Offset Obligation dated 10/05/21, to the Planning Secretary for Information on 16/05/21	C	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing						
Species credit	Number of Credits	IBRA subregion																	
Magenta Lilly Pilly (Syzygium paniculatum)	2	Anywhere in NSW																	

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Construction Demolition Waste Management							
B33	Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	Email RCC to TfNSW, 19/06/21 Construction Traffic and Pedestrian Management Sub-Plan, TPP, 20/04/2021 (CTPMSP)	The CTPMSP includes truck routes and was prepared in consultation with TfNSW (refer CoC B20). Notification was also provided by way of email on 19/06/21.	C	NA	Prior to waste removal	To be satisfied prior to waste removal
Operational Waste Storage and Processing							
B34	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: a) is constructed using solid non-combustible materials; b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; c) includes a hot and cold water supply with a hose through a centralised mixing valve; d) is naturally ventilated or an air handling exhaust system must be in place; and e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	B34 Design Compliance Statement, Architectus, 01/03/21 and associated drawing set - PS-AR-W-DW-0100 [G]- PS-AR-W-DW-2012 [E]- PS-AR-W-DW-5000 [C]. MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance	The Project architect provided a design compliance statement confirming compliance with this condition. Note that there is no change to the operational waste storage and processing area for the High School.	C	NA	Prior to construction of waste storage and processing areas	To be satisfied prior to construction of waste storage and processing areas
Construction Access Arrangements							
B35	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: a) all vehicles must enter and leave the site in a forward direction; b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed; and d) no construction vehicle access is permitted from the Pacific Highway vehicular entrance unless otherwise approved in writing by TfNSW	Construction Traffic and Pedestrian Management Sub-Plan, TPP, 20/04/2021 (CTPMSP) TfNSW Construction Traffic Management Approval, 26/04/21 (approval of the CTPMSP)	The CTPMSP was prepared and addresses the requirements of this condition. a) Section 3.5 b) Appendix B c) Section 4.3 d) Section 1.4 and 3.4, and TfNSW approval of the CTPMSP.	C	NA	Pre-construction	To be satisfied prior to commencement of construction
Operational Access, Car Parking and Service Vehicle Arrangements							
B36	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: a) a minimum of 18 (Chatswood Public School) and 104 (Chatswood High School) on-site car parking spaces for use during operation of the	B36 Design Compliance Statement, Architectus, 01/03/21 and associated drawing set.	The Architect provided a design compliance statement affirming compliance with this condition. The Certifier provided acceptance.	C	NA	Prior to construction of operational parking and	To be satisfied prior to construction of operational parking and access facilities

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	development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and 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.	MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance				access facilities	
Public Domain Works							
B37	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council including: a) removal of all redundant crossings together with any necessary works to reinstate the footpath, nature strip, kerb and gutter as required; and b) addressing pedestrian management	Email chain RCC to Council (no date). MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance	Public domain works are not scheduled to commence until Crown Certificate 5.	NT	NA	Prior to footpath or public domain works	Prior to footpath or public domain works
B38	The Applicant must submit evidence of approval from Council for public domain works to the Certifier.	As above	As above.	NT	NA	Prior to footpath or public domain works	Prior to footpath or public domain works
Site Contamination							
B39	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed	Draft agreement SINSW and Ramboll, SINSW00904/20 Email Ramboll to Johnstaff, 28/07/21 Interim audit advice letter - building v sports Court, Ramboll, 31/01/22	Ramboll's Rowena Salmon NSW EPA Accredited Site Auditor 1005 Date26 May 2020 has been engaged on the Project. Advice is ongoing.	C	NA	Pre-construction	To be satisfied prior to commencement of construction
PART C DURING CONSTRUCTION							
Site Notice							
C1	A site notice(s): 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; 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; c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; 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	SSD Condition C1 - Site notice HS1.jpg SSD Condition C1 - Site notice PS1.jpg Site inspection 17/03/22	The High School and Public School site notices comply with the requirements of this condition.	C	All	Construction	Applies to all construction

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					Stage	Applicable phase	Staging Justification / comment
	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.						
Operation of Plant 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 induction_Yanmar VI035-5B - Equipment Induction Plant induction_Komatsu PC45MR-3 Equipment Induction Hammertech equipment induction register Site inspection 17/03/22	Plant onboarding process includes inspections maintenance records, risk assessment (for high risk plant), lifting plans (for cranes) SafeWork registration (for mobile cranes etc), operator licence check. Upon induction all plant operates must present their operating licences, otherwise they cannot use the plant.	C	All	Construction	Applies to all construction
Demolition							
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B17.	Demolition Work Plan, Ace Civil Pty Ltd, 17/06/2021 SINSW Letter of submission to the Planning Secretary for information, 23/06/2021 Site inspection 17/03/22	The Demolition Work Plan was prepared and addressed the requirements of this condition. SINSW Letter stated documents had been reviewed and submitted to the Planning Secretary for Information. Demolition works were complete with no issues observed.	C	All	Construction	Applies to all construction
Construction Hours							
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Construction Environmental Management Plan, RCC, 03/03/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction, rev 6 Site signage on site (sighted 17/03/22) Complaints register current to 05/03/22	The CEMP and CNVMP define the construction hours. The requirement has been communicated to the workforce through the induction and prestart. Refer response to CoC 14. The Project is utilising the COVID work days order. This day time work extension is therefore not considered OOHW for the purposes of assessing compliance. Observation: It is noted that complaints regarding works before 7am were received on 19/11/21 and 25/01/22. These relate to contractors arriving to site prior to 7am and parking or heading to crib sheds etc. According to RCC, construction works were not being undertaken prior to 7am.	C	All	Construction	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays.	Construction Environmental Management Plan, RCC, 03/03/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction, rev 6 Site signage on site (sighted 17/03/22) Complaints register current to 05/03/22	The CEMP and CNVMP define the construction hours. The requirement has been communicated to the workforce through the induction and prestart. No OOHW under this condition has been completed to date. No complaints have been received regarding this requirement. Refer above regarding early arrivals of project personnel.	C	All	Construction	Applies to all construction
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works	Construction Environmental Management Plan, RCC, 03/03/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction, rev 6 Site signage on site (sighted 17/03/22) Complaints register current to 05/03/22 Letter SINSW to DPE, 23/11/21 (OOHW application for live water cut over) Letter DPE to SINSW 09/12/21 (initial approval for OOHW for water cut over) Letter SINSW to DPE, 11/01/22 (update to OOHW application to show ROL for the live water cutover). Letter DPE to SINSW, 04/02/22 (subsequent approval for OOHW for water cut over)	The CEMP and CNVMP define the construction hours. The requirement has been communicated to the workforce through the induction and prestart. OOHW were conducted during December 2021 for the purpose of live water cut over. This was approved by the Department on 09/12/21. A second phase of the OOHW was completed in Jan 22. The Department approved this phase on 04/02/22.	C	All	Construction	Applies to all construction
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards	Works Notification, SINSW December 2021 and February 2022 Email SINSW internal, Letterbox drop zone figures. Complaints register current to 05/03/22	OOHW were conducted during December 2021 for the purpose of live water cut over. This was approved by the Department on 09/12/21. A second phase of the OOHW was completed in Jan 22. The Department approved this phase on 04/02/22. Evidence indicates that the potential affected receivers were notified. No complaints were received regarding this requirement.	C	All	Construction	Applies to all construction

