

**Proponent Response to
Independent Audit 5
Findings**

**Upgrades to Chatswood
Public School & Chatswood
High School**

State Significant Development (SSD) 9483

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Introduction

Project Name and Project Application Number

Upgrades to Chatswood Public School and Chatswood High School (SSD 9483)

Site Address

Title and Revision Number

Proponent Response to Independent Audit 5 Findings (Rev 2.0)

Date

19 October 2023

Contact Details

Proponent	School Infrastructure NSW
Client Representative	Johnstaff Projects
Managing Contractor	Richard Crookes Constructions

Independent Audit Date

21 September 2023

Independent Auditor

WolfPeak

Proponent Response

Table 1 below details that no Condition of Consent was classified as “Non-compliant” during the Independent Environmental Audit 5 commenced on 21 September 2023. In this instance the proponent has therefore not needed to provide a detailed action plan to be undertaken, refer Table 1 on the next page.

Table 2 below details further observations and recommendations provided by the Independent Auditor in the Independent Audit Report 5. The proponent has provided responses and relevant actions to be undertaken, where required, in the table.

PROPONENT RESPONSE TO INDEPENDENT AUDIT FINDINGS UPGRADES TO CHATSWOOD PUBLIC SCHOOL & CHATSWOOD HIGH SCHOOL

Table 1 – Non-Compliances Identified in Independent Audit Report 5Rev 2.0 (21 September 2023)

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
		No non-compliances recorded.			

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Table 2 – Observations Identified – Status of previously open audit findings and recommendations from the third Independent Audit (8 May 2023)					
Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
A31	Compliance reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<p>Observation 01: 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 commences in April 2022 (refer D1), but this pertained to ramps and stairs only.</p> <p>As per the information provided by the auditees, the commencement for use for the first teaching Buildings (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 auditees 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.	Complete a Compliance Report and submit it to the Department of Planning before 31 May 2024.	31 May 2024
C19	For the duration of the construction works: a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior 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 areas/property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements.	<p>Observation 02: 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>	Tree protection was erected on the tree that was not protected during the audit site inspection. This was completed on the same day. the Arborist sighted the tree protection zones and provided written correspondence that they were satisfied with the arrangement.	Addressed during the site audit, no further action required.	Closed.

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	<p>Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>c) all trees on site that are not approved for removal, including trees 84 and 95, must be suitably protected during construction as per the recommendations of the Aboricultural Impact Assessments (Ref: 18SYD-11012, v5 and 18SYD-11012, v6), dated 6 March and prepared by Eco Logical Australia; and</p> <p>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 of the limit of the former protective fencing whichever is the greater.</p>				
C31	<p>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.</p>	<p>Observation 03: 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 planned landscaping of the area.</p> <p>Before finalization 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 of the</p>	<p>Addressed during the site audit, no further action required.</p>	<p>Closed</p>

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			Audit Report.		
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>Observation 04:</p> <p>The Auditor sighted what appeared to be waste concrete around the perimeter of the Public School grounds (behind 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>	Remove waste concrete from behind stage 3 retaining wall. Before finalisation of this audit report, the Applicant provided photos indicating that there was not concrete waste in the area, the site was cleaned, and the marker layer was covered. Refer to photo No. 3 in Appendix D of the Audit Report.	Addressed prior to finalisation of the audit report, no further action required.	Closed
E19	Waste collection must be undertaken during the hours of 7:30am to 6pm Monday to Friday.	<p>Observation 05:</p> <p>The Auditor notes that operational waste collection is occurring from waste collection areas that were in places 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 e-mail chains indicated that waste collection under pre-existing arrangements is occurring outside the hours permitted by this condition.</p> <p>According to the e-mail 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 	Require waste collection to occur during the hours of 7:30am to 6pm Monday to Friday for all waste collection from the new waste collection areas constructed as part of the project.	The Department of Education is to organise for all waste collection from its' new waste collection areas between the hours of 7:30am to 6pm Monday to Friday.	Before project completion.

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		<p>-Wednesday – Takes place on Tuesday afternoon Thursday – takes place on Wednesday afternoon -Friday – takes place on a Thursday afternoon. According to an e-mail from the Department of Education to Johnstaff, waste collection from the Public School occurs at approximately 04:30am each morning.</p>			
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