

INDEPENDENT AUDIT NO. 5 – AUDIT REPORT

CHATSWOOD EDUCATION PRECINCT – SSD 9483

OCTOBER 2023

Authorisation

Author Name:	Derek Low	Reviewer / Approver:	Ricardo Prieto-Curiel
Position:	Lead Auditor	Position:	Principal Environmental and Planning Specialist
Signature:		Signature:	
Date:	04/10/23	Date:	18/10/23

Document Revision History

Revision	Date	Details
0.0	04/10/2023	For internal review
1.0	06/10/2023	For issue to client
2.0	18/10/2023	Final audit report after client review

Report Name: Independent Audit No. 5 – Audit Report – Chatswood Education Precinct – SSD 9483

Project No.: 939

Prepared for:

Richard Crookes Construction
Level 3, 4 Broadcast Way, Artarmon NSW 2064

Prepared by:

WolfPeak Pty Ltd

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EXECUTIVE SUMMARY

The NSW Department of Education - School Infrastructure NSW (SINSW) is 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.

An application to construct and operate the Project (State Significant Development (SSD) 9483) was approved by the Department of Planning and Environment (the Department) under delegation from the Minister for Planning and Public Spaces on 30 November 2020, subject to a set of conditions.

Johnstaff have been appointed by SINSW as the Project Manager of the Project. Richard Crookes Construction (RCC) have been engaged by SINSW as the Principal Contractor. The High School and Public School upgrades are being built in parallel, and construction commenced on 2 July 2021.

Conditions C40 – C45 of Schedule 2 of SSD 9483 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department's document entitled *Independent Audit Post Approval Requirements* dated 2020 (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for Independent Audits (audits).

Specifically, condition C41 states: '*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.*'

This Report presents the findings from the fifth audit conducted on the Project covering the period from 1 April 2023 to 30 September 2023 (the audit period).

Works carried out during the audit period included handover of the new hall (Building T), sports courts and cricket nets, Building Q and Building G, as well as ongoing landscaping.

The overall outcome of the 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. The findings are summarised as follows:

- All the previous audit findings from the fourth audit were addressed and closed out prior to the finalisation of the fourth Audit Report.
- A total of 170 conditions were assessed with the following findings:
 - No non-compliances were identified.
 - 81 conditions were compliant.
 - 89 conditions were not triggered.

- In addition to the above, five observations were identified in relation to compliance reporting, protection of trees, construction waste, concrete waste, and operational waste collection.

The Auditor would like to thank the auditees from Johnstaff and RCC (both 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 or the Applicant) is 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 and Environment (the Department) under delegation from the Department of Planning and Public Spaces on 30 November 2020, subject to a set of conditions.

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.

The Project has been staged through an approved Staging Report in accordance with conditions A9 – A12.¹ 13 stages have been established enabling the commencement of operations/occupation of buildings as they have been completed.

Works carried out during the audit period included completion of construction and handover of the new hall (Building T), sports courts and cricket nets, Building Q and Building G, as well as ongoing landscaping. These works occurred in parallel with operations of Building V, Building A, Central Landscaping, Building S, and Buildings P1 and P2.

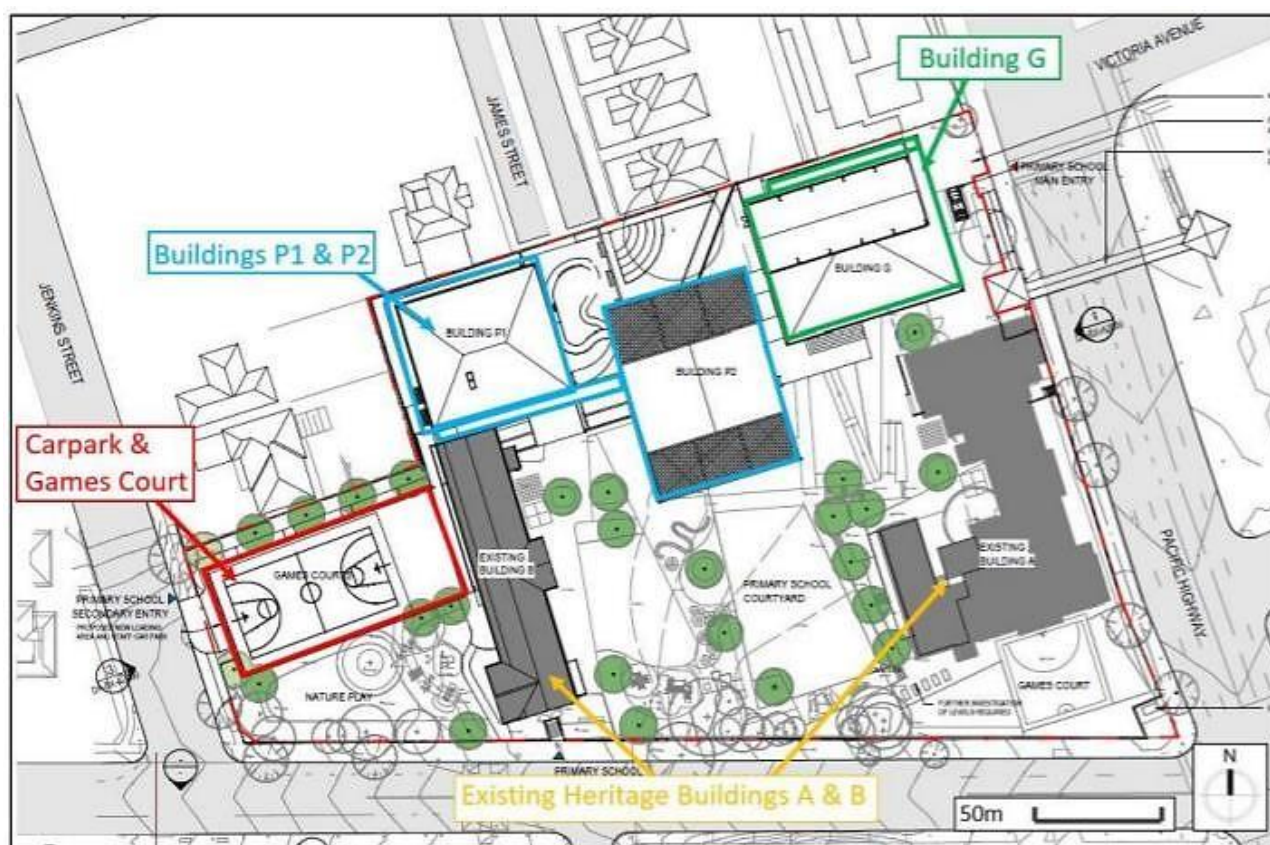


Figure 1: Chatswood Public School Site Plan (Source: RtS 2020)

¹ Revision 16 of the Staging Report was the latest iteration approved by the Department (approved on 21 August 2023). Refer to the Staging Report for details on each stage.

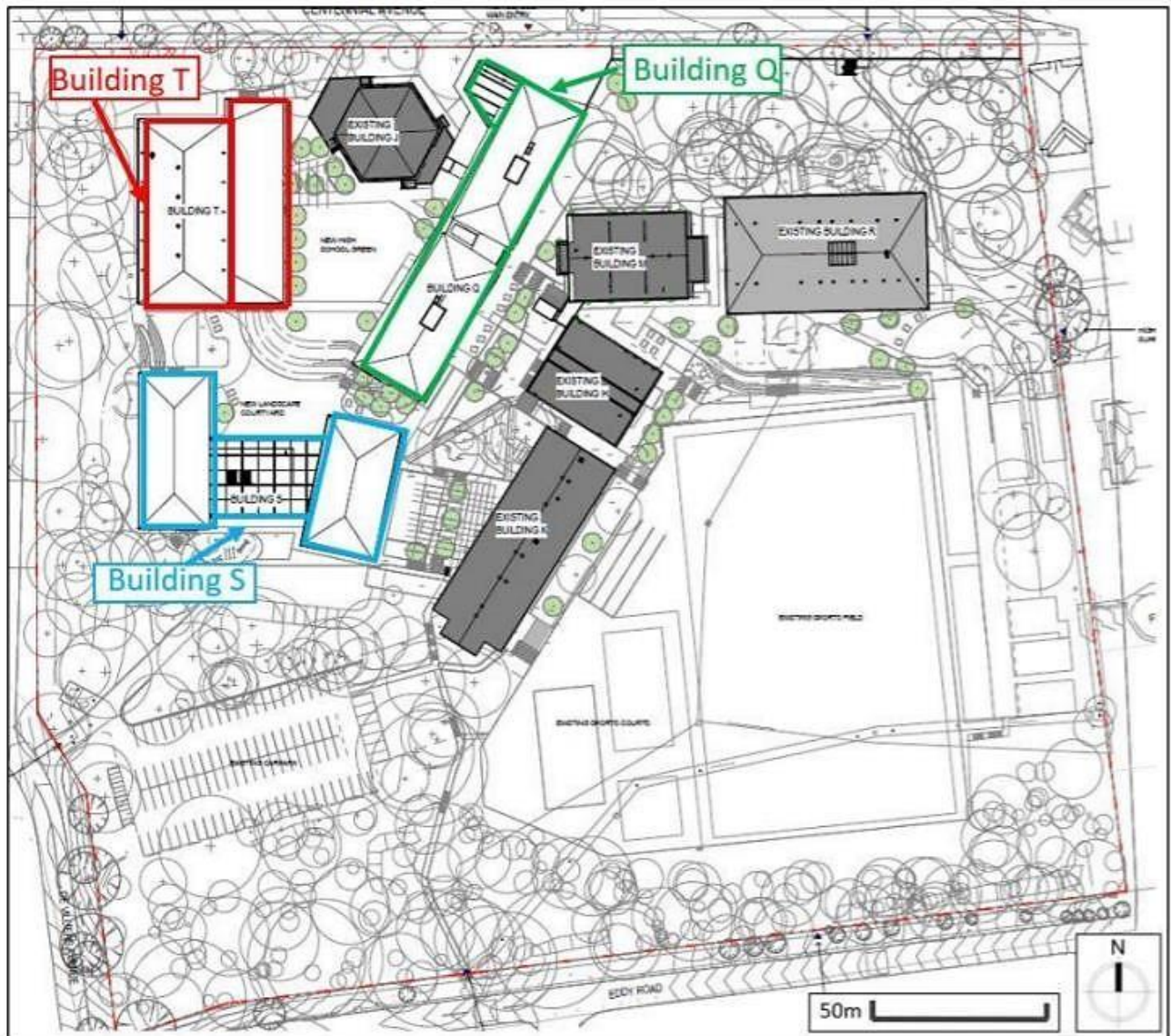


Figure 2: Chatswood High School Site Plan (Source: EIS 2020)

1.2 Approval requirements for the Independent Audit

Conditions C40 – C45 of Schedule 2 of SSD 9483 set out the requirements for undertaking Independent Audits (audits). The conditions give effect to the Department's document entitled *Independent Audit Post Approval Requirements* dated 2020 (IAPAR).

Specifically, SSD 9483 Schedule 2, condition 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 fifth audit conducted on the Project. The audit seeks to fulfill the requirements of condition C41, verify compliance with the relevant

conditions/requirements and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.3 Audit team

In accordance with Schedule 2, condition 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 list of Auditors who performed the auditing works are shown on Table 1. Approval of the Audit Team was provided by the Department on 6 September 2022. The letter is presented in Appendix B and the Auditor's declaration is attached in Appendix E.

Table 1: Audit Team

Name	Company	Participation	Certification
Derek Low	WolfPeak	Lead Auditor	Exemplar Global Certified Lead Environmental Auditor - Certificate No 114283

1.4 Audit scope

This is the fifth audit for the construction of the Project, covering the period between 1 April to 30 September 2023 (the audit period). The scope of the audit includes:

- “An assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and

- feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- a review of the status of implementation of previous Independent Audit findings recommendations and actions (if any)
- 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, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices."

2. AUDIT METHODOLOGY

2.1 Audit process 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 2020.

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.

2.2.2 Preparing audit activities

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

2.2.3 Consultation

On 7 September 2023 WolfPeak consulted with the Department to obtain their input into the scope of the audit in accordance with Section 3.2 of the IAPAR. On 8 September 2023 the Department responded by stating that *'The Department does not require any additional issues for including within the scope of the Audit that are not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020).'*

The consultation records are attached in Appendix C.

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel on 21 September 2023.

During the opening meeting the objectives and scope of the audit, the resources required and methodology to be applied were discussed.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

Interviews were conducted with key personnel involved in the Project delivery, including those with responsibilities for environmental management, and who could assist on verifying the compliance status of the development was interviewed. Interviews were conducted on 21 September 2023. The names of personnel interviewed during the audit are provided in Table 2.

Table 2: Audit meeting personnel interviewed

Name	Role	Organisation
Lily Beckhurst	Project Engineer	RCC
Anne Warren	Senior Project Manager	Johnstaff

2.2.6 Site inspection

The on-site audit activities, conducted 21 September 2023, included an inspection of the entire site and work activities to verify implementation of the environmental controls and mitigation measures. Photos are presented in Appendix D. Note that school was in session during the audit site inspection, therefore photos of operational areas in use was not permitted.

2.2.7 Document review

The audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The primary documents sighted are presented in Section 3.1 and detailed document and records reviewed were defined in Appendix A.

2.2.8 Generating audit findings

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

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

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the 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.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
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:

- they have been developed in accordance with the conditions of consent and approvals applicable to the development and their content is adequate; and
- they have been implemented in accordance with the conditions of consent for the development.

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.

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.

The primary documents reviewed during this audit 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)
- Staging Report, version 16 dated 28 July 2023 prepared by RCC
- *Construction Environmental Management Plan Chatswood Education Precinct*, Richard Crookes Constructions, 29 July 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 Sub-Plan*, SCP, 20 April 2021 (CSWMSP) and associated Erosion and Sediment Control Plans
- *Operational Waste Management Plan*, Foresight, 09 December 2021
- *Community Communication Strategy*, SINSW, 26 March 2021.

Additional documents and evidence sighted during the audit are set out in Appendix A.

3.2 Summary of compliance

This Section presents findings from this fifth audit. The non-compliances and observations (along with associated recommended or completed actions) are presented in Table 4. Detailed findings against each requirement are presented in Appendix A.