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C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Construction Environmental Management Plan, RCC, 03/03/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP)	The CEMP and CNVMP define the construction hours. The requirement has been communicated to the workforce through the induction and prestart. No high noise impact activities undertake to date.	C	All	Construction	Applies to all construction
Implementation of Management Plans							
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	CEMP - Project wide communication - Aconex.pdf Hammertech meeting register current to 27/09/21 Hammertech inspection register current to 27/09/21 Site inspection 17/03/22 Project induction 210722 Prestart record 06/08/21, 11/08/21 Evidence referred to elsewhere in this audit table.	The CEMP has been distributed to all workers directing them to read, understand and comply with the document. Pre-starts and toolbox talks are completed daily and weekly as defined by the CEMP. Inspections records are completed almost daily, with environmental inspections occurring at least weekly. The induction includes information on tree protection, erosion and sediment control, unexpected finds, dust, incident management, truck management including haul roads and access, pedestrian interface.	C	All	Construction	Applies to all construction
Construction Traffic							
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must wholly enter the site or an approved on-street work zone before stopping	Construction Traffic and Pedestrian Management Sub-Plan, TPP, 20/04/2021 (CTPMSP) Site inspection 17/03/22 Complaints register current to 05/03/22 Email Johnstaff to RCC, 25/01/22 (complaint regarding illegal parking before 7am) Email RCC to Ace civil, 31/01/22 (issue of NCR for illegal parking)	The CTPMSP was prepared and addresses the requirements of this condition. Truck movements observed during the site inspection complied with this requirement.. Non-compliance: It is noted that a complaint received on 25/01/22 related to the parking of a truck in a no parking area on Centennial Avenue (before 7am). Records indicate that the contractor had parked illegally on repeat occasions and was issued with a non-conformance under the RCC management system.	NC	All	Construction	Applies to all construction
Hoarding Requirements							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection 17/03/22 Complaints register current to 05/03/22	No graffiti or advertising observed during the site inspection. No complaints received regarding this requirement.	C	All	Construction	Applies to all construction
No Obstruction of Public way							
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection 17/03/22 Complaints register current to 05/03/22	No obstructions observed or complaints received regarding this requirement.	C	All	Construction	Applies to all construction
Construction Noise Limits							
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (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.	Construction Environmental Management Plan, RCC, 03/03/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction Rev 6 Veyor delivery driver booking system (online) Complaints register current to 05/03/22 Prestart 05/02/22, 15/03/22 (pre-starts discussing noise minimisation) Noise and Vibration Monitoring Reports, October 21 – February 22, Pulse White Noise.	The CEMP and CNVMP define the construction hours and information relating to noise mitigation. The requirements are communicated to the workforce through construction. The induction includes information on noise and hours, tree protection, erosion and sediment control, unexpected finds, dust, incident management, truck management including haul roads and access, pedestrian interface and legislative requirements. Delivery drivers are required to complete a truncated 'delivery driver induction' prior to arrival. The Veyor booking system enables booking of deliveries by drivers online. It fixes the delivery time and location. These align with the consent. The monitoring for High School and Public School is occurring continuously at two locations (1 x at each site). The system is set up whereby any exceedances of 75dB(A) LAeq 15 minutes result in a text message alert to site managers. No exceedances were recorded during the audit period. No tonal beepers were observed. Site hoarding is erected. Mobile plant is limited.	C	All	Construction	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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			<p>Several noise complaints were received in relation to noise during normal construction hours.</p> <p>Observation: According to the monthly Noise and Vibration Monitoring Reports, noise levels were persistently above the applicable Noise Management Level at each monitoring location and regularly exceeded the 75dB(A) Highly Noise Affected Management Level at the Public School location 6. The reports suggest that these high noise spikes were related to plant/equipment operating in close proximity to the monitor and were short term in nature. In the reports the noise consultant states 'that RCC have responded in accordance with the PWNA Construction Noise Vibration Management Sub-Plan (CNVMSP) to prevent ongoing noise disturbances above the HNAL by providing periods of respite'.</p>				
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	<p>Construction Environmental Management Plan, RCC, 03/03/22 (CEMP)</p> <p>Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP)</p> <p>Veyor delivery driver booking system (online)</p> <p>Email Johnstaff to RCC, 25/01/22 (complaint regarding illegal parking before 7am)</p> <p>Email RCC to Ace civil, 31/01/22 (issue of NCR for illegal parking)</p>	<p>The CEMP and CNVMP define the construction hours. All subcontractors have been directed to comply with the CEMP.</p> <p>The Veyor booking system enables booking of deliveries by drivers online. It fixes the delivery time and location. These align with the consent.</p> <p>Non-compliance: It is noted that a complaint received on 25/01/22 related to the parking of a truck in a no parking area on Centennial Avenue (before 7am).</p>	NC	All	Construction	Applies to all construction
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised	<p>Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP)</p> <p>Site inspection 17/03/22</p>	The recommended use of quackers is presented in section 5.7.6 of the CNVMSP. No tonal alarms were observed during the inspection.	C	All	Construction	Applies to all construction
Vibration criteria							
C16	Vibration caused by construction at any residence or structure outside the site must be limited to:	Noise and Vibration Monitoring Reports, October 21 – February 22, Pulse White Noise.	The monitoring for High School and Public School has occurred at 5 locations for the is occurring continuously at 5 locations on the	C	All	Construction	Applies to all construction

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	a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).		Public School and 2 locations at the High School. The system is set up whereby any exceedances of the cosmetic damage criteria result in a text message alert to site managers. Observation: According to the Noise and Vibration Monitoring Reports there are numerous occasions whereby vibration exceeds the applicable DIN 4150-3 standard criteria. For each occasion the noise consultant states that the exceedances were either not attributable to construction (i.e.: the logger was knocked) or that '...measured vibration levels have exceeded the permitted levels as outlined in German Standard DIN 4150-3. Immediately after the event occurred RCC have been alarmed of the exceedance and undertook an immediate action to stop the works and investigate any damage in accordance with the CNVMSP'. The Auditor also observes C18, whereby exceedances are permissible where a management approach is outlined in the CNVMSP. Section 5.1.3 of the CNVMSP establishes actions to be implemented in the event of exceedances of the criteria in C16. It appears as though the exceedances were responded to in line with the CNVMSP.				
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16	Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Site inspection 17/03/22	No vibratory compactors were present on site.	C	All	Construction	Applies to all construction
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B21 of this consent	Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Noise and Vibration Monitoring Reports, October 21 – February 22, Pulse White Noise. SiteHive High School noise logger data	Section 4.3 of the CNVMSP sets out minimum safe working distances of less than 30metres for vibratory rollers. The separation distances are consistent with that used by RMS/TfNSW, and based on the EPA's Assessing Vibration a Technical Guide and the British Standard. Section 5.1.3 establishes actions to be implemented in the event of	C	All	Construction	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
			exceedances of the criteria in C16. Refer response to C16 above.				
Tree Protection							
C19	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; b) all street trees immediately adjacent to the approved disturbance area / property 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; c) all trees on the site that are not approved for removal, including trees 84 and 95, must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessments (Ref: 18SYD-11012, v5 and 18SYD-11012, v6), dated 6 March and prepared by Eco Logical Australia; and d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. 	<p>Site inspection 17/03/22</p> <p>Interview with auditees 17/03/22</p> <p>Letter Standfast Trees to RCC, 30/11/21</p> <p>Letter Standfast Trees to RCC, 27/02/22</p>	<p>No street trees appear to have been trimmed or removed. They are protected by the site fencing.</p> <p>Trees for retention were observed to be adequately protected on site.</p> <p>The ecologist inspection reports indicate that tree protection measures have been adequate (with minor observation relating to storage of shutters with a TPZ – noting that this was stored in a manner that did not risk harm to a tree).</p>	C	All	Construction	Applies to all construction
Air Quality							
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent	<p>Construction Environmental Management Plan, RCC, 03/03/22 (CEMP)</p> <p>Construction Soil and Water Management Sub-Plan, SCP, 20/04/2021 (CSWMSP)</p> <p>Site inspection 17/03/22</p> <p>Complaints register current to 05/03/22</p>	<p>CEMP Section 4.7 and Appendix 6.9 (CSWMSP) address the management of dust.</p> <p>During the site inspection the following controls were observed: site hoarding surrounding the site, use of fog cannons and hoses on demolition works and stockpiles, covering of contaminated stockpiles, asbestos in air monitoring, site access stabilization (no material tracking observed).</p> <p>No trucks with loose loads attended the site during the inspection.</p> <p>No complaints regarding this requirement received.</p>	C	All	Construction	Applies to all construction
C21	<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; 	Construction Environmental Management Plan, RCC, 03/03/22 (CEMP)	CEMP Section 4.7 and Appendix 6.9 (CSWMSP) address the management of dust.	C	All	Construction	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	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.	Construction Soil and Water Management Sub-Plan, SCP, 20/04/2021 (CSWMSP) Site inspection 17/03/22 Complaints register current to 05/03/22 Asbestos air monitoring results, Tetra Tech (daily)	During the site inspection / interviews the following controls were noted: use of hoses as needed, asbestos in air monitors (with acceptable results), covering of stockpiles, stockpiles, covering of contaminated stockpiles, site access stabilization (no material tracking observed). The site is now at a stage where earthworks are negligible. Building works are now out of the ground for the most part. No trucks with loose loads attended the site during the inspection. No complaints regarding this requirement received.				
Imported Soil							
C22	The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier upon request.	Material tracking register current to 18/02/22 Letter Construction Sciences to Gunlake, 27/06/19 (VENM assessment letter for Gunlake Aggregates). Interview with auditees 17/03/22 Letter EPA to Cement and Concrete Aggregates Australia, 06/03/20 (EPA statement that VENM Cert not required for quarried material). Statement of Compliance, Benedicts, 16/11/21 (compliance with the mulch order)	According to the material tracking register imported material has been tracked and classified. Volumes, dates, delivery dockets and classification are recorded. Accompanying Certificates were available. The Contaminated Site Auditor (Ramboll) will be required to review all imported soil classifications for suitability of use in order to issue a Site Audit Report and Site Audit Statement under CoC D24. The Certifier has not requested any records for imported soils.	C	All	Construction	Applies to all construction
Disposal of Seepage and Stormwater							
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the 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.	Site inspection 17/03/22 Construction Soil and Water Management Sub-Plan, SCP, 20/04/2021 (CSWMSP) and associated Erosion and Sediment Control Plans. MBC Group SSD Summary (HS) - 25 Jun 21_Certifier Acceptance MBC Group SSD Summary (PS) - 25 Jun 21_Certifier Acceptance	No collection or discharge of stormwater required at this stage of works. The provisions were included in the CSWMSP which was accepted by the Certifier prior to construction.	C	All	Construction	Applies to all construction
Emergency Management							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Project induction Rev 6 Emergency drill records, 03/12/21	The induction includes information on locations of the assembly points and evacuation routes. A drill was conducted during the audit period, which included evac to assembly points.	C	All	Construction	Applies to all construction
Stormwater Management System							
C25	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must be designed by a suitably qualified and experienced person(s) and comply with the following: <ul style="list-style-type: none"> a) comply with applicable Australian Standards and Part C.5 of Willoughby Development Control Plan 2006; b) for the high school site, an on site detention (OSD) system with a minimum volume of 497m³ and permitted site discharge (PSD) of 342L/s, with a catchment area of 1.52ha of impervious area, covering the total area or otherwise to the satisfaction of Council; c) for the public school site, an OSD system with a minimum volume of 356m³ and a PSD of 245L/s, with a catchment area of 1.09ha of impervious area or otherwise to the satisfaction of Council; and d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines 	Letter SINSW to DPIE, 21/07/21 (request to extend deadline for design of operational stormwater system). Emails RCC to Willoughby Council (and vice versa) April – September 2021. C25 Stormwater plan set and OSD plan set (various) Letter SINSW to DPE, 26/10/21 (notification of non-compliance with C25). Civil Detailed Design Report Upgrades to Chatswood Public School and Chatswood High School, SCP Ref: X-CIV-W-REP-0001, 11/12/20 Crown Certificate 21000290 / 1, MBC Group, 18/06/21 (CC1 - Demolition of existing buildings, Inground Services & Substructure for Building P1/P2, Carpark/Sports Court, and Building G including site earthworks) Crown Certificate 21000289 / 1, MBC Group, 18/06/21 (CC1 - Inground Services and Substructure for Building S, Q and T including site earthworks).	The operational stormwater system design was not finalised within three months of commencement of construction due to ongoing consultation with Council. Refer Independent Audit No 1 for details. The Auditor notes that satisfaction of Council is only required if the design requirements of CoC C25b)-c) cannot be achieved. The design requirements of CoC C25a) and d) must be achieved regardless. At the second Independent Audit a Design Report not presented during the first audit was sighted. This Design Report, which formed part of the Certifiers approval of the operational stormwater management system, clearly states that all of the design requirements from C25a), b), c), and d) have been achieved.	C	NA	Construction	To be satisfied within 3 months of the commencement of construction
C26	Detailed design plans and hydraulic calculations for any changes to the stormwater drainage system on Pacific Highway must be submitted to TfNSW for approval within three months of the commencement of construction. <i>Note: The documentation must be sent to development.sydney@rms.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issues.</i>	Interview with auditees 17/03/22	There are currently no changes to the stormwater drainage system on Pacific Highway.	NT	NA	Construction	To be satisfied within 3 months of the commencement of construction
Road Upgrade Works							
C27	Within three months of commencement of construction, the Applicant must commence consultation with Council about the installation of roundabout(s) or other road upgrade works on Centennial Avenue (at the intersection of Jenkins Street and/or Edgar Street) in order to improve the safety and efficiency of drop-off/pick-up vehicle movements.	Email RCC to Willoughby Council, 16/03/21. Meeting minutes JohnStaff and Willoughby Council, 04/06/21	Consultation commenced at the first audit. Willoughby Council requested 2 x roundabouts (1 x on Centennial Avenue, 1 x on intersection of Jenkins and Edgar Streets). Design is	C	NA	Construction	To be satisfied within 3 months of the commencement of construction