With respect to findings from this fifth audit:

- All the previous audit findings from the fourth audit were addressed and closed out prior to the finalisation of the fourth Audit Report.
- A total of 170 conditions were assessed with the following findings:
 - No non-compliances were identified.
 - 81 conditions were compliant.

- 89 conditions were not triggered.
- In addition to the above, five observations were identified in relation to compliance reporting, protection of trees, construction waste, concrete waste, and operational waste collection.

Table 4 Findings from the fifth Independent Audit

Item	Ref.	Type	Requirement	Finding	Recommended or completed action ²	Status ³
IA5_1	A31	Observation	<i>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</i>	<p>Observation: The Compliance Reporting Post Approval Requirements requires Compliance Reports to be prepared within 52 weeks of commencement of operations.</p> <p>The first stage of operations commenced in April 2022 (refer D1) but this pertained to ramps and stairs only.</p> <p>As per information provided by the auditees, the commencement of use for the first teaching buildings (Building S, P1 and P2) began in December 2022, while the remaining teaching spaces such as Building T, became operational on 24 April 2023, Building Q on 22 May 2023 and Building G on 31 May 2023. Consequently, the auditee considered that the Chatswood Education Precinct's operations commenced on 31 May 2023, which marks the date when the last building was handed over. Therefore, the first Compliance Report is expected to be completed before 31 May 2024.</p> <p>No Compliance Reports have been prepared to date.</p>	Prepare and submit a Compliance Report in accordance with Compliance Reporting Post Approval Requirements. Inform the Department of proposed timing of the first Compliance Report under condition A31.	OPEN
IA5_2	C19	Observation	<p><i>For the duration of the construction works:</i></p> <p>a) <i>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;</i></p> <p>b) <i>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;</i></p> <p>c) <i>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</i></p> <p>d) <i>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.</i></p>	<p>Observation: Many parts of the site are now being landscaped which involves light work in and around trees. With the exception of the landscaping, the Auditor did not observe any significant ground disturbance. At the Meadows, landscaping area one tree was not protected (corrected on the day of the inspection) and two trees' protection would require to be extended to comply with the Arboricultural Impact Assessments and AS4970.</p>	<p>Tree protection was erected on the tree that was not protected during the audit site inspection. This was completed on the same day.</p> <p>The Arborist sighted the tree protection zones and provided written correspondence that they were satisfied with the arrangement.</p>	CLOSED
IA5_3	C31	Observation	<i>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.</i>	<p>Observation: During the audit inspection it was observed that there was a small amount of construction waste (and school waste) present in an area between two existing buildings, northwest of 'the Slope' and southwest of 'the Meadows'.</p>	<p>The area between two existing buildings, northwest of 'the Slope' and southwest of 'the Meadows' should be cleaned up before undertaking the planned landscaping the area.</p> <p>Before the finalisation of this audit report, the Applicant provided a photo showing the area cleaned with no construction waste and landscaping works completed. Refer to photo No.8 in Appendix D.</p>	CLOSED

² The recommended action does not preclude the need for all non-compliances to be reported by the proponent in accordance with the terms of the consent.

³ At the time of finalising this Audit Report.

Item	Ref.	Type	Requirement	Finding	Recommended or completed action ²	Status ³
IA5_4	C33	Observation	<i>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.</i>	Observation: The Auditor sighted what appeared to be waste concrete around perimeter of the public school grounds (behind the stage 3 retaining wall). The concrete was cured and not at risk of entering any natural or artificial watercourse. RCC advised that this concrete will be removed once the works in this area are complete.	Remove waste concrete from behind the stage 3 retaining wall. Before the finalisation of this audit report, the Applicant provided photos indicating that there was no concrete waste in the area, the site was cleaned, and the marker layer was covered. Refer to photo No.3 in Appendix D.	CLOSED
IA5_5	E19	Observation	<i>Waste collection must be undertaken during the hours of 7:30am to 6pm Monday to Friday.</i>	<p>Observation: The Auditor notes that operational waste collection is occurring from waste collection areas that were in place at both schools prior to the Project being constructed (i.e.: from the locations that do not form part of the SSD). The new waste collection areas that form part of the SSD have been constructed but have not been put into use at the time of the audit.</p> <p>The Auditor observes that two separate email chains indicate that waste collection under pre-existing arrangements is occurring outside the hours permitted by this condition.</p> <p>According to an email from Veolia to the Department of Education, waste collection from the High School operates as follows:</p> <ul style="list-style-type: none"> Monday - Takes place on a Sunday afternoon Tuesday - Takes place on Monday afternoon Wednesday - takes place on Tuesday afternoon Thursday - takes place on Wednesday afternoon Friday - takes place on a Thursday afternoon <p>According to an email from the Department of Education to Johnstaff, waste collection from the Public School occurs at approximately 04:30am each morning.</p>	Require waste collection to occur during the hours of 7:30am to 6pm Monday to Friday for all waste collections from the new waste collection areas constructed as part of the Project.	OPEN

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

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

- There are any non-compliances resulting from the implementation of the document.
- Whether there are any opportunities for improvement.

The following documents were reviewed as part of the Independent Audit:

- Construction Environmental Management Plan
- Construction Traffic & Pedestrian Management Plan
- Construction Noise & Vibration Management Plan
- Construction Waste Management Plan
- Construction Soil & Water Management Plan
- Operational Waste Management Plan
- Community Communication Strategy.

The CEMP and sub-plans were considered to be adequate, implemented and maintained for the works being undertaken. The Auditor observes that construction is now only minimal with most parts of the Project now in operations.

The Operational Waste Management Plan has yet to take effect as waste management continues to operate under pre-existing arrangements (that is, waste is being collected from the areas in operation at each school prior to construction of the Project under existing contracts). The Community Communication Strategy continues to be implemented (spanning both construction and operations) and is adequate for the works being undertaken. Operational plans are either not yet triggered under the staging report or have no environmental component to them.

3.4 Summary of notices from agencies

To the Auditor's knowledge no formal notices were served on the Project by the Department or other agencies during the audit period.

3.5 Other matters considered relevant by the Auditor or DPE

The Auditor has no other matters to raise, beyond those already presented in Section 3 of this Report. The Department did not raise any particular issue or area of focus as part of the consultation on the scope of this audit.

3.6 Complaints

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

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/c/chatswood-education-precinct/2023/sep/CPS_CHS_Complaints_register_31_August.pdf

There were 8 complaints recorded between 1 April and 30 August 2023. These complaints relate to tree removal on the Project site, parking of worker vehicles (three complaints), traffic management (two complaints) and road condition. The complaints do not indicate a breach of conditions. The Project team has investigated and responded to each of the complaints. The Auditor considers the response to the complaints to be adequate.

3.7 Incidents

There were no reportable incidents as defined by SSD 9483 recorded by the auditee during the audit period.

3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 5.

Table 5 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 Statement of Heritage Impact (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>	No unexpected heritage finds have occurred to date.	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>Six complaints were received during the audit period relating to traffic, parking and road condition. These did not identify impacts that were beyond those contemplated in the EIS.</p>	Y																		
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 C19. All trees to be retained (including Tree 198) were observed to be protected in accordance with AS4970.</p> <p>Many parts of the site are now being landscaped which involves light work in and around trees. With the exception of the above, the Auditor did not observe any material ground disturbance.</p>	Y																		
Biodiversity	<p>Three (3) ecosystem credits are required due to the unavoidable impacts on native vegetation from the proposed works.</p> <table><tr><th>PCT ID</th><th>PCT Name</th><th>Auxiliary</th><th>Vegetation Formation</th><th>Total impacts (ha)</th><th>Credits required</th></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>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></table>	PCT ID	PCT Name	Auxiliary	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 earlier Audit Reports for details. 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	Auxiliary	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																
Construction Noise and Vibration	<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 C13 – C15. The CEMP and CNVMP define the construction hours and information relating to noise mitigation. The requirements are communicated to the workforce through construction.</p> <p>Noise and Vibration Monitoring for both Public High School and High School continued during noisy periods and has now been completed due to most of construction having been completed. The noise monitoring results indicate that noise has not been excessive, or where peaks are observed they are short term in duration.</p>	Y																		

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Contamination	The Detailed Site Investigation (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>Refer response to C37 – C39 and D24.</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 Contaminated Site Auditor has provided Interim Audit Advice and Site Audit Statements for the Project.</p>	Y

Impacts associated with the operations of both schools appear to be minimal as the schools continue to operate in their existing footprints. The Project has been delivered as per the approved design, as verified by the Certifier through issue of the Crown Certificates for the works. Compliance with the conditions is being achieved. There have been no reportable incidents under the terms of the consent and complaints are primarily associated with construction and do not indicate any material or systemic impacts. For these reasons the Auditor is of the view that the impacts from operations are consistent with those contemplated in the EIS.

3.9 Environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the key project personnel. It is noted that construction is largely complete, therefore the potential for environmental impacts is limited. That being said, the mitigation measures as per the CEMP and sub-plans were implemented as relevant. The Auditor is of the view that the high degree of compliance, the absence of notifiable incidents and the limited number (and minor significance) of complaints indicates sound environmental performance.

4. CONCLUSION

This Audit Report presents the findings from the fifth Independent Audit on the Chatswood Education Precinct, covering the period from 1 April to 30 September 2023.

The overall outcome of the 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 with statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarised as follows:

- All the previous audit findings from the fourth audit were addressed and closed out prior to the finalisation of the fourth Audit Report.
- A total of 170 conditions were assessed with the following findings:
 - No non-compliances were identified.
 - 81 conditions were compliant.
 - 89 conditions were not triggered.
- In addition to the above, five observations were identified in relation to compliance reporting, protection of trees, construction waste, concrete waste, and operational waste collection.

The Auditor would like to thank the auditees from Johnstaff and RCC (both 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:

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

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

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

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

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

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not



rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

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

APPENDIX A – SSD 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 Site inspection 21/09/23	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: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below:	Evidence referred to elsewhere in this table. Interview with auditees 21/09/23 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) RE: SSD-9483 Upgrades to Chatswood Public School and Chatswood High School, DFP Planning, 02/10/20 (the RtS). Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover) Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover) Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS)) Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4) Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5) Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover) Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (Completion Certificate 1 - Building V - Sports court and adjacent landscaping area as per the	The development has been carried out in compliance to condition of consent Compliance is being achieved as outlined in this Audit Table. There have been no written directions from the Planning Secretary. The project design and delivery are consistent with the EIS and RtS, noting the change to retain tree 198 as described in condition A13. The 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. We consider it the role of the Certifier to verify compliance with design and any BCA / design related requirements.	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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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></tbody></table> <table><tbody><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></tbody></table>				Architectural drawings prepared by Architectus				Dwg No.	Rev	Name of Plan	Date	DA-AX-A0010	E	SSDA - 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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>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 21/09/23	The auditees reported that there was no written direction from the Planning Secretary for the last six (6) months.	NT	All	Throughout	Applies to all stages																																																																																																																																																																												

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A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Interview with auditees 21/09/23	No inconsistencies identified.	NT	All	Throughout	Applies to all stages
Limits on Consent							
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development Consent approved on 30/11/2020 by the Department SINSW Submission of Notification of Commencement, 02/07/2021	Construction had commenced 02/07/2021 occurred within the five years' timeframe required under this condition.	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.	Part 6, Division 8A of the EPAA Site inspection 21/09/23 Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover) Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover) Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS)) Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4) Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5) Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover) Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (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) Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)	This condition refers to Part 6, Division 8A of the EP&A Regulation 2000, which has now been superseded by the EP&A Regulation 2021. The former prescribed conditions of the EP&A Regulation 2000 have been superseded by Part 4, Division 2, Subdivision 1 of the EP&A Regulation 2021, and with regards to the Project, primarily relate to compliance with the BCA. The former Part 6, Division 8A of the EPAA relates to prescribed conditions for: - compliance with the BCA (the certifying authority certified that this condition has been complied with). - erection of signs (not relevant) - 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). We note that we consider it the responsibility of the Certifier to verify compliance with this requirement.	C	All	Throughout	Applies to all stages

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		<p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 17, MBC Group, 30/08/23 (High School OC6 'Slope' landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>					
Planning Secretary as Moderator							
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 21/09/23	No disputes have been identified by the auditees.	NT	All	Throughout	Applies to all stages
Evidence of Consultation							
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <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 conditions A24, B1 – B3, B12, B20, B21, B23, B33, B37, C25, C27, C28, C29, C48, D18, E1, E3, E17	Evidence sighted for each relevant condition indicates that consultation was conducted in accordance with this condition	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.	<p>Interview with auditees 21/09/23</p> <p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	<p>The staging report has been updated to version 16 and submitted to the Department and was approved. 13 Stages have been established enabling the rolling operation/occupation of buildings as they were completed.</p> <p>The Staging Report was prepared and addresses the requirements of this condition.</p>	C	All	Throughout	All pre-commencement/pre-construction SSDA conditions will be satisfied prior to commencement of construction works. Only

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	<i>Note: Works may commence upon the Planning Secretary's approval of a Staging Report and satisfaction of all relevant conditions.</i>						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. 	Interview with auditees 21/09/23 Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	The Staging Report was prepared and addresses the requirements of this condition.	C	All	Throughout	All pre-commencement/pre-construction SSDA conditions will be satisfied prior to commencement of construction works. Only staged operation is proposed.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 21/09/23 Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	The staging report has been updated to version 16 and submitted to the Department and was approved. The Staging Report was prepared and addresses the requirements of this condition.	C	All	Throughout	Applies to all 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.	Interview with auditees 21/09/23 Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	The staging report has been updated to version 16 and submitted to the Department and was approved. The Staging Report was prepared and addresses the requirements of this condition.	C	All	Throughout	Applies to all stages
Staging, Combining and Updating Strategies, Plans or Programs							
A13	The Applicant may: <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 	Interview with auditees 21/09/23 Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	The documents have not been staged under this condition. No material updates to the Strategies, Plans or Programs were completed during the audit period.	NT	All	Throughout	See specific strategy, plans or programs for detail