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		Interview with auditees 17/03/22	underway and further consultation will be undertaken as design advances.				
C28	If following consultation required by condition C27, the installation of roundabout(s) or other road upgrade works is deemed necessary by Council, plans and specifications to Council's requirements of the roundabout(s) must be submitted to Council for approval prior to the installation of the roundabout or other road upgrade works.	As above. Interview with auditees 17/03/22	As above. Roundabout or other road upgrade works have not commenced and are expected to occur late in construction.	NT	NA	Throughout	To be satisfied as required by condition C27
Unexpected Fins Protocol – Aboriginal Heritage							
C29	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 Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	Unexpected Finds Protocol, Aboriginal and Non-Aboriginal Heritage, Bosis, 04/05/2021 Project induction 210722 Site inspection 17/03/22 Interview with auditees 17/03/22	The Unexpected Finds Protocol, Aboriginal and Non-Aboriginal Heritage sub-plan was prepared and addresses the requirements of this condition. The protocol has been communicated to the workforce through induction and signage. No unexpected finds to date.	NT	All	Throughout	Applies to all construction
Unexpected Finds Protocol – Historic heritage							
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.	Unexpected Finds Protocol, Aboriginal and Non-Aboriginal Heritage, Bosis, 04/05/2021 Project induction 210722 Site inspection 17/03/22 Interview with auditees 17/03/22	The Unexpected Finds Protocol, Aboriginal and Non-Aboriginal Heritage sub-plan was prepared and addresses the requirements of this condition. The protocol has been communicated to the workforce through induction and signage. No unexpected finds to date.	NT	All	Throughout	Applies to all construction
Waste Storage and Processing							
C31	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 17/03/22	Waste was observed to be secured and maintained on site, noting that demolition was underway at the High School. No waste was observed beyond the boundary of either site.	C	All	Throughout	Applies to all construction
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	Dump It Monthly waste reports (various) Waste classification letters, Tetra Tech 16/09/21, 10/30/21, 01/12/21	Building and demolition waste is pre-classified under the Waste Classification Guidelines. The Dump It Monthly waste reports indicate that it has been managed as such. Excavated material has been classified by the contamination consultant in accordance with the Waste Classification Guidelines.	C	All	Throughout	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C33	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 17/03/22 Dump It Monthly waste reports (various)	Concrete waste is placed in trays or designated locations to cure, then be broken up and disposed of as General Solid Waste. The trays / locations are away from surface water flow paths.	C	All	Throughout	Applies to all construction
C34	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 waste reports (various) Material tracking register current to 18/02/22 Genesis Tip Dockets 30/11/21 – 08/12/21	The Dump It monthly reports identifies the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations. The material tracking register identifies the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations, tip dockets are retained and correspond with the register. Tip dockets indicate disposal to facilities lawfully permitted to receive it. The Contaminated Site Auditor (Ramboll) will be required to review waste disposal records in order to issue a Site Audit Report and Site Audit Statement under CoC D24.	C	All	Throughout	Applies to all construction
C35	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	Asbestos air monitoring results, Tetra Tech (daily) ATS SWMS, 20/08/21 (Asbestos Removal Control Plan) Material tracking register current to 18/02/22 Genesis Tip Dockets 30/11/21 – 08/12/21	The ATS SWMS identifies 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. The asbestos in air monitoring reports refer to the correct standards and guidelines. Results are reported against the criteria. The material tracking register identifies the quantities of each waste type generated during construction (including ACM) and disposal locations, tip dockets are retained and correspond with the register. Tip dockets indicate disposal to facilities lawfully permitted to receive it.	C	All	Throughout	Applies to all construction
Outdoor Lighting							
C36	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	Site inspection 17/03/22	At the inspection there did not appear to be any external lighting directed at	C	All	Throughout	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
		Complaints register current to 05/03/22	receivers. Lighting on offices is very limited. No complaints were received during the audit period regarding this requirement.				
Site Contamination							
C37	Remediation of the site must be carried out in accordance with the Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 and any variations to the Remedial Action Plan title approved by an NSW EPA-accredited Site Auditor) or the unexpected finds protocol prepared in accordance with condition B19(c)	Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 (RAP) Chatswood Public School Redevelopment Remediation Works Plan, Coffey Tetra Tech, 11/02/21 (RWP) Site inspection 17/03/22 Interim audit advice letter - building v sports Court, Ramboll, 31/01/22	The RAP identifies a management approach of investigation, retention and stabilization and off-site disposal, with sampling, monitoring and reporting. The RWP was prepared to facilitate the implementation of the RAP on site. The RWP is consistent with the RAP. The Auditor did not identify works that were contrary to the approach set out in the RAP. The Contaminated Site Auditor has provided Interim Audit Advice for the sport court and will report on the implementation of the RAP through the preparation of the Site Audit Report and Site Audit Statement in CoC D24.	C	All	Throughout	Applies to all construction
C38	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s)	Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 (RAP) Chatswood Public School Redevelopment Remediation Works Plan, Coffey Tetra Tech, 11/02/21 (RWP) Email Ramboll to Johnstaff, 28/07/21 Interim audit advice letter - building v sports Court, Ramboll, 31/01/22	The Contaminated Site Auditor has provided Interim Audit Advice for the sport court and will report on the implementation of the RAP through the preparation of the Site Audit Report and Site Audit Statement in CoC D24.	C	All	Construction and Pre-operation	To be satisfied prior to operation of all stages. Interim Audit Advice will be issued prior to operation of any stage.
C39	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 (RAP) Chatswood Public School Redevelopment Remediation Works Plan, Coffey Tetra Tech, 11/02/21 (RWP) Site inspection 17/03/22	The RAP identifies a management approach of investigation, retention and stabilization and off-site disposal, with sampling, monitoring and reporting. The RWP was prepared to facilitate the implementation of the RAP on site. The RWP is consistent with the RAP. The Auditor did not identify works that were contrary to the approach set out in the RAP. Whilst additional contamination has been identified it is	C	All	Throughout	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
			understood that the existing RAP remains appropriate. The Contaminated Site Auditor has provided Interim Audit Advice for the sport court and will report on the implementation of the RAP through the preparation of the Site Audit Report and Site Audit Statement in CoC D24.				
Independent Environmental Audit							
C40	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter DPIE to SINSW, 13/08/21	WolfPeak were engaged as the auditors prior to commencing this Independent Audit.	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements	Independent Audit Report – Chatswood Education Precinct – SSD 9483, WolfPeak, 22/10/21 Email DPE to WolfPeak 09/03/22 (DPE input on Independent Audit No. 2 scope).	The Department did not raise any issues with the first Independent Audit Report. This Independent Audit has been conducted with the IAPAR.	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
C42	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 17/03/22 Email DPE to WolfPeak 09/03/22 (DPE input on Independent Audit No. 2 scope).	The Department has not required Independent Audits at different times to that specified in the IAPAR.	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
C43	In accordance with the specific requirements in the Independent Audit Post Approval requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C41 of this consent, or condition C42 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary	DPE post approval portal lodgement 17/11/21 (submission of Independent Audit No. 1 and response to findings and notice of publication)	The auditees responded to the first Independent Audit, submitted it and its response to the findings to the Department, notified that both would be placed on the website and published them both on the website. .	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
C44	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	DPE post approval portal lodgement 17/11/21 (submission of Independent	The auditees responded to the first Independent Audit, submitted it and its response to the findings to the Department within 2 months of the first	C	All	Construction and Operation	Applies to all construction and operation unless ongoing operational

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary	Audit No. 1 and response to findings and notice of publication)	site inspection (which occurred on 27/09/21).				audits are ceased after approval from the Planning Secretary
C45	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.	Site inspection 17/03/22	The Project is in construction.	NT	All	Construction and Operation	Applies to all construction and operation unless ongoing operational audits are ceased after approval from the Planning Secretary
Operational Readiness Work							
C46	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); b) the maximum number of staff to be involved in operational readiness work on site at any one time; c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site. 	Site inspection 17/03/22	Operation of the playing ground was handed over in full without the use of operational readiness.	NT	All	Pre-operation	To be satisfied prior to operation of each stage
C47	Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements: <ul style="list-style-type: none"> a) no more than 30 (15 per school) staff are involved in operational readiness work on site at any one time; b) no more than 10 (5 per school) vehicles must access the school related to the operational readiness work; c) no students or parents are permitted on the site; and d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site. 	Site inspection 17/03/22	Operation of the playing ground was handed over in full without the use of operational readiness.	NT	All	Pre-operation	To be satisfied prior to operation of each stage
Boundary Retaining wall							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
C48	If during construction works, the existing boundary retaining wall/s located on the Chatswood Public School site is damaged and/or requires rectification works, the Applicant must: a) submit to the Certifier structural drawings prepared by a suitably qualified practicing structural engineer detailing the required works to the retaining wall; and b) submit evidence of consultation with the relevant adjoining landowner/s to the Planning Secretary.	Site inspection 17/03/22 Interview with auditees 17/03/22	No damage was observed by the auditees. No rectification works have occurred during the audit period.	NT	All	Throughout	Applies to all construction
C49	All costs associated with repairing any damage or undertaking rectification works to the retaining wall required under condition C48 are to be borne by the Applicant.	Site inspection 17/03/22 Interview with auditees 17/03/22	No damage was observed by the auditees. No rectification works have occurred during the audit period.	NT	All	Throughout	Applies to all construction
Construction and Staff Parking							
C50	The Construction Worker and Staff Transportation Strategy prepared under condition B25 must be implemented and maintained for the duration of the construction works. The Strategy must be reviewed every three months during the construction phase to ensure it is satisfactorily reducing the impacts on the availability of on-street parking for residents and visitors. Evidence of the Strategy review and any required changes to the Strategy must be submitted to the Planning Secretary for approval.	Construction Traffic and Pedestrian Management Sub-Plan, TPP, 20/04/2021 (CTPMSP) Construction Worker and Staff Transportation Strategy, TTPP, 08/03/21 (CWSTS) Complaints register current to 05/03/22 Letter SINSW to DPE, 06/12/21 (evidence of review of the CWSTS to the Department) Letter DPE to SINSW, 23/12/21 (DPE approval of the review) Letter TTPP to RCC, 23/03/22 (confirmation of on street parking surveys)	The CWSTS has been reviewed and was approved by the Department on 23/12/21. At the time of the second independent audit site inspection and interviews, the third review has been completed but the report has yet to be submitted to the Department. The review concluded that the on street parking conditions were consistent with previous periods, the findings and recommendations from the EIS remain valid and appropriate and the CTPMSP remains adequate for managing parking impacts.	C	All	Throughout	To be satisfied prior to commencement of construction and reviewed every 3 months
C51	A copy of the Complaint Register maintained under condition B25 must be provided to the Planning Secretary upon request, within the timeframe stated in the request.	Interview with auditees 17/03/22 Complaints register current to 05/03/22	There were 5 x traffic / access / parking related complaints during the audit period. No request has been made by the Planning Secretary to see the Complaints Register. It is publicly available on the project website.	NT	All	Throughout	Applies to all construction
PART D PRIOR TO COMMENCEMENT OF OPERATION							
Notification of Operation							
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.	Letter SINSW to DPE 09/02/22 (notification of non-compliance with D1)	Non-compliance: Operations commenced on 01/02/22 and prior notification was not provided to the Department. The Project notified a non-compliance with D1 on 09/02/22	NC	All	Pre-operation	To be satisfied at least one month prior to operation of each stage.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
			in accordance with conditions A26/A27.				
External Walls and Cladding							
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Observation: The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have any external walls and cladding and therefore this condition has not been addressed as yet.	NT	1, 4, 5, 6, 7, 8	Pre-Operation	To be satisfied prior to operation of Stages 1, 4, 5, 6, 7 and 8 Not applicable to Stages 2, 3 and 9 as there are no external walls/finishes/cladding being handed over for operation at the completion of these stages
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.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Observation: The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have any external walls and cladding and therefore this condition has not been addressed as yet.	NT	1, 4, 5, 6, 7, 8	Pre-Operation	To be satisfied prior to operation of Stages 1, 4, 5, 6, 7 and 8 Not applicable to Stages 2, 3 and 9 as there are no external walls/finishes/cladding being handed over for operation at the completion of these stages
Works as Executed Plans							
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Civil Engineering and Stormwater Drainage, Compliance Statement, SCP, 31/01/22 Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	The WAE plans for Stage 1 were completed by the civil engineer and stamped by the registered surveyor on 31/01/22. This was affirmed through issue of the Crown Certificate by the Certifier.	C	1, 3, 4, 5, 6, 7, 8, 9	Pre-Operation	To be satisfied prior to operation of Stages 1, 3, 4, 5, 6, 7, 8 and 9 Not applicable to Stage 2 as there is no new drainage being installed, or modification of ground levels in the area being handed over for operation at the completion of these Stages.
Warm Water and Cooling Systems							
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of	Hydraulic Services Installation Certificate, Plant Plumbing Group (no date)	The installation certificate confirms that the heating system complies with this for waste storage and processing	NT	1, 4, 5, 6, 7, 8	Pre-Operation	To be satisfied prior to operation of Stages 1, 4, 5, 6, 7 and 8.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	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.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	area (Stage 8). Stages 2 – 9 have yet to commence operations. Observation: The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have water heating and cooling systems and therefore this condition has not been addressed as yet.				Not applicable to Stages 2, 3, and 9 as there are no warm water systems and water cooling systems being handed over for operation at the completion of these stages
Outdoor Lighting							
D6	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: a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and 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.	Electrical Installation Certificate, Pro Electrical Services, 17/11/21 Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	Lighting design was confirmed as compliant by the service provider. This was affirmed by the Certifier through issue of the Crown Certificate for Stage 1. Later stages have yet to commence operations.	C	All	Pre-operation	To be satisfied prior to the operation of all Stages
Mechanical Ventilation							
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW	Mechanical ventilation installation Certificates, Aces, 14/01/22 Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report). Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	The installation certificate confirms that the mechanical ventilation system complies with this requirement for the waste storage and processing area (Stage 8). Stages 2 – 9 have yet to commence operations. Observation: The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have mechanical ventilation and therefore this condition has not been addressed as yet.	NT	1, 4, 5, 6, 7, 8	Pre-operation	To be satisfied prior to the operation of Stages 1, 4, 5, 6, 7 and 8. Not applicable to Stages 2, 3, and 9 as there are no mechanical systems being installed in the area being handed over for operation at the completion of these Stages
Operational Noise – Design of Mechanical Plant and Equipment							
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B26 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the maximum permitted noise	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21	Observation: The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have mechanical plant and equipment and therefore	NT	1, 4, 5, 6, 7, 8	Pre-operation	To be satisfied prior to the operation of Stages 1, 4, 5, 6, 7 and 8.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	criteria as recommended in Table 15 of the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated 10 March 2020 and prepared by Day Design.	Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report). Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	this condition has not been addressed as yet				Not applicable to Stages 2, 3, and 9 as there is no mechanical plant and equipment being installed in the area being handed over for operation at the completion of these Stages
Fire Safety Certification							
D9	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.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report). Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark) Email Certifier to RCC, 30/03/22 (confirmation that no fire services associated with the sports court)	Observation: The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have (nor, according to the Certifier, require) fire safety or protection measures and therefore this condition has not been addressed as yet.	NT	1, 4, 5, 6, 7, 8	Pre-operation	To be satisfied prior to the operation of Stages 1, 4, 5, 6, 7 and 8. Not applicable to Stages 2, 3, and 9 as there are no new buildings in the area being handed over for operation at the completion of these Stages
Structural Inspection certificate							
D10	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 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: 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 b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s	Structural Construction Compliance Certificate, SCP, 21/01/22 (ground slab and columns) Installation Compliance Certificate, Quantum Consulting Engineers, 28/01/22 (decking) Installation Certificate Ace Civil, 28/01/22 (Civils) Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	Structural Compliance Certificates were issued by the structural and civil engineers. The Certifier affirmed compliance through issue of the Crown Certificate. Observation: The Certificate and final drawings were not submitted to the to the approval authority (the Department) and the Council until after the audit site inspection. The Auditor notes that there is no timing specified for this submission.	C	1, 4, 5, 6, 7, 8	Pre-operation	To be satisfied prior to the operation of Stages 1, 4, 5, 6, 7 and 8. Not applicable to Stages 2, 3, and 9 as there are no new buildings or refurbishments in the area being handed over for operation at the completion of these Stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
		DPE post approval portal lodgement, 01/04/22 (submission of structural certificate to approval authority) Email RCC to Council, 30/03/22 (submission of structural certificate to Council)					
Compliance with Food Code							
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	4, 5, 6, 8	Pre-operation	To be satisfied prior to operation of Stages 4, 5, 6 and 8. Not applicable to Stages 1, 2, 3, 7 and 9 as there are no new food storage or preparation areas in the area being handed over for operation at the completion of these Stages
Post-construction Dilapidation Report							
D12	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: 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 for information.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to operation of Stage 9 as these are the last works associated with the development. Not applicable to Stages 1-8 so that the post-construction dilapidation report can be of most benefit when comparing against the pre-construction dilapidation report
Protection of Public Infrastructure							
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Interview with auditees 18/03/22	The auditees are not aware of any damage or relocation work having been required during the audit period.	NT	All	Throughout	Applies to all construction