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	<p>strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</p>						
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.	<p>Interview with auditees 21/09/23</p> <p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	The documents have not been staged under this condition. No material updates to the Strategies, Plans or Programs were completed during the audit period.	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.	<p>Interview with auditees 21/09/23</p> <p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	The documents have not been staged under this condition. No material updates to the Strategies, Plans or Programs were completed during the audit period.	NT	All	Throughout	See specific strategy, plans or programs for detail
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.	<p>Interview with auditees 21/09/23</p> <p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	The documents have not been staged under this condition. No material updates to the Strategies, Plans or Programs were completed during the audit period.	NT	All	Throughout	See specific strategy, plans or programs for detail
Structural Adequacy							
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p>	<p>Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)</p> <p>Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))</p> <p>Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)</p> <p>Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp</p>	<p>We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p> <p>The certifier has verified that design compliance has been achieved for the works.</p>	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		
					Stage	Applicable phase	Staging Justification / comment
		<p>Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)</p> <p>Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (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>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 17, MBC Group, 30/08/23 (High School OC6 'Slope' landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>					
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	<p>Email dated 03/06/2022 from DPE– JohnStaff, SINSW re: External Walls & Cladding Documentation</p> <p>Letter dated 26/05/2022 MBC Group – SINSW re: External walls and claddings</p> <p>Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)</p> <p>Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))</p> <p>Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)</p> <p>Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp</p>	<p>We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p> <p>The DPE (03/06/2022) acknowledged the receipt of the external walls & cladding documentation and has no further comment.</p> <p>External walls and cladding have been confirmed by MBC Group (26/05/2022) that compliant with the requirements of the BCA.</p>	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		
					Stage	Applicable phase	Staging Justification / comment
		<p>Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)</p> <p>Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (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>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 17, MBC Group, 30/08/23 (High School OC6 'Slope' landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>					
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 21/09/23	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	<p>Part 9, Div 9.4 of the EP&A Act</p> <p>Evidence referred to elsewhere in this Audit Table.</p> <p>Independent Audit Report No. 4, WolfPeak, 08/05/23</p> <p>Noise & Vibration Monitoring Reports Pulse White Noise Acoustics 15/06/23 (x2)</p>	<p>The relevant section of the EP&A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.</p> <p>Noise and Vibration Monitoring for both Public High School and High School are regularly</p>	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		
					Stage	Applicable phase	Staging Justification / comment
	<p>response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Noise & Vibration Monitoring Reports Pulse White Noise Acoustics 18/05/23	<p>performed. The reports indicate that the monitoring was properly conducted and recorded. Monitoring ceased in June due to construction being largely completed.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.</p>				
Access to Information							
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; 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; 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; a summary of the current stage and progress of the development; contact details to enquire about the development or to make a complaint; complaints register, updated monthly; audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; any other matter required by the Planning Secretary; and <p>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.</p>	<p>Project website:</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/c/chatswood-public-school-chatswood-high-school-upgrades.html</p>	<p>The website contains:</p> <ol style="list-style-type: none"> the documents referred to A2 all current statutory approvals for the development (i.e.: this SSD) the stamped plans. The conditions, plans and programs do not require public reporting on environmental performance. The conditions, plans and programs do not require public reporting on environmental monitoring results Project updates re being reported contact details the complaints register current to August 2023 the most recent audit report and response is available. The auditor is not aware of any other matters specified by the Department which require publication <p>The information is up to date.</p>	C	All	Pre-construction + operation	Applies to all stages
Compliance							

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
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.	<p>Subcontractor engagement packages (various) including Mansour Paving, Contract reference 123B</p> <p>General Correspondence JOHNST-GCOR-004073 to MBC Group re: Submission of CEMP Rev 6 to the certifier (no change)</p> <p>CEMP distribution to contractors 16/03/22 (no change)</p> <p>Hammertech Pre-start records (various) current to 21/09/23</p> <p>Hammertech meeting register current to 21/09/23</p> <p>Site inspection 21/09/23</p> <p>Project induction Rev 11, 05/06/23</p> <p>Veyor delivery driver booking system (online) decommissioned in Feb 2023</p> <p>Operation and Maintenance Manuals, Richard Crookes to SINSW (x9)</p> <p>School Travel Plan reviews by School staff, received 16/09/22</p> <p>Environmental Management Plan, Tetra tech, 05/07/23 (Public school LTEMP)</p> <p>Email, Johnstaff to public School Principal, 01/03/23 (sharing of LTEMP with instructions to implement)</p>	<p>Note that construction is largely complete and construction teams are consistent with those in previous audit periods. Subcontractor engagement packages include issue and direction to comply with consent and CEMP and Sub-plans. 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 relevant controls and requirement for the Project relevant to the activities being carried out (i.e.: late stage construction). It includes information on noise, tree protection, erosion and sediment control, unexpected finds, dust, incident management, truck management.</p> <p>The schools and Department of Education Asset and Maintenance Unit are provided with operation and maintenance manuals for the new infrastructure. This is provided to enable the school staff to properly operate and maintain the school facilities after the defects and liability periods are completed.</p> <p>The Public School was provided a copy pf the LTEMP for implementation.</p> <p>The school has reviewed and commented on the two School Travel Plan, demonstrating that they have been made aware of its requirements.</p>	C	All	Throughout	Applies to all stages
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.	<p>Interview with the auditees 21/09/23</p> <p>Complaints Register current to 31/08/23</p> <p>Hammertech incident register current to 21/09/23</p>	No notifiable incidents have been recorded for the last six (6) months by the auditees.	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.	<p>Interview with the auditees 21/09/23</p> <p>Complaints Register current to 31/08/23</p> <p>Hammertech incident register current to 21/09/23</p>	No incidents have been recorded auditee.	NT	All	Throughout	Applies to all stages
Non-Compliance Notification							

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
A26	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Interview with auditees 21/09/23	No non-compliances have been identified by the auditee during the audit period.	NT	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 21/09/23	No non-compliances have been identified by the auditee during the audit period.	NT	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.	Interview with auditees 21/09/23	No non-compliances have been identified by the auditee during the audit period.	NT	All	Throughout	Applies to all stages
Revision of Strategies, Plans and Programs							
A29	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a compliance report under condition A32; b) the submission of an incident report under condition A25; c) the submission of an Independent Audit under condition C41 or C42; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <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>DPE post approval portal lodgement, 30/05/23 (submission of Independent Audit Report No 4 and response)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 17, MBC Group, 30/08/23 (High School OC6 'Slope' landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>	<p>There was only one triggering event during the audit period, being the submission of the third Independent Audit Report. The submission included a notification of review. The auditees advise that no updates were required as a result of the review.</p> <p>Review of plans formed part of preparation of the Crown Certificates, which were applied for by RCC and issued to the Certifier for approval. The issue of the Crown Certificates (with stamped plans) in April, May, July 2023 indicates that the Certifier was made aware of the review and endorsed the documents.</p>	C	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>	DPE post approval portal lodgement, 30/05/23 (submission of Independent Audit Report No 4 and response)	There was only one triggering event during the audit period, being the submission of the third Independent Audit Report. The submission included a notification of review. The auditees advise that no updates were required as a result of the review.	NT	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		
					Stage	Applicable phase	Staging Justification / comment
Compliance Reporting							
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements https://www.planning.nsw.gov.au/sites/default/files/2023-02/compliance-reporting-par-fact-sheet-202005.pdf https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-fact-sheet-202005.pdf	Observation: The Compliance Reporting Post Approval Requirements requires Compliance Reports to be prepared within 52 weeks of commencement of operations. The first stage of operations commenced in April 2022 (refer D1) but this pertained to ramps and stairs only. As per information provided by the auditees, the commencement of use for the first teaching buildings (Building S, P1 and P2) began in December 2022, while the remaining teaching spaces such as Building T, became operational on 24 April 2023, Building Q on 22 May 2023 and Building G on 31 May 2023. Consequently, the auditee considered that the Chatswood Education Precinct’s operations commenced on 31 May 2023, which marks the date when the last building was handed over. Therefore, the first Compliance Report is expected to be completed before 31 May 2024. No Compliance Reports have been prepared to date.	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.	https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements	Compliance Reports have not been prepared. Refer A31.	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	https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Compliance-reporting-post-approval-requirements	Compliance Reports have not been prepared. Refer A31	NT	All	Operation	Applies to all stages
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 have not been prepared. Refer A31	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: <div>a) consult with the landowners of 1 James Street, 2 James Street, 1 Jenkins Street and 3 Jenkins Street, Chatswood about</div>	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and	NT	NA	Pre-Construction	To be satisfied prior to commencement of 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
	<p>providing improvements to their private open space in order to mitigate any visual impacts from the new buildings; and</p> <p>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</p> <p>c) document the consultation strategy with the subject landowners in the Community Communication Strategy required under condition B14</p>	Audits 1-4 for assessment of pre-construction requirements.	operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.				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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	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	<p>Interview with auditees 21/09/23</p> <p>Previous evidence still applicable:</p> <p>SINSW Letter to DPIE regarding consultation with landowners, 30/04/2021</p> <p>DPIE Letter regarding conditions B1, B2, B3, 17/06/2021</p>	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.	<p>Letter dated 14/03/22 SINSW – DPE re: Submission of Notification of Occupation in accordance with Condition D1</p> <p>Email dated 11/05/2022 from DPE – SINSW re: Acknowledgement of the submission of Notification of Occupation for stage 3 & 4 works on Public School.</p>	<p>Refer to previous audit reports regarding notification of commencement of construction phases. No new construction commenced during the audit period.</p> <p>The SINSW notified the Department of commencement of each stage of operations</p>	C	All	Pre-Construction & Pre-Operation	All stages operation and occupation dates to be notified to DPIE as per Condition D1.

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
		<p>Letter dated 6/05/22 SINSW – DPE re: Submission of Notification in accordance with Condition D1 for Stage 2 & 3</p> <p>Letter SINSW to DPE, 01/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>DPE post approval portal lodgement, 02/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>Letter SINSW to DPE, 15/08/23 (notification of commencement of stages 9, 10, 11)</p> <p>DPE post approval portal lodgement, 15/08/23 (notification of commencement of stages 9, 10, 11)</p>	<p>more than one month from commencement of each stage.</p> <ul style="list-style-type: none"> Stage 2 – 27/4/22 Stage 3 – 7/5/22 Stage 4 – 25/10/22 Stage 5 – 16/11/22 Stage 6 – 6/5/23 Stage 7 – 22/5/23 Stage 8 – 20/7/23 Stage 9 – 28/07/23 Stage 10 – 09/10/23 Stage 11 – 30/11/23. 				
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.	<p>Letter dated 14/03/22 SINSW – DPE re: Submission of Notification of Occupation in accordance with Condition D1</p> <p>Email dated 11/05/2022 from DPE – SINSW re: Acknowledgement of the submission of Notification of Occupation for stage 3 & 4 works on Public School.</p> <p>Letter dated 6/05/22 SINSW – DPE re: Submission of Notification in accordance with Condition D1 for Stage 2 & 3</p> <p>Letter SINSW to DPE, 01/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>DPE post approval portal lodgement, 02/11/22 (updated notification of commencement of operations of Stages 4 and 5)</p> <p>Letter SINSW to DPE, 15/08/23 (notification of commencement of stages 9, 10, 11)</p> <p>DPE post approval portal lodgement, 15/08/23 (notification of commencement of stages 9, 10, 11)</p>	<p>Refer to previous audit reports regarding notification of commencement of construction phases. No new construction commenced during the audit period.</p> <p>The SINSW notified the Department of commencement of each stage of operations more than one month from commencement of each stage.</p> <ul style="list-style-type: none"> Stage 2 – 27/4/22 Stage 3 – 7/5/22 Stage 4 – 25/10/22 Stage 5 – 16/11/22 Stage 6 – 6/5/23 Stage 7 – 22/5/23 Stage 8 – 20/7/23 Stage 9 – 28/07/23 Stage 10 – 09/10/23 <p>Stage 11 – 30/11/23.</p>	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 signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted

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
							document will address entire development unless a modification or management plan review is required
External materials and finishes							
B7	<p>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:</p> <ul style="list-style-type: none"> 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. 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	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	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	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.
Heritage Photographic Survey							
B9	<p>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:</p> <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. 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address 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
	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.						
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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	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: <ul style="list-style-type: none"> i. AS1668.1, AS1668.2 and AS3666.1 as applicable, and/or ii. an alternative solution using an appropriate assessment method 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
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 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and	NT	NA	Pre-Construction	To be satisfied prior to commencement of 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>arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	Audits 1-4 for assessment of pre-construction requirements.	operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.				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	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
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> <ol style="list-style-type: none"> identify people to be consulted during the design and construction phase set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development. provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; set out procedures and mechanisms: <ol style="list-style-type: none"> through which the community can discuss or provide feedback to the Applicant; through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the 	<p>Interview with the auditees 21/09/23</p> <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> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/c/chatswood-public-school-chatswood-high-school-upgrades.html#about-project-tab</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/c/chatswood-public-school-chatswood-high-school-upgrades.html#category-reports</p> <p>https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/c/chatswood-education-precinct/2023/sep/Upgrades_to_CHS_and_CPS_-_CHS_Project_Update_-_September_2023_F.pdf</p>	<p>The Community Consultation Strategy was prepared and addresses the requirements of this condition. It was submitted to the Department prior to construction.</p> <p>No requirement to update.</p> <p>The document appears to have been implemented during construction. Refer to E7 with respect to ongoing implementation of the Strategy during operations.</p>	C	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address 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
	development, including disputes regarding rectification or compensation.						
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 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development
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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	NT	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	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-demolition requirements.	NT	NA	Prior to demolition	To be satisfied prior to commencement of demolition. Submitted document will address entire development
Environmental Management Plan Requirements							
B18	<p>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).</p> <p><i>Note:</i></p> <p><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></p> <p><i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p> <p>Refer to Part C with regards to implementation of the documents.</p>	NT	All	Throughout	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
Construction Environmental Management Plan							
B19	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <p>i. hours of work;</p> <p>ii. 24-hour contact details of site manager;</p> <p>iii. management of dust and odour to protect the amenity of the neighbourhood;</p> <p>iv. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>v. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B14</p> <p>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B20);</p> <p>e) Construction Noise and Vibration Management Sub-Plan (see condition B21); and</p> <p>f) Construction Soil and Water Management Sub-Plan (see condition B23).</p>	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p>	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p> <p>Refer to Part C with regards to implementation of the documents.</p>	NT	NA	Pre-Construction	<p>To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines</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> <p>a) be prepared by a suitably qualified and experienced person(s);</p> <p>b) be prepared in consultation with Council and TfNSW;</p> <p>c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>d) detail heavy vehicle routes, access and parking arrangements;</p> <p>e) implement a public information campaign to inform the community of any road changes well in advance of the changes;</p>	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p>	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p> <p>Refer to Part C with regards to implementation of the documents.</p>	NT	NA	Pre-Construction	<p>To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines</p>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	<ul style="list-style-type: none"> 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. 						
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); 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 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p> <p>Refer to Part C with regards to implementation of the documents.</p>	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines
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. 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p> <p>Refer to Part C with regards to implementation of the documents.</p>	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines