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	<i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i>						
Road Damage							
D14	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.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to completion of Stage 9, as these are the last works associated with the development. Not applicable to Stages 1-8 so that condition intent is of most benefit to Council or relevant Public Authorities. Will apply to all damage sustained throughout development
Protection of Property							
D15	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.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to completion of Stage 9, as these are the last works associated with the development. Not applicable to Stages 1-8 so that condition intent is of most benefit to property owners.
Road Upgrade Works							
D16	Prior to the commencement of operation (unless otherwise agreed by the Planning Secretary), the installation of roundabout(s) or other road upgrade works (if any) required by condition C28 must be completed to Council's requirements. <i>Note: All works associated with the installation of roundabout(s) shall be at no cost Council.</i>	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to completion of Stage 9, as these are the last works associated with the development. Not applicable to Stages 1-8 as timeframe to meet Council's requirements requires that these works are handed over with Stage 9

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					Stage	Applicable phase	Staging Justification / comment
Bicycle Parking and End-of-trip Facilities							
D17	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none">a) the provision of a minimum 60 bicycle parking spaces for Chatswood Public School for staff, students and visitors;b) the provision of a minimum 84 bicycle parking spaces for Chatswood High School for staff, students and visitors;c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;d) the provision of end-of-trip facilities for staff; ande) appropriate pedestrian and cyclist advisory signs are to be provided. <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>	<p>Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21</p> <p>Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).</p>	Not triggered for the current stage.	NT	1	Pre-occupation	<p>To be satisfied prior to completion of Stage 9, as these are the last works associated with the development.</p> <p>Not applicable to Stages 1-8 as all bike parking areas and end-of trip facilities will not be constructed at that time.</p>
School Transport Plan							
D18	<p>Prior to the commencement of operation, a School Travel Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none">a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;b) include arrangements to promote the use of active and sustainable transport modes, including:<ul style="list-style-type: none">i. objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation);ii. specific tools and actions to help achieve the objectives and mode share target of 6% reduction in car trips;iii. measures to increase use of the Pacific Highway overhead bridge by staff and students including (but not limited to) installation of signage in consultation with Council and education / awareness program to promote use of the overhead bridge.iv. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.c) include operational transport access management arrangements, including:<ul style="list-style-type: none">i. detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;	<p>Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21</p> <p>Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).</p>	Not triggered for the current stage.	NT	1	Pre-occupation	<p>To be satisfied prior to completion of Stage 6, as the areas handed over for Stage 6 will trigger the biggest change in school transport requirements, and school numbers.</p> <p>Currently, majority of the Public School students are situated on the High School, but at the hand over of Stage 6, many will relocate back to the Public School campus.</p>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	<ul style="list-style-type: none"> ii. the location of all car parking spaces on the school campuses and their allocation i.e. staff, visitor, accessible, emergency, etc.); iii. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; iv. the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; v. delivery and services vehicle and bus access and management arrangements; vi. management of approved access arrangements; vii. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; viii. car parking arrangements and management associated with the proposed use of school facilities by community members; and d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and e) a monitoring and review program. 						
Utilities and Services							
D19	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994	<p>Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21</p> <p>Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).</p>	Not triggered for the current stage.	NT	9	Pre-operation	<p>To be satisfied prior to completion of Stage 9, and operation of entire development, as these are the last works associated with the development.</p> <p>Not applicable to Stages 1, 2, 3, 4, 5, 6, 7 and 8 as Sydney Water will not provide S73 certificate until all works under the S73 NoR are completed. This will not be achievable until all works are completed</p>
Stormwater Operation and Maintenance Plan							
D20	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to completion of Stage 9, and operation of entire development.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	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.	Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).					Not applicable to Stages 1, 2, 3, 4, 5, 6, 7 and 8 as the installation of the entire Stormwater system will not be finalized until this point in time
Signage							
D21	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to completion of Stage 9, and operation of entire development. Not applicable to Stages 1, 2, 3, 4, 5, 6, 7 and 8 as the installation of signage will not be finalized until this point in time
D22	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to completion of Stage 9, and operation of entire development. Not applicable to Stages 1, 2, 3, 4, 5, 6, 7 and 8 as the installation of signage will not be finalized until this point in time. There will be temporary signage in place to the Certifier's satisfaction for earlier staged handovers
Operational Waste Management Plan							
D23	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: <ul style="list-style-type: none"> a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); 	Operational Waste Management Plan, Foresight, 09/12/21 Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	The Operational Waste Management Plan meets the requirement so a) – d) of this condition. The Plan was accepted by the Certifier in the Crown Certificate.	C	1	Pre-operation	To be satisfied prior to operation of first operational area (Stage 1) and be applicable for all operational stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in Appendix 30 of the EIS.						
Site Contamination							
D24	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 (RAP) Chatswood Public School Redevelopment Remediation Works Plan, Coffey Tetra Tech, 11/02/21 (RWP) Site inspection 17/03/22 Interim audit advice letter - building v sports Court, Ramboll, 31/01/22	The Contaminated Site Auditor has provided Interim Audit Advice for the sport court and will report on the implementation of the RAP through the preparation of the Site Audit Report and Site Audit Statement in CoC D24.	C	9	Pre-operation	Interim audit advice will be provided prior to the commencement of occupation of stages 1-8 as per condition C38. D24 will be satisfied prior to completion of Stage 9, and operation of entire development. D24 will not be applicable to Stages 1, 2, 3, 4, 5, 6, 7 and 8 as remediation will not be completed until this point in time
Landscaping							
D25	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plans approved under condition A2.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to completion of Stage 9, and operation of entire development. Not applicable to Stages 1, 2, 3, 4, 5, 6, 7 and 8 as landscaping will not be finalized until this point in time.
D26	Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must: 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 at 3 in the EIS;	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Not triggered for the current stage.	NT	9	Pre-operation	To be satisfied prior to completion of Stage 9, and operation of entire development. Not applicable to Stages 1, 2, 3, 4, 5, 6, 7 and 8 as landscaping will not be finalized until this point in time
Improvements to Public School Northern Boundary Interface							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
D27	Prior to the commencement of operation, all improvement works required under condition B1 must be completed and evidence of completion submitted the Certifier.	SINSW Letter to DPIE regarding CoC B1 (a), 30/04/2021	SINSW letter to DPIE, states CoC D27 is not triggered:	NT	9	Pre-operation	If triggered, to be satisfied prior to completion of Stage 9, and operation of entire development. Not applicable to Stages 1, 2, 3, 4, 5, 6, 7 and 8 as development will not be entirely operational at these times
PART E POST OCCUPATION							
Out of Hours Event Management Plan							
E1	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) in consultation with Council and submit it to the Council and Planning secretary for information. The plan must include the following: <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of the use of the school halls at the Public School and/or High School, where applicable, restricting use before 8am and after 10pm; f) measures to minimise localised traffic and parking impacts; and g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 	Interview with auditees 18/03/22	There have been no triggering events to date.	NT	All	Occupation	To be satisfied prior to commencement of the first out of hours events (School Use) run by the school that involve 100 or more people
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Interview with auditees 18/03/22	There have been no triggering events to date.	NT	All	Occupation	Applicable to all stages
E3	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 for information. The plan must include the following: <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of the use of the school halls at the Public School and/or High School, where applicable, restricting use before 8am and after 10pm; 	Interview with auditees 18/03/22	There have been no triggering events to date.	NT	All	Occupation	To be satisfied prior to commencement of the first out of hours events (Community Use) run by the external parties that involve 100 or more people