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
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 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p> <p>Refer to Part C with regards to implementation of the documents.</p>	NT	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. 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p> <p>Refer to Part C with regards to implementation of the documents.</p>	NT	NA	Pre-Construction	To be satisfied prior to commencement of construction. Submitted document will address entire development and be consistent with DPIE EMP Guidelines
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> <ul style="list-style-type: none"> a) detail the provision of sufficient accessible parking facilities for school staff; 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; 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	<p>This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.</p> <p>Refer to Part C with regards to implementation of the documents.</p>	NT	NA	Pre-Construction	To be satisfied prior to commencement of 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
	c) include measures to prevent construction workers and school staff from parking on the surrounding streets; d) include details of on-site secure tool storage facilities for overnight use by construction workers at Chatswood Public School and Chatswood High School; 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-streetcar parking availability. The Complaint Management System must: i. include: 1. • a 24 hour toll-free telephone number for the registration of complaints; 2. • a postal and email address to which written complaints and enquiries may be sent; 3. • process of resolving complaints; 4. • a mechanism for community members to make enquiries in common community languages in the area; and ii. record the number of complaints received, nature of the complaints and how the complaint was resolved.						
Operation Noise – Design of Mechanical Plant and Equipment							
B26	Prior to installation of mechanical plant and equipment: 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 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 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	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	NT	NA	Prior to installation of mechanical plant and equipment	To be satisfied prior to installation of mechanical plant and equipment
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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and	NT	NA	Prior to commencement of	To be satisfied prior to commencement

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												
		operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	operations. Refer to Independent Audits 1-4 for assessment of pre-clearing requirements.			vegetation clearing	t 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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	NT	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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
	<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>Cumb</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>Cumb</td></tr></table>							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	Cumb	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	Cumb
	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	Cumb									
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	Cumb																
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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Prior to commencement of vegetation clearing	To be satisfied prior to commencement of vegetation clearing												
	<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>							Species credit	Number of Credits	IBRA subregion	Magenta Lilly Pilly (Syzygium paniculatum)	2	Anywhere in NSW						
	Species credit							Number of Credits	IBRA subregion										
	Magenta Lilly Pilly (Syzygium paniculatum)							2	Anywhere in NSW										

Construction Demolition Waste 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
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.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	Demolition works were complete prior to the current audit period. This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of this requirement.	NT	NA	Prior to waste removal	To be satisfied prior to waste removal
Operational Waste Storage and Processing							
B34	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> a) is constructed using solid non-combustible materials; b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; c) includes a hot and cold water supply with a hose through a centralised mixing valve; d) is naturally ventilated or an air handling exhaust system must be in place; and e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	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	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) all vehicles must enter and leave the site in a forward direction; b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; 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 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Pre-construction	To be satisfied prior to commencement of construction
Operational Access, Car Parking and Service Vehicle Arrangements							

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
B36	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) a minimum of 18 (Chatswood Public School) and 104 (Chatswood High School) on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and 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. 	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.	NT	NA	Prior to construction of operational parking and access facilities	To be satisfied prior to construction of operational parking and access facilities
Public Domain Works							
B37	<p>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:</p> <ul style="list-style-type: none"> 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 	<p>Minutes of Meeting dated 14/06/2022 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Minutes of Meeting dated 05/09/2022 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Minutes of Meeting dated 16/02/23 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Site inspection 21/09/23</p> <p>Vehicular permit application, 5 Centennial Ave, KM0G1GKV98AK</p> <p>Email Council to RCC, 23/12/22 (approval of driveway on 5 Centennial Avenue)</p> <p>Minutes of Meeting dated 14/06/2022 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Minutes of Meeting dated 05/09/2022 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Minutes of Meeting dated 16/02/23 re: Main Works Project Meeting – Road Upgrade Works</p>	<p>Minutes of the meeting provided evidence that prior to the road upgrade works the Applicant initiated consultation with the Council.</p> <p>The meetings cover and discuss the design of future roundabouts.</p> <p>Submission of streetscape design is not yet finalised hence, submission to the Certifier is not yet required.</p> <p>Public domain works have yet to commence. Note approval to conduct driveway works on Centennial Avenue but these are considered by the auditor to not represent public domain works per se.</p>	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 an NSW EPA-accredited Site Auditor to provide advice throughout the	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and operations. Refer to Independent	This audit assesses compliance with the relevant requirements of the phase of the development being carried out, being: late stages of construction, pre-operations and	NT	NA	Pre-construction	To be satisfied prior to commencement

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
	duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed	Audits 1-4 for assessment of pre-construction requirements.	operations. Refer to Independent Audits 1-4 for assessment of pre-construction requirements.				t of construction
PART C DURING CONSTRUCTION							
Site Notice							
C1	A site notice(s): <ul style="list-style-type: none"> 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 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. 	Site inspection 21/09/23	The High School and Public School site notices comply with the requirements of this condition.	C	All	Construction	Applies to all construction
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.	Interview with auditees 21/09/23 Plant induction JCB FTH Manitou, Yanmar VIO55-6B excavator, Yanmar VIO55-6BC excavator, Kubota U35 3.5t excavator, Yakka Group Mitsu Flow crete Concrete pump. Hammertech equipment induction register Site inspection 21/09/23	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. Note plant on site is now limited (small excavators and concrete pump). The evidence indicates that plant checks are up to date.	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.	Previous evidence still applicable: 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.	NT	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
			Demolition works were complete prior to the current audit period.				
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, 29/07/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction, rev 11 Complaints Register current to 31/08/23	The CEMP and CNVMP define the construction hours. The requirement has been communicated to the workforce through the induction and prestart. The auditees are not aware of any need for OOHW during the audit period. No complaints were received relative to OOHW within the last six (6) months	C	All	Construction	Applies to all construction
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, 29/07/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction, rev 11 Complaints Register current to 31/08/23	The CEMP and CNVMP define the construction hours. The requirement has been communicated to the workforce through the induction and prestart. The auditees are not aware of any need for OOHW during the audit period. No complaints were received relative to OOHW within the last six (6) months	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, 29/07/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction, rev 11 Complaints Register current to 31/08/23	The CEMP and CNVMP define the construction hours. The requirement has been communicated to the workforce through the induction and prestart. The auditees are not aware of any need for OOHW during the audit period. No complaints were received relative to OOHW within the last six (6) months	NT	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	Construction Environmental Management Plan, RCC, 29/07/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction, rev 11 Complaints Register current to 31/08/23	The CEMP and CNVMP define the construction hours. The requirement has been communicated to the workforce through the induction and prestart. The auditees are not aware of any need for OOHW during the audit period. No complaints were received relative to OOHW within the last six (6) months	NT	All	Construction	Applies to all construction
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:	Construction Environmental Management Plan, RCC, 29/07/22 (CEMP)	The CEMP and CNVMP define the construction hours.	NT	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
	a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Complaints Register current to 31/08/23 Subcontractor engagement packages (various) including Mansour Paving, Contract reference 123B General Correspondence JOHNST-GCOR-004073 to MBC Group re: Submission of CEMP Rev 6 to the certifier (no change) CEMP distribution to contractors 16/03/22 (no change) Project induction Rev 11 Site inspection 21/09/23	The requirement has been communicated to the workforce through the induction and prestart. The auditees advise that no rock breaking, hammering or the like was required during the audit period as works are nearly complete.				
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).	Site inspection 21/09/23 CEMP - Project wide communication - Aconex.pdf Subcontractor engagement packages (various) including Mansour Paving, Contract reference 123B Project induction Rev 11 Hammertech inspection records current to 21/09/23 Hammertech incident register current to 21/09/23 Hammertech pre-start and toolbox records current to 21/09/23 Noise & Vibration Monitoring Reports Pulse White Noise Acoustics 15/06/23 (x2) Noise & Vibration Monitoring Reports Pulse White Noise Acoustics 18/05/23	During the site inspection the following were observed: <ul style="list-style-type: none"> Tree protection was in-placed Hoarding was installed on the Project perimeter The CEMP has been distributed to all workers directing them to read, understand and comply with the document. Pre-starts, toolbox talks and subcontractor meetings occur as defined by the CEMP. Issues and requirements about the consent and / or complaints etc. are discussed as relevant. Inspections records are completed almost daily, with environmental inspections occurring at least weekly. The induction includes information on environmental controls relevant to the current activities being carried out. To note: Construction is essentially complete. Large portions of the site have been handed over or are being landscaped. Obligations under the CEMP and Sub-plans are effectively complete.	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 21/09/23	During site inspection it was observed that all construction vehicles were contained within the site.	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
		Complaints Register current to 31/08/23 Email SINSW to Public School Principal, 21/08/23 (response to complaint from 21/08/23 involving someone that bypassed traffic control).	The CTPMSP was prepared and addresses the requirements of this condition. There have been two traffic and access related complaints. The auditees advise that one related to a traffic incident (minor collision) some ways from the site (i.e.: in an area not influenced by the Project and therefore just a standard small collision). The second complaint relates to someone that disobeyed a traffic controller. The Project team provided additional information on traffic control and pick up/drop off zones to the School to share with the community. These complaints do not indicate a contravention of this requirement.				
Hoarding Requirements							
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection 21/09/23	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 21/09/23 Complaints Register current to 31/08/23 Letter Council to Department of Education, 14/08/23 (Council reinstatement of school drop off zone following removal of Centennial Avenue work zone).	No obstructions observed. Council recently reinstated the school drop off zone on Centennial Avenue after its use as a work zone. The work zone maintained access. There have been two traffic and access related complaints. The auditees advise that one related to a traffic incident (minor collision) some ways from the site (i.e.: in an area not influenced by the Project and therefore just a standard small collision). The second complaint relates to someone that disobeyed a traffic controller. These complaints do not indicate a contravention of 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	Construction Environmental Management Plan, RCC, 27/07/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Project induction Rev 11	The CEMP and CNVMP define the construction hours and information relating to noise mitigation. The requirements are communicated to the workforce through construction.	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
	in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Veyor delivery driver booking system (online) Complaints Register current to 31/08/23 Noise & Vibration Monitoring Reports Pulse White Noise Acoustics 15/06/23 (x2) Noise & Vibration Monitoring Reports Pulse White Noise Acoustics 18/05/23	Noise and Vibration Monitoring for both Public High School and High School was completed in June as works are essentially complete, with small landscaping and fit out remaining. The results indicate that noise has not been excessive, or where peaks are observed they are short term in duration. There have been no noise complaints recorded in the current audit period.				
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.	Subcontractor engagement packages (various) including Mansour Paving, Contract reference 123B Complaints Register current to 31/08/23 Construction Environmental Management Plan, RCC, 27/07/22 (CEMP) Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP)	The CEMP and CNVMP define the construction hours. All subcontractors have been directed to comply with the CEMP. Deliveries at this stage of the Project are minimal as works are essentially complete. As per complaint register, no complaints were received related to OOHV delivery on-site.	C	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	Construction Noise and Vibration Management Sub-Plan, Pulse White Noise, 29/04/2021 (CNVMSP) Site inspection 21/09/23	The recommended use of quackers is presented in section 5.7.6 of the CNVMSP. No tonal alarms were observed during the inspection. Noting that only 3 x pieces of mobile plant remain on site. The auditees advised verbally that these are fitted with quackers.	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: 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).	Site inspection 21/09/23 Interview with auditees 21/09/23 Complaints Register current to 31/08/23	Vibration intensive works were completed prior to the current audit period. No complaints regarding vibration have been received during the audit period.	C	All	Construction	Applies to all construction
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 21/09/23	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)	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.	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
			Section 5.1.3 establishes actions to be implemented in the event of 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 21/09/23</p> <p>Tree Removal Plan PS prepared by Oculus approved by DPE 30/11/2020</p> <p>Tree Removal Plan HS prepared by Oculus approved by DPE 30/11/2020</p> <p>Steadfast Trees inspection record, 19/09/23</p> <p>Steadfast Trees Arborist Impact Assessment, 20/02/23 (assessment of trees potentially impacted by proposed footpath)</p>	<p>During site inspection, it was observed that no street trees appear to have been trimmed or removed. They are protected by the site fencing.</p> <p>Observation: Observation: Many parts of the site are now being landscaped which involves light work in and around trees. With the exception of the landscaping, the Auditor did not observe any significant ground disturbance. At the Meadows, landscaping area one tree was not protected (corrected on the day of the inspection) and two trees' protection would require to be extended to comply with the Arboricultural Impact Assessments and AS4970. The Auditor observes however that the Arborist sighted the tree protection zones and provided written correspondence that they were satisfied with the arrangement.</p> <p>The arborist has provided some advice for the protection and management of trees which may be impacted by some minor footpath works. The arborist recommended extension of a tree protection zone once the works commence and if any roots over 40mm are encountered to clean cut under arborist supervision.</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, 27/07/22 (CEMP)</p> <p>Site inspection 21/09/23</p> <p>Complaints Register current to 31/08/23</p>	<p>CEMP Section 4.7 and Appendix 6.9 (CSWMSP) address the management of dust.</p> <p>No complaints regarding this requirement received.</p> <p>The site is now significantly stabilized. The potential for dust generation is negligible.</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; 	<p>Construction Environmental Management Plan, RCC, 27/07/22 (CEMP)</p> <p>Site inspection 21/09/23</p> <p>Complaints Register current to 31/08/23</p>	<p>CEMP Section 4.7 and Appendix 6.9 (CSWMSP) address the management of dust.</p> <p>No complaints regarding this requirement received.</p>	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.		The site is now significantly stabilized (either permanently or temporarily). The potential for dust generation is negligible.				
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.	Interview with auditees 21/09/23 13/04/2022 issued by Benedict Industries Letter 11/01/2022 from Boral Quarries re: Materials supplied Materials Tracking Register for Building P1 & P2, Sensory Garden, 3/08/21 to 10/11/22 by RCC Materials Tracking Register for Building S landscaping from 25/06/21 to 20/12/22 by RCC Materials Tracking Register for Building Q&T 1/06/21 to 21/09/23 by RCC Materials Tracking Register for Central Landscaping 14/01/23 to 5/04/23 by RCC Certificate for all quarry products issued by Boral Certification Classification of Cleary Bros Dgb20 Roadbase 13/07/21 issued by CB Letter 07/03/23 Holcim – Supply of Holcim natural aggregates Ex Lynwood Quarry / Rooty Hill Distribution Centre Letter 11/01/22 Boral Quarries Statement (10mm drainage) – Materials supplied is a natural quarried product and classified as VENM as per NSW EPA guidelines Letter 21/11/18 Boral Quarries Statement (Aggregate and road base product) – Material supplied is classified as VENM as per Department of Environment and Climate Change NSW Letter 27/06/19 from Construction Sciences - VENM Certification Gunlake Quarries Mail No. CENV-RTRFI-000022 Ref No. RCC-GCOR-024640 Coffey Environments-RCC re: Validation Assessment Interim Audit advice letter –Stage 5 Building T, 27/04/23, Ramboll	Cardno Geotech Solutions (Cardno) has undertaken Virgin Excavated Natural Material (VENM) assessment of in-situ soils at the Mackas Sand and Soil Quarry at 2346 Nelson Bay Road that provides: <ul style="list-style-type: none"> The proposed VENM material is generally consistent with the regional geology expectations of the site. The contamination suite returned values below the limits of detection for all contaminants The result material test report (relative to the quality testing) for the VENM is Passed. Boral Quarries issued statement that the materials supplied was a natural quarried product and classified as VENM as defined by the NSW EPA waste classification guidelines dated August 2008. 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) is required to review all imported soil classifications for suitability of use in order to issue a Site Audit Report and Site Audit Statement under D24.	C	All	Construction	Applies to all construction

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		<p>Interim Audit advice letter –Stage 5 Building Q, 19/05/23, Ramboll</p> <p>Interim Audit advice letter – Central Courtyard High School, 09/06/23, Ramboll</p> <p>Interim Audit advice letter – Stage 10 landscaping (the slop) Chatswood High School, 31/08/23, Ramboll</p> <p>Interim Audit advice letter – Building G Public School, 05/05/23, Ramboll</p>					
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.	<p>Site inspection 21/09/23</p> <p>Construction Soil and Water Management Sub-Plan, SCP, 20/04/2021 (CSWMSP) and associated Erosion and Sediment Control Plans.</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>Interview with auditees 21/09/23</p>	<p>The provisions were included in the CSWMSP which was accepted by the Certifier prior to construction.</p> <p>The auditees advise that there was no collection or offsite discharge of stormwater required during the audit period.</p>	C	All	Construction	Applies to all construction
Emergency Management							
C24	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<p>Project induction Rev 11</p> <p>Emergency drill records, 12/04/23</p> <p>Interview with auditees 21/09/23</p>	<p>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.</p>	C	All	Construction	Applies to all construction
Stormwater Management System							
C25	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to 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 onsite 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 	<p>Site inspection 21/09/23</p> <p>Stormwater Management Plan Ref 40623 dated 16/03/2020 prepared by Wood & Grieve</p> <p>Stormwater Management Plan + Erosion & Sediment Control Plan dated 11/03/2020 prepared by Wood & Grieve</p> <p>Civil Design Compliance Certificate for RTS Submission dated 30/09/20 issued by SCP Engineers & Development Consultant re: stormwater management scheme remains consistent with SEARs requirements and with the previously submitted Stormwater Management Report and Drawings</p> <p>Installation Certificate - Installation of stormwater system & strip drains for the Central Landscaping area</p>	<p>Issuance of Civil Design Compliance Certificate relative to stormwater management scheme provided satisfaction of this condition.</p> <p>The Auditor notes that satisfaction of Council is only required if the design requirements of C25b)-c) cannot be achieved. The design requirements of 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. No change.</p>	C	NA	Construction	To be satisfied within 3 months of the commencement of construction

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	<p>of 1.09ha of impervious area or otherwise to the satisfaction of Council; and</p> <p>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>	<p>prepared by Planet Plumbing NSW endorsed by Anthony Alafaci dated 06 May 2022</p> <p>Previous evidence still applicable:</p> <p>Letter SINSW to DPIE, 21/07/21 (request to extend deadline for design of operational stormwater system).</p> <p>Emails RCC to Willoughby Council (and vice versa) April – September 2021.</p> <p>C25 Stormwater plan set and OSD plan set (various)</p> <p>Letter SINSW to DPE, 26/10/21 (notification of non-compliance with C25).</p> <p>Civil Detailed Design Report Upgrades to Chatswood Public School and Chatswood High School, SCP Ref: X-CIV-W-REP-0001, 11/12/20</p> <p>Construction 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>Construction Certificate 21000289 / 1, MBC Group, 18/06/21 (CC1 - Inground Services and Substructure for Building S, Q and T including site earthworks).</p>					
C26	<p>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.</p> <p><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 issued.</i></p>	Interview with auditees 21/09/23	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.	<p>Minutes of Meeting dated 14/06/2022 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Minutes of Meeting dated 05/09/2022 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Minutes of Meeting dated 16/02/23 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Interview with auditees 21/09/23</p>	<p>Consultation has been continuously conducted by the project team with the Willoughby Council relative to the installation of roundabouts and road upgrade works. Refer C28 regarding ongoing negotiations.</p> <p>Road works have yet to commence.</p>	C	NA	Construction	To be satisfied within 3 months of the commencement of construction
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	Minutes of Meeting dated 14/06/2022 re: Main Works Project Meeting – Road Upgrade Works	Submission of preliminary Concept Design and associated report for the roundabout were issued to Willoughby City Council (WCC) for review.	C	NA	Throughout	To be satisfied as required by condition C27

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	roundabout(s) must be submitted to Council for approval prior to the installation of the roundabout or other road upgrade works.	<p>Minutes of Meeting dated 05/09/2022 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Minutes of Meeting dated 16/02/23 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Minutes of Meeting dated 28/06/23 re: Main Works Project Meeting – Road Upgrade Works</p> <p>Interview with auditees 21/09/23</p> <p>Email Johnstaff to Council, 21/08/23 (submission of latest CAD drawings for Council to complete its own Road Safety Audit)</p> <p>Email, Council to Johnstaff, 24/08/23 (Council update on their Road Safety Audit and review of plans and specifications)</p> <p>Email Council to Johnstaff, 08/09/23 and email Johnstaff to RCC and RCC road safety Auditor 08/09/23 (Council response on Project team comments on the RSA and commencement of review of Council comments).</p>	<p>There remains issues being negotiated between the Project and WCC regarding road designs and next steps, prior to any agreement being granted. This includes that WCC have commissioned their own Road Safety Audit which has raised issues around the proposed roundabout and controls. The comments from the Council Road Safety Audit have been provided to Richard Crookes traffic team and the Richard Crookes Road Safety Auditor for review and response.</p> <p>Road works have yet to commence.</p>				
Unexpected Finds 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.	<p>Unexpected Finds Protocol, Aboriginal and Non-Aboriginal Heritage, Biosis, 04/05/2021</p> <p>Interview with auditees 21/09/23</p>	<p>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.</p> <p>No unexpected finds to date.</p>	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.	<p>Unexpected Finds Protocol, Aboriginal and Non-Aboriginal Heritage, Biosis, 04/05/2021</p> <p>Interview with auditees 21/09/23</p>	<p>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.</p> <p>No unexpected finds to date.</p>	NT	All	Throughout	Applies to all construction
Waste Storage and Processing							

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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 21/09/23	<p>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.</p> <p>Observation: During the audit inspection it was observed that there was a small amount of construction waste (and school waste) present in an area between two existing buildings, northwest of 'the Slope' and southwest of 'the Meadows'. The area should be cleaned up before undertaking the planned landscaping the area.</p> <p>Before the finalisation of this audit report, the Applicant provided a photo showing the area cleaned with no construction waste and landscaping works completed. Refer to photo No.8 in Appendix D.</p>	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)	<p>Dump It Monthly waste reports (from March – August 2023)</p> <p>Waste classification letters, Tetra Tech No's 79 – 92 (December 22 – January 23, note that no excavated material exported outside these months during the audit period)</p>	<p>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.</p> <p>Excavated material has been classified by the contamination consultant in accordance with the Waste Classification Guidelines. The reports will be collated and included in the Validation Report for review and consideration by the Site Auditor.</p>	C	All	Throughout	Applies to all construction
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	<p>Site inspection 21/09/23</p> <p>Export Material Tracking Register HS and PS (buildings S, Q & T, Buildings P1 and P2, Central Landscaping)</p> <p>Dump It Monthly waste reports (from Oct 22 – Feb 23)</p>	<p>Observation: The Auditor sighted what appeared to be waste concrete around perimeter of the public school grounds (behind the stage 3 retaining wall). The concrete was cured and not at risk of entering any natural or artificial watercourse. RCC advised that this concrete will be removed once the works in this area are complete.</p> <p>Before the finalisation of this audit report, the Applicant provided photos indicating that there was no concrete waste in the area, the site was cleaned, and the marker layer was covered. Refer to photo No.3 in Appendix D.</p>	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 (from Oct 22 – Feb 23)	The Dump It monthly reports identifies the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations.	C	All	Throughout	Applies to all construction

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		Export Material Tracking Register HS and PS (buildings S, Q & T, Buildings P1 and P2, Central Landscaping) Waste disposal docket Bingo Eastern Creek, 04/02/23 and 03/02/23 (removal of asbestos waste).	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. The tracking register and tip dockets are reviewed by JohnStaff and JBS&G as part of commercial claims process. 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 D24.				
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	Interview with auditees 21/09/23 Export Material Tracking Register HS and PS (buildings S, Q & T, Buildings P1 and P2, Central Landscaping) Waste disposal docket Bingo Eastern Creek, 04/02/23 and 03/02/23 (removal of asbestos waste).	Asbestos removal from demolition works were completed prior to the current audit period. 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. The tracking register and tip dockets are reviewed by JohnStaff and JBS&G as part of commercial claims process.	C	All	Throughout	Applies to all construction
Outdoor Lighting							
C36	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting	Site inspection 21/09/23 Complaints Register current to 31/08/23	At the inspection there did not appear to be any external lighting directed at receivers. Lighting on offices is very limited. No complaints were received during the audit period regarding this requirement.	C	All	Throughout	Applies to all construction
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)	Interview with auditees 21/09/23 Previous evidence still applicable: 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) Interim audit advice letter - building v sports Court, Ramboll, 31/01/22 Interim Audit advice letter –Stage 4 central landscape area , 22/06/22, Ramboll	Updated validation report/ interim advice to be received in the next month not covered under this audit. 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 Contaminated Site Auditor has provided Interim Audit Advice for each portion of the High School and Public School subject to the RAPs that have been handed over for use. A final Section A2 SAS has been prepared for the	C	All	Throughout	Applies to all construction

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		<p>Interim Audit advice letter –Stage 5 building P1 and P2, 25/11/22, Ramboll</p> <p>Interim Audit advice letter –Stage 4 building validation report and environmental management plan, 01/02/23, Ramboll</p> <p>Interim Audit advice letter –Stage 5 Building T, 27/04/23, Ramboll</p> <p>Interim Audit advice letter –Stage 5 Building Q, 19/05/23, Ramboll</p> <p>Interim Audit advice letter – Central Courtyard High School, 09/06/23, Ramboll</p> <p>Interim Audit advice letter – Stage 10 landscaping (the slop) Chatswood High School, 31/08/23, Ramboll</p> <p>Interim Audit advice letter – Building G Public School, 05/05/23, Ramboll</p> <p>Section A2 SAS and SAR, Ramboll, 13/07/23 (Chatswood Public School SAS and SAR)</p> <p>Chatswood Public School Redevelopment Environmental Management Plan, Tetra tech, 05/07/23 (Public school LTEMP)</p>	<p>Public School, verifying that the site is suitable for its intended use subject to implementation of the LTEMP.</p> <p>Refer D24.</p>				
C38	If work is to be carried out / completed in stages, an NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s)	<p>Interview with auditees 21/09/23</p> <p>Previous evidence still applicable:</p> <p>Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 (RAP)</p> <p>Chatswood Public School Redevelopment Remediation Works Plan, Coffey Tetra Tech, 11/02/21 (RWP)</p> <p>Interim audit advice letter - building v sports Court, Ramboll, 31/01/22</p> <p>Interim Audit advice letter –Stage 4 central landscape area , 22/06/22, Ramboll</p> <p>Interim Audit advice letter –Stage 5 building P1 and P2, 25/11/22, Ramboll</p> <p>Interim Audit advice letter –Stage 4 building validation report and environmental management plan, 01/02/23, Ramboll</p> <p>Interim Audit advice letter –Stage 5 Building T, 27/04/23, Ramboll</p> <p>Interim Audit advice letter –Stage 5 Building Q, 19/05/23, Ramboll</p>	<p>Updated validation report/ interim advice to be received in the next month not covered under this audit.</p> <p>The RAP identifies a management approach of investigation, retention and stabilization and off-site disposal, with sampling, monitoring and reporting.</p> <p>The RWP was prepared to facilitate the implementation of the RAP on site. The RWP is consistent with the RAP.</p> <p>The Contaminated Site Auditor has provided Interim Audit Advice for each portion of the High School and Public School subject to the RAPs that have been handed over for use. A final Section A2 SAS has been prepared for the Public School, verifying that the site is suitable for its intended use subject to implementation of the LTEMP.</p> <p>Refer D24.</p>	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.