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
	f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.						
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	Interview with auditees 18/03/22	There have been no triggering events to date.	NT	All	Occupation	Applicable to all stages
Operation of Plant and Equipment							
E5	All plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	No plant and equipment in Stage 1.	NT	All	Occupation	Applicable to all stages
Warm Water Systems and Cooling Systems							
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	No Warm Water Systems and Cooling Systems in Stage 1.	NT	All	Occupation	Applicable to all stages
Community Communication Strategy							
E7	The Community Communication Strategy, as submitted to the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	-	Project is in construction	NT	All	Occupation	Applicable to all stages for a minimum of 12 months post construction
Environmental Management Plan							
E8	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor under condition D24 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	-	Project is in construction. Refer D24.	NT	All	Occupation	Applicable to all stages
Operational Noise Limits							
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits contained in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A) dated, 10 March 2020 and prepared by Day Design	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	Observation: The Staging Report identifies this condition as being triggered prior to Stage 1, however Stage 1 does not have (nor, according to the Certifier, require) fire safety or protection measures	NT	All	Occupation	Applicable to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
		Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	and therefore this condition has not been addressed as yet.				
E10	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Acoustic Assessment Report (Ref: 6698-1.1R Rev A), dated 10 March 2020 and prepared by Day Design. 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.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	No plant and equipment in Stage 1.	NT	9	Occupation	To be satisfied post-occupation of Stage 9, which is the entire development. This is to ensure that monitoring is assessing the entire development works.
Unobstructed Driveways and Parking Areas							
E11	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.	-	Project is in construction	NT	All	Occupation	Applicable to all stages
Pacific Highway operational vehicular entrance							
E12	During operation of the development, the Pacific Highway vehicular entrance must: a) only be used by ambulance vehicles and service / delivery vehicles which are not larger than an ambulance vehicle; and b) only be used by service / delivery vehicles outside of school hours.	-	Project is in construction	NT	All	Occupation	Applicable to all stages
Vehicle Ingress and Egress							
E13	All vehicles are to enter and leave the site in a forward direction.	-	Project is in construction	NT	All	Occupation	Applicable to all stages
E14	All vehicles must be wholly contained on site before being required to stop. Any gates must be located so as to allow the largest vehicle to be wholly within the site before stopping.	-	Project is in construction	NT	All	Occupation	Applicable to all stages
School Transport Plan							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
					Stage	Applicable phase	Staging Justification / comment
E15	The School Transport Plan required by condition D18 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Updated Staging Report, Richard Crooks Construction and Johnstaff on behalf of Department of Education, 21/12/21 Letter DPE to SINSW, 23/12/21 (approval of updated Staging Report).	The annual review trigger has yet to occur.	NT	All	Occupation	Applicable to all stages
Ecologically Sustainable Development							
E16	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B15, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	-	Project is in early construction	NT	9	Occupation	Will be satisfied within six months of commencement of operation of Stage 9 (final operation).
Outdoor Lighting							
E17	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Electrical Installation Certificate, Pro Electrical Services, 17/11/21 Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark) Complaints register current to 05/03/22	Lighting design was confirmed as compliant by the service provider. This was affirmed by the Certifier through issue of the Crown Certificate for Stage 1. No complaints regarding this requirement received.	C	All	Occupation	Applicable to all stages
Landscaping							
E18	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development	-	Project is in early construction	NT	All	Occupation	Applicable to all stages
Hours of Operation for Waste Collection							
E19	Waste collection must be undertaken during the hours of 7:30am to 6pm Monday to Friday.	Operational Waste Management Plan, Foresight, 09/12/21 Crown Completion Certificate 21000290 / 8, MBC Group, 27/01/222 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the attached staging plan, excl. carpark and all associated fire services to the carpark)	The Operational Waste Management Plan meets the requirement so a) – d) of this condition. The Plan was accepted by the Certifier in the Crown Certificate. Operational waste storage area is part of Stage 8 and has yet to commence operations.	NT	All	Occupation	Applicable to all stages

APPENDIX B – AUDITOR APPROVAL



Leslie McCluskey
Manager Compliance Planning
School Infrastructure NSW
Suite 9 259 George Street
SYDNEY NSW 2000

13/08/2021

Dear Mr McCluskey

**Chatswood Education Precinct (SSD-9483)
Nomination of Independent Environmental Auditors**

I refer to your request (SSD-9483-PA-11) nominating Mr S Fermio, Mr D Low, Ms A Azzopardi and Mr B Shannon of WolfPeak as suitably qualified, experienced and independent persons to undertake the independent audit in accordance with Condition C40 of SSD 9483 for the Chatswood Education Precinct.

The Department of Planning, Industry and Environment (Department) has reviewed the nominations and information you have provided against the *Independent Audit Post Approval Requirements* (May 2020), specifically section 3.1. The Department is satisfied that the nominees are certified with Exemplar Global as either principal or lead auditors in environmental management systems, are suitably experienced in state significant developments and have supplied declarations of independence.

Consequently, I can advise that the Planning Secretary confirms the approval of the following independent auditors for the Project:

- ☐ Mr Steve Fermio, Principal Environmental & Earth Scientist, WolfPeak
- ☐ Mr Derek Low, Principal Environmental Consultant, WolfPeak
- ☐ Ms Ann Azzopardi, Senior Sustainability Consultant, Wolfpeak
- ☐ Mr Brendan Shannon, Senior Environmental Consultant, WolfPeak

As per condition C41 of SSD 9483, independent audits must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements* (May 2020).