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		<p>Interim Audit advice letter – Central Courtyard High School, 09/06/23, Ramboll</p> <p>Interim Audit advice letter – Stage 10 landscaping (the slop) Chatswood High School, 31/08/23, Ramboll</p> <p>Interim Audit advice letter – Building G Public School, 05/05/23, Ramboll</p> <p>Section A2 SAS and SAR, Ramboll, 13/07/23 (Chatswood Public School SAS and SAR)</p> <p>Chatswood Public School Redevelopment Environmental Management Plan, Tetra tech, 05/07/23 (Public school LTEMP)</p>					
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.	<p>Interview with auditees 21/09/23</p> <p>Complaint Register 01/09/2022</p> <p>Previous evidence still applicable:</p> <p>Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 (RAP)</p> <p>Chatswood Public School Redevelopment Remediation Works Plan, Coffey Tetra Tech, 11/02/21 (RWP)</p>	<p>Updated validation report/ interim advice to be received in the next month not covered under this audit.</p> <p>No complaint related to spill was reported and recorded on the complaint register</p> <p>The RAP identifies a management approach of investigation, retention and stabilization and off-site disposal, with sampling, monitoring and reporting.</p> <p>The 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. Whilst additional contamination has been identified it is understood that the existing RAP remains appropriate.</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 D24.</p>	C	All	Throughout	Applies to all construction
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, 06/09/22	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

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C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements	Independent Audit Report No 4, WolfPeak 08/05/23 DPE post approval portal lodgement, 30/05/23 (submission of Independent Audit Report No 4 and response)	The Department provided no issue relative to the third Independent Audit Report. This Independent Audit has been conducted in accordance 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 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 21/09/23	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, 30/05/23 (submission of Independent Audit Report No 4 and response) Project website sighted 21/09/23	The auditees prepared response to the fourth Independent Audit and submitted to the Department within 2 months of the site inspection. The submission of the response to the Department also presented compliance to the 7-day notification of intention to publicly release the response to the fourth report within 60 days of its submission. The auditee advised that the report and response were both posted within the required timeframe. Both documents are 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 independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary	DPE post approval portal lodgement, 30/05/23 (submission of Independent Audit Report No 4 and response) Project website sighted 21/09/23	The auditees prepared response to the fourth Independent Audit and submitted to the Department within 2 months of the site inspection. The submission of the response to the Department also presented compliance to the 7-day notification of intention to publicly release the response to the fourth report within 60 days of its submission. The auditee advised that the report and response were both posted within the required timeframe. Both documents are 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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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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 21/09/23	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: a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); b) the maximum number of staff to be involved in operational readiness work on site at any one time; c) arrangements to ensure the safety of school staff on the site, including how: i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	Site inspection 21/09/23 Email RCC to Certifier, 01/12/22 (C46 notification to Certifier) C46 Operational Readiness Report for Stages 4 and 5 handovers (no date) Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover) Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover) Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS)) Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4) Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5) Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover) Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (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) Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)	Operational readiness was planned for Stages 4 and 5 to allow bump in of facilities. These did not involve teaching staff or students or parents. The Report was submitted to the Certifier prior to the activities commencing. That being said, all areas received Completion Certificates prior to operations.	NT	All	Pre-operation	To be satisfied 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
		<p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 17, MBC Group, 30/08/23 (High School OC6 'Slope' landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>					
C47	<p>Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements:</p> <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. 	<p>Site inspection 21/09/23</p> <p>Email RCC to Certifier, 01/12/22 (C46 notification to Certifier)</p> <p>C46 Operational Readiness Report for Stages 4 and 5 handovers (no date)</p> <p>Completion Certificate 21000290 / 6, MBC Group, 27/01/22 (OC1 – Building A Admin Area Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 31/01/22 (OC1 – Building V and Nature Play Area Handover)</p> <p>Completion Certificate 21000290 / 9, MBC Group, 31/01/22 (OC1.1 – Building A Admin Area Refurb Handover (STAIRS))</p> <p>Completion Certificate 21000733 / 10, MBC Group, 8/12/22 - OC1 - Building S and Adjacent Landscaping (completion of SSD Stage 4)</p> <p>Completion Certificate 21000733 / 11, MBC Group, 5/10/22 – OC2 – DDA Ramp</p> <p>Completion Certificate 21000290 / 12, MBC Group, 1/12/22 - CC3 - P1 and P2 including adjacent landscaping area (completion of SSD Stage 5)</p> <p>Completion Certificate 21000289 / 14, MBC Group, 8/02/23 - OC2 – Building K Internal Refurb Handover)</p> <p>Completion Certificate 21000290 / 8, MBC Group, 27/01/22 (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>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p>	<p>Operational readiness was planned for Stages 4 and 5 to allow bump in of facilities. These did not involve teaching staff or students or parents. The Report was submitted to the Certifier prior to the activities commencing.</p> <p>That being said, all areas received Completion Certificates prior to operations.</p>	C	All	Pre-operation	To be satisfied 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
		<p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 17, MBC Group, 30/08/23 (High School OC6 'Slope' landscaping)</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>					
Boundary Retaining wall							
C48	<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Site inspection 21/09/23</p> <p>Interview with auditees 21/09/23</p> <p>Complaints register current to 31/08/23</p>	<p>Works are underway to complete the required construction.</p> <p>No damage was observed by the auditees. No rectification works have occurred during the audit period.</p>	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.	<p>Site inspection 21/09/23</p> <p>Interview with auditees 21/09/23</p> <p>Complaints register current to 31/08/23</p>	<p>Works are underway to complete the required construction.</p> <p>No damage was observed by the auditees. No rectification works have occurred during the audit period.</p>	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.	<p>Letter dated 13/09/22 from SINSW - DPE re: Submission of Construction Worker and Staff Transportation Strategy</p> <p>Letter TTPP 11/01/23 (letter confirming that the CWTS has been reviewed and is being effectively implemented)</p> <p>Letter SINSW to DPE, 12/01/23 (Submission of CWTS review)</p> <p>Letter DPE to SINSW, 23/01/23 (DPE approval of CWTS review)</p> <p>Complaints Register current to 31/08/23</p>	<p>The Review of Construction Worker & Staff Transportation Strategy presents that the measures proposed as part of the CWSTS are being implemented and are currently effective in managing worker travel demands as envisaged under Condition B25. The review was approved by the Department on 23/01/23</p> <p>Construction is essentially complete and the workforce is negligible.</p> <p>No complaints regarding worker transport or parking during the audit period.</p>	C	All	Throughout	To be satisfied prior to commencement of construction and reviewed every 3 months

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
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 21/09/23 Complaints Register current to 31/08/23	All complaints have been addressed. The Auditor is not aware of the Secretary asking for a copy of the complaints register. The register is online.	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 dated 14/03/22 SINSW – DPE re: Submission of Notification of Occupation in accordance with Condition D1 Email dated 11/05/2022 from DPE – SINSW re: Acknowledgement of the submission of Notification of Occupation for stage 3 & 4 works on Public School. Letter dated 6/05/22 SINSW – DPE re: Submission of Notification in accordance with Condition D1 for Stage 2 & 3 Letter SINSW to DPE, 01/11/22 (updated notification of commencement of operations of Stages 4 and 5) DPE post approval portal lodgement, 02/11/22 (updated notification of commencement of operations of Stages 4 and 5) Letter SINSW to DPE, 14/3/22 (notification of commencement of operations of Stages 6,7 and 8) then updated notification was sent 18/4/23 for Stages 7 and 8. Letter SINSW to DPE, 15/08/23 (notification of commencement of stages 9 and 10) DPE post approval portal lodgement, 15/08/23 (notification of commencement of stages 9 and 10) Letter SINSW to DPE, 20/9/23 (notification of commencement of stages 11,12 and 13)	The SINSW notified the Department of commencement of each stage of operations more than one month from commencement of each stage. <ul style="list-style-type: none">Stage 2 – 27/4/22 modified to 14/5/22Stage 3 – 7/5/22 modified to 14/5/22Stage 4 – 25/10/22 modified to 9/12/22Stage 5 – 16/11/22 modified to 2/12/22Stage 6 – 6/5/23 modified to 31/5/222Stage 7 – 22/5/23 modified to 27/4/23Stage 8 – 20/7/23 modified to 22/5/23Stage 9 – 28/07/23Stage 10 – 09/10/23Stage 11 – 23/10/23Stage 12 – 30/11/23Stage 13 – 30/12/23 It was indicated that the first stage of operations that commenced in April 2022 pertained to ramps and stairs only. The commencement of use for the first teaching buildings (Building S, P1 and P2) began in December 2022, while the remaining teaching spaces such as Building T, became operational on 27/4/23, Building Q on 22/5/23 and Building G on 31/5/23.	C	All	Pre-operation	To be satisfied at least one month prior to operation of each stage.
External Walls and Cladding							
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such	Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)	We consider it the role of the Certifier to verify compliance with this requirement.	C	4, 5, 6, 7,8	Note	To be satisfied prior to operation of

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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	as synthetic or aluminium composite panels comply with the requirements of the BCA	<p>Completion Certificate 21000733/10 (Stage 4) (certifier acceptance)</p> <p>Letter SINSW to DPE, 12/12/22 (notification of non-compliance with D3).</p> <p>DPE post approval portal lodgement, 14/12/22 (notification of D2 and D3 to Department for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Completion Certificate 21000733/12 (Stage 5) (certifier acceptance)</p> <p>Letter SINSW to DPE, 12/12/22 (notification of D2 and D3 to Department for Stage 5)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Letter SINSW to DPE, 09/05/23 (notification of external walls and cladding information to DPE for Stage 6 Building G)</p> <p>DPE post approval portal lodgement 10/05/23 (notification of external walls and cladding information to DPE for Stage 6 Building G)</p> <p>Letter SINSW to DPE, 01/05/23 (notification of external walls and cladding information to DPE for Stage 7 Building T)</p> <p>DPE post approval portal lodgement 02/05/23 (notification of external walls and cladding information to DPE for Stage 7 Building T)</p> <p>Letter SINSW to DPE, 23/05/23 (notification of external walls and cladding information to DPE for Stage 8 Building Q)</p> <p>DPE post approval portal lodgement 23/05/23 (notification of external walls and cladding information to DPE for Stage 8 Building Q)</p>	Details of external walls and cladding were submitted to Certifier and the Certifier verified compliance through issue of the Crown Certificates. The information was subsequently submitted to the Department in accordance with D3.				<p>Stages 4, 5, 6, 7 and 8.</p> <p>Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there are no external walls/finishes/cladding being handed over for operation at the completion of these stages.</p>
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.	Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)	Details of external walls and cladding were submitted to Certifier and the Certifier verified compliance through issue of the Crown Certificates. The information was subsequently	C	4, 5, 6, 7,8	Note	To be satisfied prior to operation of

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
		<p>Completion Certificate 21000733/10 (Stage 4) (certifier acceptance)</p> <p>Letter SINSW to DPE, 12/12/22 (notification of non-compliance with D3).</p> <p>DPE post approval portal lodgement, 14/12/22 (notification of D2 and D3 to Department for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Completion Certificate 21000733/12 (Stage 5) (certifier acceptance)</p> <p>Letter SINSW to DPE, 12/12/22 (notification of D2 and D3 to Department for Stage 5)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Letter SINSW to DPE, 09/05/23 (notification of external walls and cladding information to DPE for Stage 6 Building G)</p> <p>DPE post approval portal lodgement 10/05/23 (notification of external walls and cladding information to DPE for Stage 6 Building G)</p> <p>Letter SINSW to DPE, 01/05/23 (notification of external walls and cladding information to DPE for Stage 7 Building T)</p> <p>DPE post approval portal lodgement 02/05/23 (notification of external walls and cladding information to DPE for Stage 7 Building T)</p> <p>Letter SINSW to DPE, 23/05/23 (notification of external walls and cladding information to DPE for Stage 8 Building Q)</p> <p>DPE post approval portal lodgement 23/05/23 (notification of external walls and cladding information to DPE for Stage 8 Building Q)</p>	submitted to the Department in accordance with D3.				<p>Stages 4, 5, 6, 7 and 8.</p> <p>Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there are no external walls/finishes/cladding being handed over for operation at the completion of these stages.</p>
Works as Executed Plans							

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
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	<p>Completion Certificate No.: 21000290/11 dated 10/05/22 issued by MCB Group</p> <p>Construction Compliance – Partial Stage 02, 03, & 04 dated 28/04/22 issued by SCP Engineers & Development Consultant</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Civil Stormwater Installation Certificate Building T, Planet Plumbing, 19/04/23 including surveyor signoff by Total Surveying Solutions</p> <p>Civil Stormwater Installation Certificate Building Q, Planet Plumbing, 12/05/23 including surveyor signoff by Total Surveying Solutions</p> <p>Civil Stormwater Installation Certificate Building G, Planet Plumbing, 20/04/23 including surveyor signoff by Total Surveying Solutions</p> <p>Civil Stormwater Installation Certificate Stage 9, Planet Plumbing, 05/07/23 including surveyor signoff by Total Surveying Solutions</p> <p>Civil Stormwater Installation Certificate Stage 10, Planet Plumbing, 13/07/23 including surveyor signoff by Total Surveying Solutions</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>The works-as-executed (WAE) plans for were completed through the issuance of Completion Certificate issued by the Certifier.</p>	C	3, 4, 5, 6, 7, 8, 9, 10, 11, 13	Note	<p>To be satisfied prior to operation of Stages 3, 4, 5, 6, 7, 8, 9, 10, 11 and 13.</p> <p>Not applicable to Stage 1, 2 and 12 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.</p>
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 AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<p>Hydraulic Services Installation Certificate, Plant Plumbing Group (no date)</p> <p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>The installation certificate confirms that the heating system complies with this requirement for the completed stages. This was verified by the Certifier.</p>	C	4, 5, 6, 7, 8	Note	<p>To be satisfied prior to operation of Stages 4, 5, 6, 7, and 8.</p> <p>Not applicable to Stage 1, 2, 3, 9, 10, 11, 12</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
		<p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Installation Certificate for Stage 6, Building G, 20/04/23 Planet Plumbing</p> <p>Installation Certificate for Stage 7, Building T, 19/04/23 Planet Plumbing</p> <p>Installation Certificate for Stage 8, Building Q, 12/05/23 Planet Plumbing</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>					and 13 as there is no warm water or cooling systems being handed over for operation at the completion of these Stages
Outdoor Lighting							
D6	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <ul style="list-style-type: none"> 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. 	<p>Completion Certificate No: 21000290/11 dated 10/05/22 issued by MCB Group</p> <p>Installation Certificate - Electrical & External Lighting prepared by Pro Electrical dated 05 May 22</p> <p>Electrical Installation Certificate, Pro Electrical Services, 17/11/21</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>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Installation Certificate, Building G, 20/03/23, Pro Electrical</p> <p>Installation Certificate, Building T, 20/03/23, Pro Electrical</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>Lighting design was confirmed as compliant by the service provider. This was affirmed by the Certifier through issue of the Completion Certificate and Crown Certificate for each stage.</p>	C	4,5,6,7 8,9, 11	Note	No operational outdoor lighting in Stages 1, 3, 10, 12, 13