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

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

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

If you wish to discuss the matter further, please contact Ania Dorocinska, Senior Compliance Officer, on 02 9274 6225 or via compliance@planning.nsw.gov.au.

Yours sincerely

4 Parramatta Square, 12 Darcy Street, Parramatta 2150 | dpie.nsw.gov.au | 1



Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

Derek Low

From: Claire Valis <claire.valis@dpie.nsw.gov.au>
Sent: Wednesday, 9 March 2022 4:13 PM
To: Derek Low
Cc: Alex McGuirk
Subject: RE: Independent Audit No. 2 of Chatswood Education Precinct - SSD 9483

Hi Derek,

Thank you for consulting with the Department of Planning and Environment (Department) on the scope of the audit.

Please ensure the audit is conducted in accordance with Condition C41 of the Development Consent SSD-9483, which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements (May, 2020). Consistent with section 3.3 of those requirements, please ensure:

- All conditions applicable to the current phase are audited
- The environmental performance of the development is assessed, including but not limited to actual versus predicted impacts
- The status of the previous independent audit findings, recommendations and actions is included
- A high level assessment of the environmental management plans/sub-plans is included
- Noting the previous independent audit findings, non-compliance and observations in relation to Environmental Management Plan Requirements, Construction Environmental Management Plans, Stormwater Management System and the Construction worker and staff Transportation Strategy, the Department considers these matters to be particularly relevant.
- Adherence to the requirements for tree protection detailed in condition C19 of the development consent

If you have any questions, please do not hesitate to contact me,

Kind Regards,

Claire Valis
Compliance Officer

Planning & Assessment | Department of Planning and Environment
T 0299955389 | E claire.valis@dpie.nsw.gov.au
Level 16, 4 Parramatta Square | Locked Bag 5022 | Parramatta NSW 2124



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.

Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.

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

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

From: Jennifer Sage <jennifer.sage@dpie.nsw.gov.au> **On Behalf Of** DPE PSVC Compliance Mailbox
Sent: Tuesday, 1 March 2022 9:41 AM
To: Alex McGuirk <Alex.McGuirk@dpie.nsw.gov.au>
Cc: Rob Sherry <Rob.Sherry@planning.nsw.gov.au>
Subject: FW: Independent Audit No. 2 of Chatswood Education Precinct - SSD 9483

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Monday, 28 February 2022 2:18 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit No. 2 of Chatswood Education Precinct - SSD 9483

Hi there.

I am one of the Department of Planning and Environment (the Department) approved Independent Auditors on the Chatswood Education Precinct - SSD 9483 (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 9483 Sch2 Condition C41 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10561>
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 audit is currently scheduled to occur on 17 March 2022 (with preparation of the audit report occurring thereafter) 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 I 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
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au




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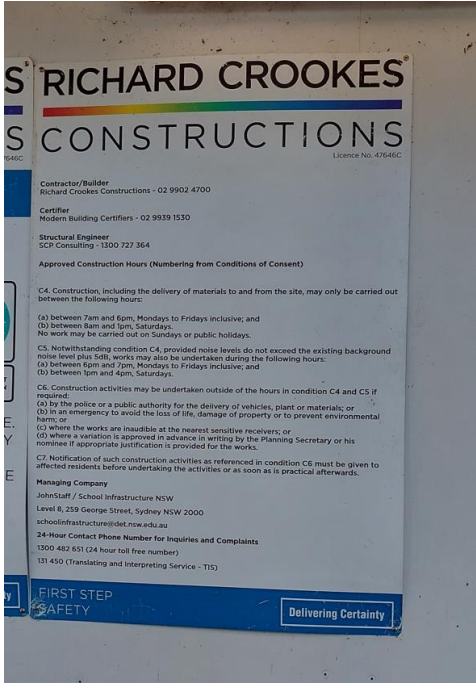
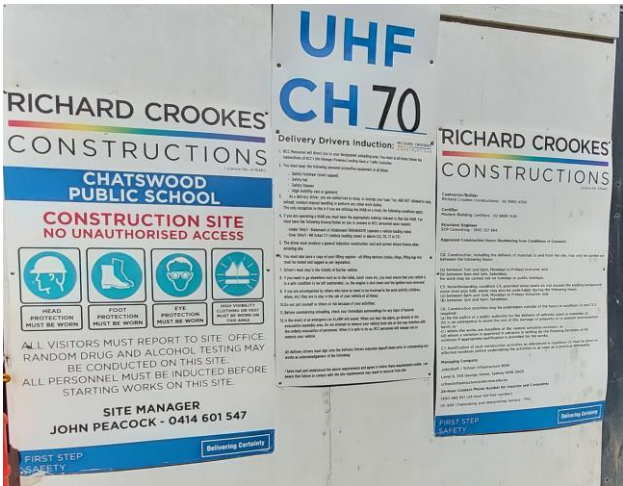

APPENDIX D – SITE INSPECTION PHOTOS




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


Table 7: Site inspection photographs

No.	Comment	Photograph
1	Drain protection in place.	
2	Spill kit readily available and fully stocked	
3	High School foundations and sub grade being constructed	

4	Tree protection zones are in place	
5	Tree protection around Tree 198 (Powerful Owl former roosting site) in place.	

6	Site notice for workers with work hour compliance requirements included.	 <p>The image shows a site notice for Richard Crookes Constructions. It includes contact information for the Contractor/Builder, Certifier, and Structural Engineer. It also lists approved construction hours and conditions for work, such as noise levels and safety requirements. The notice is titled 'FIRST STEP SAFETY' and 'Delivering Certainty'.</p>
7	Site notice for workers with work hour compliance and delivery driver induction requirements included.	 <p>The image shows a site notice for Richard Crookes Constructions, specifically for Chatswood Public School. It includes a 'Delivery Drivers Induction' section and a 'CONSTRUCTION SITE NO UNAUTHORISED ACCESS' section. It also lists contact information for the Site Manager, John Peacock. The notice is titled 'FIRST STEP SAFETY' and 'Delivering Certainty'.</p>
8	Vehicle turntable at the Pacific Highway gate.	 <p>The image shows a large circular vehicle turntable at a construction site. The turntable is made of concrete and has a metal frame. It is surrounded by construction equipment and materials. The Pacific Highway is visible in the background.</p>

9	Electric tower crane	
10	Skip transfer bins (from inaccessible areas to waste collection point).	
11	Cured waste concrete for off site disposal / reuse	

12	Public School tower services fit out well underway	
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APPENDIX E – AUDITOR DECLARATIONS

Declaration of Independence - Auditor




Project Name:	Chatswood Education Precinct
Consent Number:	SSD 9483
Description of Project:	Redevelopment of Chatswood Public School and Chatswood High School comprising demolition of selected buildings and construction of new buildings, refurbishment of existing buildings, changes to vehicular access and car parking, tree removal, landscaping, earthworks and site remediation.
Project Address:	5 Centennial Avenue and 24 Centennial Avenue, Chatswood Lot 1 DP 812207, Lot 2 DP 812207, Lot C DP 346499, Lot 1 DP 725204, Lots 20-23, Section 6 in DP 2273, Lots 18-21, Section 7 DP 2273, Lots 16-20, Section 8, DP 2271
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 2
Date:	11/04/22

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

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

Notes:

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

Name of Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd

Declaration of Independence - Auditor



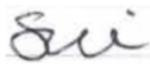
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Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 2
Date:	11/04/22

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. 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