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
		<p>Installation Certificate, Building Q, 20/03/23, Pro Electrical</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>					
Mechanical Ventilation							
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>b) any dispensation granted by Fire and Rescue NSW</p>	<p>Mechanical ventilation installation Certificates, Aces, 14/01/22</p> <p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</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>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Installation Certificate, Building Q, ARA/ACES, 04/05/23</p> <p>Installation Certificate, Building T, ARA/ACES, 22/03/23</p> <p>Installation Certificate, Building G, ARA/ACES, 22/03/23</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>The installation certificate confirms that the mechanical ventilation system complies with this requirement for the completed stages. This was verified by the Certifier through issue of the Crown Certificates.</p>	C	4, 5, 6, 7, 8	Note	<p>To be satisfied prior to the operation of Stages 4, 5, 6, 7, 8.</p> <p>Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there are no mechanical systems being installed in the area being handed over for operation at the completion of these Stages.</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
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 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.	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</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>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Design Completion Certificate Building G 18/04/23, Architectus and Technical Memo PWNA 01/05/23, and Install Certificate Aces 22/03/23</p> <p>Design Completion Certificate Building T 18/04/23, Architectus and Technical Memo PWNA 18/04/23, and Install Certificate Aces 22/03/23</p> <p>Design Completion Certificate Building Q 18/04/23, Architectus and Technical Memo PWNA 12/05/23, and Install Certificate Aces 04/05/23</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>Installation of mechanical plant and equipment has been verified as being compliant by the service provider and Certifier for the completed stages.</p>	C	4, 5, 6, 7, 8	Note	<p>To be satisfied prior to the operation of Stages 4, 5, 6, 7, 8.</p> <p>Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as there is no mechanical plant and equipment being installed in the area being handed over for operation at the completion of these Stages.</p>
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.	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p> <p>Previous evidence still applicable:</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</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>Installation of fire safety measures has been verified as being compliant by the service provider and Certifier for the completed stages. The Certifier has verified this through issue of the Crown Certificates.</p>	C	4, 5, 6, 7, 8	Note	<p>To be satisfied prior to the operation of Stages 4, 5, 6, 7, 8.</p> <p>Not applicable to Stages 1, 2, 3, 9, 10, 11, 12 and 13 as</p>

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
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		<p>the attached staging plan, excl. carpark and all associated fire services to the carpark)</p> <p>Email Certifier to RCC, 30/03/22 (confirmation that no fire services associated with the sports court)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Fire Safety Certificate Building Q, 06/05/23</p> <p>Fire Safety Certificate Building T, 17/04/23</p> <p>Fire Safety Certificate Building G, 30/01/23</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p> <p>Email RCC to Council, 01/12/22, 25/05/23, 26/04/23, 18/05/23 (Submission of FSC to Council)</p> <p>Email Certifier to FRNSW, 05/12/22, 04/05/23, 17/07/23 (submission of FSC to FRNSW)</p> <p>Photo series (various) (photos of FSC displayed in the buildings) Refer to photo No.10 in Appendix D</p>	The Certificates were submitted to Council and FRNSW, and were displayed in the buildings.				there are no new buildings in the area being handed over for operation at the completion of these Stages
Structural Inspection certificate							
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s</p>	<p>Completion Certificate No.: 21000290/11 dated 10/05/22 issued by MCB Group</p> <p>Structural Design Certificate prepared by Eskander & Partners endorsed by Sam Eskander dated 26 Apr 2022</p> <p>Completion Certificate - Civil Engineering - prepared by SCP Endorsed by Bshara Khouri dated 28 April 22</p> <p>Previous evidence still applicable:</p> <p>Structural Construction Compliance Certificate, SCP, 21/01/22 (ground slab and columns)</p> <p>Installation Compliance Certificate, Quantum Consulting Engineers, 28/01/22 (decking)</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>Structural Compliance Certificates were issued by the structural and civil engineers. The Certifier affirmed compliance through issue of the Crown Certificate. The documents were submitted to the Department and Council.</p>	C	1, 4, 5, 6, 7, 8	Note	<p>To be satisfied prior to the operation of Stages 1, 4, 5, 6, 7 and 8.</p> <p>Not applicable to Stages 2, 3, 9, 10, 11, 12 and 13, as there are no new buildings or refurbishments in the area being handed</p>

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					Stage	Applicable phase	Staging Justification / comment
		<p>Installation Certificate Ace Civil, 28/01/22 (Civils)</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>DPE post approval portal lodgement, 01/04/22 (submission of structural certificate to approval authority)</p> <p>Email RCC to Council, 30/03/22 (submission of structural certificate to Council)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>DPE post approval portal lodgement 15/12/22 (Stage 4 and Stage 5 D10 submission to DPE)</p> <p>Email RCC to WCC, 05/12/22 (Stage 4 and Stage 5 D10 submission to Council)</p> <p>Structural Inspection Certificate, SCP, Building G, 28/04/23, Letter SINSW to DPE 09/05/23 and DPE post approval portal lodgement 11/05/23 and Council submission 08/05/23</p> <p>Structural Inspection Certificate, SCP, Building T, 01/05/23, Letter SINSW to DPE 02/05/23 and DPE post approval portal lodgement 09/05/23 and Council submission 26/04/23</p> <p>Structural Inspection Certificate, SCP, Building Q, 18/05/23, Letter SINSW to DPE 23/05/23 and DPE post approval portal lodgement 23/05/23 and Council submission 21/05/23</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>				over for operation at the completion of these Stages.	
Compliance with Food Code							

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					Stage	Applicable phase	Staging Justification / comment
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.	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23 Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5) Compliance Certificate, Building Q, 05/05/23, UFD Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)	We consider it the role of the Certifier to verify compliance with this requirement. Installation of food facilities has been verified as being compliant by the service provider and Certifier for the completed stages. The Certifier confirmed compliance through issue of the Crown Certificates.	C	5, 6, 8	Note	To be satisfied prior to operation of Stages 5, 6 and 8. Not applicable to Stages 1, 2, 3, 4, 7, 9, 10, 11, 12 and 13 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.	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	Not triggered for the current stage.	NT	13	Note	To be satisfied prior to operation of Stage 13 as these are the last works associated with the development. Not applicable to Stages 1-12 so that the post-construction dilapidation report can be of most benefit when comparing against the pre-construction dilapidation report
Protection of Public Infrastructure							

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
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</i></p>	<p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4)</p> <p>Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5)</p> <p>Letter RCC to Certifier, 22/03/23 (RCC statement of no damage to third party infrastructure / property for Building G)</p> <p>Letter RCC to Certifier, 22/03/23 (RCC statement of no damage to third party infrastructure / property for Building T)</p> <p>Letter RCC to Certifier, 12/10/22 (RCC statement of no damage to third party infrastructure / property for Building Q)</p> <p>Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping)</p> <p>Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping)</p> <p>Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping)</p>	<p>The auditees are not aware of any damage or relocation work having been required during the audit period, with the exception of driveways and adjacent kerbs. Note that there may be some rectification works to be completed prior to completion of works (driveways etc).</p>	NT	All	Throughout	Applies to all construction
Road Damage							
D14	<p>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.</p>	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	<p>Not triggered for the current stage.</p> <p>Note that there may be some rectification works to be completed prior to completion of works (driveways etc). This has yet to occur.</p>	NT	13	Note	<p>To be satisfied prior to completion of Stage 13, as these are the last works associated with the development.</p> <p>Not applicable to Stages 1-12 so that condition intent is of most benefit to Council or relevant Public Authorities.</p> <p>Will apply to all damage</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
							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.	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	Not triggered for the current stage.	NT	13	Note	To be satisfied prior to completion of Stage 13, as these are the last works associated with the development. Not applicable to Stages 1-12 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>	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	Not triggered for the current stage.	NT	13	Note	To be satisfied prior to completion of Stage 13, as these are the last works associated with the development. Not applicable to Stages 1-12 as timeframe to meet Council's requirements requires that these works are handed over with Stage 13.
Bicycle Parking and End-of-trip Facilities							

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
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; and e) appropriate pedestrian and cyclist advisory signs are to be provided. <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant road's authority.</i></p>	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	Not triggered for the current stage.	NT	11	Note	<p>To be satisfied prior to completion of Stage 11, as all bicycle parking and end of trip facilities will be delivered by this stage.</p> <p>Not applicable to Stages 1-10 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: 	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	Not triggered for the current stage, to be delivered prior to Stage 13. The Auditor acknowledges that the preparation of the STP is underway and is in consultation with Council and TfNSW and whilst the Project is in operation some of the STP relies on resolution of public domain and roadworks which are still under negotiations with Council.	NT	13	Note	<p>To be satisfied prior to completion of Stage 13, as this is following substantial handover of facilities for the Public School and the High School and Public Domain Works.</p> <p>A Transport Access Guide will be available in 2023 to support enhanced use of Public Transport until the School Travel Plan is able to be implemented. School Capacity will</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"> i. detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; ii. the location of all car parking spaces on the school 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. 						not increase prior to hand over of the final stage
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>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p> <p>Chatswood Public School, Section 73 Certificate, 08/05/23</p>	Not triggered for the current stage. That being said a Section 73 Compliance Certificate has been obtained for the Public School.	NT	13	Note	<p>To be satisfied prior to completion of Stage 13, and operation of entire development, as these are the last works associated with the development.</p> <p>Not applicable to Stages 1-12</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
							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.
Stormwater Operation and Maintenance Plan							
D20	<p>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:</p> <ul style="list-style-type: none"> a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements. 	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	Not triggered for the current stage.	NT	13	Pre-operation	<p>To be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1-12 as the installation of the entire Stormwater system will not be finalized until this point in time.</p>
Signage							
D21	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	<p>Installation Certificate, 10/07/23 PC Signage</p> <p>Completion Certificate 21000290 / 15, MBC Group, 19/07/23 (Public School Building V car park and landscaping)</p>	<p>We consider it the role of the Certifier to verify compliance with this requirement.</p> <p>This was completed as part of Stage 9 and was verified as compliant by the Certifier through issue of the Crown Certificate.</p>	C	9	Pre-operation	<p>To be satisfied prior to completion of Stage 9 when staff carpark is handed over.</p> <p>Not applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12 and 13.</p>
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	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	Not triggered for the current stage.	NT	11	Pre-operation	To be satisfied prior to completion of Stage 11 when all bicycle

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					Stage	Applicable phase	Staging Justification / comment
							parking is complete. Not applicable to Stages 1-10 as the installation of bicycle parking will not be finalized until this stage.
Operational Waste Management Plan							
D23	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in Appendix 30 of the EIS. 	<p>Operational Waste Management Plan, Foresight, 09/12/21</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>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.</p>	C	1	Pre-operation	To be satisfied prior to operation of first operational area (Stage 1) and be applicable for all operational stages
Site Contamination							
D24	<p>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 an 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.</p>	<p>Interview with auditees 21/09/23</p> <p>Previous evidence still applicable:</p> <p>Remedial Action Plan (Ref: 55579/127236, Rev 0) prepared by JPS&G and dated 20 February 2020 (RAP)</p> <p>Chatswood Public School Redevelopment Remediation Works Plan, Coffey Tetra Tech, 11/02/21 (RWP)</p> <p>Interim audit advice letter - building v sports Court, Ramboll, 31/01/22</p> <p>Interim Audit advice letter –Stage 4 central landscape area , 22/06/22, Ramboll</p> <p>Interim Audit advice letter –Stage 5 building P1 and P2, 25/11/22, Ramboll</p>	<p>Updated validation report/ interim advice to be received in the next month not covered under this audit.</p> <p>The RAP identifies a management approach of investigation, retention and stabilization and off-site disposal, with sampling, monitoring and reporting.</p> <p>The RWP was prepared to facilitate the implementation of the RAP on site. The RWP is consistent with the RAP.</p> <p>The Contaminated Site Auditor has provided Interim Audit Advice for each portion of the High School and Public School subject to the RAPs that have been handed over for use. A final Section A2 SAS has been prepared for the Public School, verifying that the site is suitable</p>	C	13	Pre-operation	<p>Interim audit advice will be provided prior to the commencement of occupation of stages 1-12 as per condition C38.</p> <p>D24 will be satisfied prior to completion of Stage 13, and operation of entire development.</p>

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					Stage	Applicable phase	Staging Justification / comment
		<p>Interim Audit advice letter –Stage 4 building validation report and environmental management plan, 01/02/23, Ramboll</p> <p>Interim Audit advice letter –Stage 5 Building T, 27/04/23, Ramboll</p> <p>Interim Audit advice letter –Stage 5 Building Q, 19/05/23, Ramboll</p> <p>Interim Audit advice letter – Central Courtyard High School, 09/06/23, Ramboll</p> <p>Interim Audit advice letter – Stage 10 landscaping (the slop) Chatswood High School, 31/08/23, Ramboll</p> <p>Interim Audit advice letter – Building G Public School, 05/05/23, Ramboll</p> <p>Section A2 SAS and SAR, Ramboll, 13/07/23 (Chatswood Public School SAS and SAR)</p> <p>Chatswood Public School Redevelopment Environmental Management Plan, Tetra tech, 05/07/23 (Public school LTEMP)</p>	for its intended use subject to implementation of the LTEMP.				D24 will not be applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 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.	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	Not triggered for the current stage.	NT	13	Pre-operation	<p>To be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as landscaping will not be finalised until this point in time.</p>
D26	<p>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:</p> <ul style="list-style-type: none"> a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and b) be consistent with the Applicant's Management and Mitigation Measures at 3 in the EIS; 	<p>Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16</p> <p>Staging Report Version 16 dated 28/07/23</p>	Not triggered for the current stage.	NT	13	Pre-operation	<p>To be satisfied prior to completion of Stage 13, and operation of entire development.</p> <p>Not applicable to Stages 1, 2,</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
							3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as landscaping will not be finalised until this point in time.
Improvements to Public School Northern Boundary Interface							
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 B1 (a), 30/04/2021	SINSW letter to DPIE, states D27 is not triggered. No works were required. The Auditor is not aware of any response from the Department in relation to this requirement.	NT	13	Pre-operation	If triggered, to be satisfied prior to completion of Stage 13, and operation of entire development. Not applicable to Stages 1-12 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: 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	Interview with auditees 21/09/23	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

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
	g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.						
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Interview with auditees 21/09/23	There have been no triggering events to date.	NT	All	Occupation	Applicable to all stages
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> a) the number of attendees, time and duration; b) arrival and departure times and modes of transport; c) where relevant, a schedule of all annual events; d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); e) details of 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) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 	Interview with auditees 21/09/23	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
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 21/09/23	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.	<p>Operation and Maintenance Manuals, Richard Crookes to SINSW (x9)</p> <p>Evidence sighted in Part D</p>	<p>The schools and Department of Education Asset and Maintenance Unit are provided with operation and maintenance manuals for the new infrastructure. This is provided to enable the school staff to properly operate and maintain the school facilities after the defects and liability periods are completed.</p> <p>Plant and equipment is only recently installed as detailed in Part D of this audit table and the assets remain in the defects and liability period (whereby the contractor is to repair any defects and undertake maintenance). The auditees are not aware of any material issues.</p>	C	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
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.	Operation and Maintenance Manuals, Richard Crookes to SINSW (x9) Evidence sighted in Part D	The schools and Department of Education Asset and Maintenance Unit are provided with operation and maintenance manuals for the new infrastructure. This is provided to enable the school staff to properly operate and maintain the school facilities after the defects and liability periods are completed. Warm water systems and water cooling systems only recently installed as detailed in Part D of this audit table and the assets remain in the defects and liability period (whereby the contractor is to repair any defects and undertake maintenance). The auditees are not aware of any material issues.	C	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.	Interim audit advice letter - building v sports Court, Ramboll, 31/01/22 Interim Audit advice letter –Stage 4 central landscape area , 22/06/22, Ramboll Interim Audit advice letter –Stage 5 building P1 and P2, 25/11/22, Ramboll Interim Audit advice letter –Stage 4 building validation report and environmental management plan, 01/02/23, Ramboll Interim Audit advice letter –Stage 5 Building T, 27/04/23, Ramboll Interim Audit advice letter –Stage 5 Building Q, 19/05/23, Ramboll Interim Audit advice letter – Central Courtyard High School, 09/06/23, Ramboll Interim Audit advice letter – Stage 10 landscaping (the slop) Chatswood High School, 31/08/23, Ramboll Interim Audit advice letter – Building G Public School, 05/05/23, Ramboll	The LTEMP in effect states that the marker layer is to be maintained and that specific controls are to be implemented should the marker layer be disrupted. The auditees are not aware of any activities that are likely to have breached the marker layer.	C	All	Occupation	Applicable to all stages post completion of Stage 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
		Section A2 SAS and SAR, Ramboll, 13/07/23 (Chatswood Public School SAS and SAR) Chatswood Public School Redevelopment Environmental Management Plan, Tetra tech, 05/07/23 (Public school LTEMP)					
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	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23 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)	Not covered by this audit period.	NT	All	Occupation	Applicable to all stages
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.	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	Not covered by this audit period.	NT	13	Occupation	To be satisfied post-occupation of Stage 13, 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.	Site inspection 21/09/23 Complaints Register current to 31/08/23 Letter Council to Dept of Education, 14/08/23 (Council reinstatement of school drop off zone following removal of Centennial Avenue work zone).	No obstructions observed. Council recently reinstated the school drop off zone on Centennial Avenue after its use as a work zone. The work zone maintained access. There have been two traffic and access related complaints. The auditees advise that one related to a traffic incident (minor collision) some ways from the site (i.e.: in an area not influenced by the Project and therefore just a standard small collision). The second complaint relates to someone that disobeyed a traffic controller. These complaints do not indicate a contravention of this requirement.	C	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
Pacific Highway operational vehicular entrance							
E12	During operation of the development, the Pacific Highway vehicular entrance must: <div><div>a)</div>only be used by ambulance vehicles and service / delivery vehicles which are not larger than an ambulance vehicle; and <div>b)</div>only be used by service / delivery vehicles outside of school hours.</div>	Site inspection 21/09/23 Interview with auditees 21/09/23	The auditees are aware of this requirement and are not aware of any use of this facility for any other purposes. The gates are locked as standard.	C	All	Occupation	Applicable to all stages
Vehicle Ingress and Egress							
E13	All vehicles are to enter and leave the site in a forward direction.	Site inspection 21/09/23 Complaints register current 31/08/23	The operational carparks are such that forward in and forward out is easy to follow (sufficient turning space). The auditees are not aware of any reversing events. No complaints regarding this requirement recorded during the audit period.	C	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.	Site inspection 21/09/23 Complaints register current 31/08/23	The operational carparks are such that vehicles can be entirely contained in the site. The auditees are not aware of any stopping / marshalling. Public parking is not permitted (spaces are allocated for staff). No complaints regarding this requirement recorded during the audit period.	C	All	Occupation	Applicable to all stages
School Transport Plan							
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.	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	The annual review trigger has yet to occur.	NT	13	Occupation	Applicable at the completion of Stage 13 once handover of majority of facilities including all bicycle parking is completed.
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.	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23 Greenstar Scorecard, v1.3 (no date)	This requirement is due after completion of Stage 13. The Project team is tracking how each ESD requirement to ensure 4-stars is achievable.	NT	13	Occupation	Will be satisfied within six months of commencement of operation of Stage 13 (final operation).

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
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.	Completion Certificate No: 21000290/11 dated 10/05/22 issued by MCB Group Installation Certificate - Electrical & External Lighting prepared by Pro Electrical dated 05 May 22 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) Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 (NA for stage 4), D13 for Stage 4) Email RCC to MBC, 17/11/22 (submission of D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D13 for Stage 5) Installation Certificate, Building G, 20/03/23, Pro Electrical Installation Certificate, Building T, 20/03/23, Pro Electrical Installation Certificate, Building Q, 20/03/23, Pro Electrical Completion Certificate 21000289 / 11, MBC Group, 27/04/23 (High School Building T and adjacent landscaping) Completion Certificate 21000289 / 12, MBC Group, 19/05/23 (High School Building Q and adjacent landscaping) Completion Certificate 21000290 / 13, MBC Group, 04/05/23 (Public School Building G and adjacent landscaping) Complaints register current to 31/08/23	Lighting design was confirmed as compliant by the service provider. This was affirmed by the Certifier through issue of the Completion Certificate and Crown Certificate for each stage. There have been no complaints regarding light spill during the audit period.	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	Letter dated 21/08/23 from DPE – SINSW re: Approval of Staging Report Version 16 Staging Report Version 16 dated 28/07/23	Not triggered for the current stage.	NT	All	Occupation	Applicable to all stages
Hours of Operation for Waste Collection							

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
E19	Waste collection must be undertaken during the hours of 7:30am to 6pm Monday to Friday.	<p>Operational Waste Management Plan, Foresight, 09/12/21</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>Email chain, Dept of Education to Johnstaff, 27/09/23</p> <p>Email chain, Veolia to Dept of Education, 03/08/23</p>	<p>Observation: The Auditor notes that operational waste collection is occurring from waste collection areas that were in place at both schools prior to the Project being constructed (i.e.: from the locations that do not form part of the SSD). The new waste collection areas that form part of the SSD have been constructed but have not been put into use at the time of the audit.</p> <p>The Auditor observes that two separate email chains indicate that waste collection under pre-existing arrangements is occurring outside the hours permitted by this condition.</p> <p>According to an email from Veolia to the Department of Education, waste collection from the High School operates as follows:</p> <ul style="list-style-type: none"> Monday - Takes place on a Sunday afternoon Tuesday - Takes place on Monday afternoon Wednesday - takes place on Tuesday afternoon Thursday - takes place on Wednesday afternoon Friday - takes place on a Thursday afternoon <p>According to an email from the Department of Education to Johnstaff, waste collection from the Public School occurs at approximately 04:30am each morning. The Auditor notes that waste collection is still occurring under the contracts, and from waste collection areas, that were in place at both schools prior to the Project being constructed. However the new waste collection areas have been constructed and the Staging Report identifies this requirement as being triggered for all operational stages.</p>	NT	All	Occupation	Applicable to all stages

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Mr Patrick Mills
School Infrastructure NSW
SUITE 9 259
GEORGE STREET
SYDNEY New South Wales 2000

06/09/2022

Dear Patrick Mills

Chatswood Education Precinct - Independent Auditor Nomination (update) (SSD-9483)
Independent Auditor Nomination (update)

I refer to your request (SSD-9483-PA-46) for the Secretary's approval of suitably qualified persons to prepare the **Independent Auditor Nomination (update)** for the Chatswood Education Precinct - Independent Auditor Nomination (update) (SSD-9483).

The Department of Planning and Environment (the **Department**) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of the below experts to prepare the Independent Environmental Audit.

In accordance with Condition C40 of SSD-9483 (the **Consent**) and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following updated audit team:

- Derek Low; and
- Annabelle Tungol.

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

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

The Department reserves the right to request an alternate auditor or audit team for future audits. Please note that this approval of the above audit team is conditional upon them maintaining certification as a lead or principal auditor with a relevant industry body.

Notwithstanding the agreement for the above listed audit team 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.

Should you wish to discuss the matter further, please contact Damien Smith on 02 9995 6289 or compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Sherry".

Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

Derek Low

From: Damien Smith <Damien.Smith@dpie.nsw.gov.au>
Sent: Friday, 8 September 2023 2:00 PM
To: Derek Low
Subject: RE: Chatswood Education Precinct - SSD 9483 - Independent Audit No. 5

Good Afternoon Derek,

Thank you for the below email regarding the independent audit of the Jordan Spring SSD 9483 (the Consent).

The Department does not require any additional issues for including within the scope of the Audit that are not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020).

If you have any questions or concerns regarding the above please feel to contact me.

Best Regards

Damien Smith
Senior Compliance Officer – Government Projects

Planning & Assessment | Department of Planning and Environment
T 02 9995 6289 | **M** 0403 291 191 | **E** damien.smith@dpie.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

Please direct all email correspondence to compliance@planning.nsw.gov.au



**Planning,
Industry &
Environment**

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

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: Derek Low <dlow@wolfpeak.com.au>
Sent: Thursday, 7 September 2023 10:56 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Chatswood Education Precinct - SSD 9483 - Independent Audit No. 5

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 fifth 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 21 September 2023 (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
Executive Director - Infrastructure & Environmental Assurance



P: 1800 979 716

M: 0402 403 716



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


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APPENDIX D – SITE PHOTOS


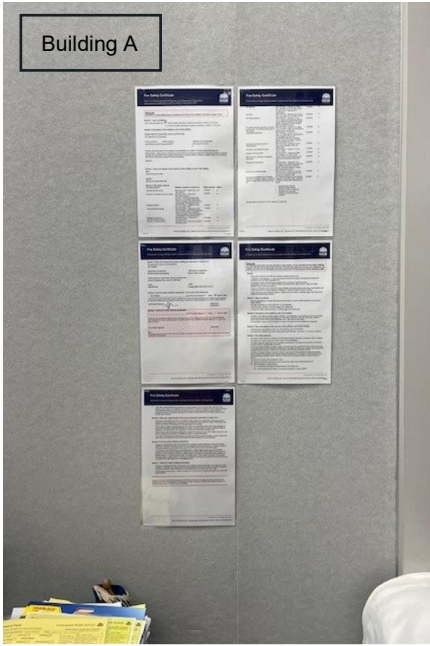
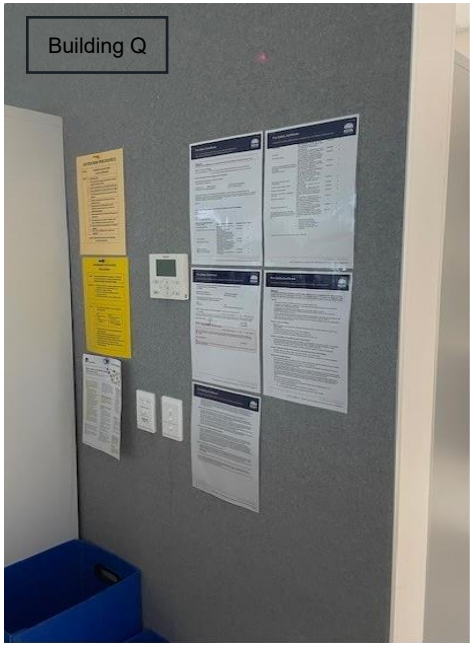
Note that school was in session during the audit site inspection, therefore photos of operational areas in use was not permitted.

No.	Comment	Photograph
1	Public school landscaping completed since the fourth audit	
2	Waste concrete still present in the landscaping area behind the stage 3 retaining wall at the Public School. Refer finding against C33.	

3	<p>Photos provided after site audit.</p> <p>The concrete waste was removed and the marker layer in placed and covered.</p>	
4	<p>Public School staff carpark.</p>	

5	<p>Tree not protected during landscaping at 'the Meadows' area in the High School. Note finding against C19.</p>	
6	<p>Tree protection at 'the Meadows' landscape area considered by the auditor to not be sufficient, but that has been reviewed by the Project Arborist and deemed acceptable for the works being conducted. Refer finding against C19</p>	

7	<p>Construction waste (and school waste) present in an area between two existing buildings, northwest of 'the Slope' and southwest of 'the Meadows'. Refer finding against C31.</p>	
8	<p>Photo provided after site audit.</p> <p>The area was cleaned with no construction waste and landscaping works completed.</p>	

9	Landscaping at the High School completed since the fourth audit.	
10	Photo provided after site audit. Fire Safety Certificates for Buildings A and Q displayed.	<div><div></div><div></div></div>

APPENDIX E – AUDITOR DECLARATIONS


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. 5
Date:	04/10/23

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:	Bachelor of Environmental Management, Macquarie University Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd