



Independent Environmental Audit Darlington Public School Redevelopment SSD 9914

MAY 2021 INITIAL AUDIT

Prepared for:

Department of Education - School Infrastructure NSW

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1 EXECUTIVE SUMMARY

SNC-Lavalin Atkins has been engaged by Department of Education - School Infrastructure NSW (SINSW) to undertake an audit of State Significant Development Darlington Public School (the Project). The audit is required by the SSD 9914 Development Consent Conditions C42 – C47. This is the first Independent Audit of this construction stage and has been undertaken within twelve (12) weeks of the notified commencement date of construction, satisfying the requirements regarding the frequency of audits as outlined in Condition C43.

To complete this audit, SNC-Lavalin Atkins undertook a site inspection and reviewed relevant and available documents relating to the approval and to the ongoing management and monitoring of the site environmental aspects.

The inspection was undertaken on 14 May 2021, with members of AW Edwards and Mace Group present. The Project was audited against Schedule 2 of the Development Consent Conditions relevant to the stage of works the Project is currently at.

The findings from the audit conclude:

- > Site environmental controls were of a good standard and were observed to be implemented effectively
- > The site is operating in an environmentally responsible manner, and in general compliance with the Development Consent
- > The site team appeared to be managing environmental resources on site
- > Documented evidence indicating compliance with the Development Consent was readily available and presented to the auditor in an efficient manner
- > Evidence observed whilst on site indicates that the environmental management plan, systems and protocols are being implemented.
- > One (1) non-compliance was identified during the audit relating to:
 - o Clearing commenced prior to Biodiversity/ ecosystem credits being finalised. Resulted in early unapproved clearing of 6 trees and non-compliance with Condition B23. This was self reported by AW Edwards/ Mace to DPIE within 1 day of identifying the non-compliance.
- > Five (5) recommendations have been made relating to:
 - o Reviewing the applicability of Condition B28(a), which requires all vehicles to enter and leave the site in a forward direction, as the work progress and the site becomes more constrained.
 - o Confirming the correct hoarding requirements with Council, as the hoarding was issued for 8 weeks in error, when it is required/ requested of 26-30 weeks.
 - o Maintaining records as evidence of compliance of actions to replace shade cloth due to graffiti eg within site diary/ inspection checklists.
 - o Updating the CNVMP, with maps indicating proximity to nearby residential receivers (including 30m potential impact zone).
 - o Confirming with Bonacci and project team, the most relevant document (ECM or ESCP) to maintain with erosion controls, as works progress to avoid duplication and confusion of relevant soil and water management requirements.

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Based on the site inspections and documents reviewed by the auditor, the processes and systems in place appear to be effective at managing environmental issues and aspects associated with the site and the proposed works.

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2 INTRODUCTION

2.1 BACKGROUND OF PROJECT

The Darlington Public School upgrade project (the Project) includes the upgrade and delivery of new facilities to provide for growing student enrolments in the area. These new facilities will include:

- > New learning and teaching spaces
- > A new hall
- > A new library
- > New administration and staff facilities
- > A new canteen
- > Pre-school spaces
- > Covered outdoor learning areas (COLAs).

Demolition will also be undertaken of a number of outdated existing classroom spaces to create a new circulation axis between the new entry and facilities and the existing campus through to the existing playing fields.

An Environmental Impact Statement (EIS) has been prepared in accordance with the Department of Planning & Environment (DPIE or the Department) Secretary’s Environmental Assessment Requirements (SEARs). The EIS considered the potential impacts associated with the construction and operation of the Project.

The proposed alterations and additions to the existing school have a Capital Investment Value (CIV) over \$20 million and are therefore classified as State Significant Development (SSD) pursuant to Clause 15 of Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

Conditions C43 to C47 of the SSD Consent no. 9914 requires an independent audit to be conducted during the construction and operational phases of the Project. SNC-Lavalin Atkins has been engaged by SINSW to complete the Independent Environmental Audit for the Project to satisfy the requirements of the SSD Consent Condition C42.

2.2 AUDIT TEAM

SNC-Lavalin Atkins has been appointed to undertake the Independent Environmental Audits for the Project.

The SNC-Lavalin Atkins audit team is described in **Table 1** with contact details provided.

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Table 1: Audit team

Role	Name	Contact Details	Qualifications & Experience
Environmental Auditor	Cheryl Cahill	M: 0405 635 333 E: Cheryl.Cahill@atkinsglobal.com	Bachelor of Applied Science (Env Sc) Bachelor of Business Management Systems Auditing, Exemplar Global Leading Management Systems Audit Team, Exemplar Global 18 years of construction environmental management experience 10+ years of Environmental Auditing experience. Project experience auditing: <ul style="list-style-type: none"> > Samuel Gilbert Public School upgrade > Wentworthville Public School upgrade > Western Sydney Airport (desktop/ document review) > Internal Audits of Leighton Contractors (now CPB) projects > Internal Audits of SKM (now Jacobs) projects.

The environment auditor has been approved by the Department (refer to Appendix A).

2.3 AUDIT OBJECTIVES

The key audit objective was to assess whether (or not) compliance is being achieved on site. This was achieved through assessing the Project against the audit scope outlined in Section 2.4.

The purpose of the audit is to provide positive support for good practices as well as providing practical and reasonable recommendations for improvement that can be carried over to the later stages of the Project, as construction accelerates.

2.4 AUDIT SCOPE

The Development Consent for State Significant Development (SSD) 9914 provides authorisation for the redevelopment of Darlington Public School which includes demolition of existing buildings and construction of new teaching spaces. SINSW must comply with Schedule 2 of the SSD 9914 which outlines the conditions during the pre-construction, construction and post construction phase. These include environmental standards and guidelines and the implementation of mitigation measures identified in the Environmental Impact Statement (EIS).

SNC-Lavalin Atkins has undertaken an Independent Environmental Audit for the construction phase of the Darlington Public School redevelopment. The audit was undertaken in accordance with the Audit Program and addressed compliance with the relevant Conditions as detailed in the Development Consent and the Department’s Independent Audit Post Approval Requirements (2020) (PAR or the Requirements).

The conditions that relate to the Independent Environmental Audit are Conditions C42-C47:

C42 *Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.*

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C43 Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

C44 The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week’s notice to the Applicant of the date or timing upon which the audit must be commenced.

C45. 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 C43 of this consent, or condition C44 where notice is given;
 - (b) submit the response to the Planning Secretary; and
- make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.

C46. 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.

C47. 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.

SNC-Lavalin Atkins has been engaged by DOE via SINSW to complete the Independent Environmental Audit for the Project to satisfy State Significant Development (SSD) 9914 Schedule 2 Condition C42 to C47.

These documents, along with the post approval and compliance documents prepared to satisfy the conditions of consent and included on the SINSW website at: <https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html#category-reports> and on the NSW planning portal at <https://www.planningportal.nsw.gov.au/major-projects/project/9671> were also drawn upon when developing the audit criteria and checklist (included in Appendix C) as preparatory documents for the audit.

In accordance with the Department’s Independent Audit PAR (2020), the audit consisted of an assessment of compliance against:

- > Independent Audit Post Approval Requirements (DPIE, 2020)
- > Development Consent (SSD 9914) Conditions
- > Post approval documents, including an assessment of the effective implementation of Environmental Management Plans and Sub-Plans
- > Any environmental licences or other approvals
- > Environmental performance including but not limited to:
 - o Actual impacts compared with predicted impacts in the EIS
 - o Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts
 - o Incidents, non-compliances and complaints
 - o Performance of the development, with regard to agency policy and environmental issues identified during consultation when developing the scope of the audit

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- Feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project
- > Environmental Management System (EMS) at a high level.

Table 2 outlines where these requirements have been addressed in the audit report.

Table 2: Scope requirements

Scope requirement	Where addressed
Independent Audit PAR (DPIE, 2020)	This document
Development Consent (SSD 9914)	Appendix C
Post approval documents, including an assessment of the effective implementation of Environmental Management Plans and Sub-Plans	Section 5.1 Appendix C
Any environmental licences or other approvals	Appendix C
Environmental performance including but not limited to:	
> Actual impacts compared with predicted impacts in the Environmental Impact Statement (EIS)	Section 5.4
> Physical extent of the development in comparison with the approved boundary, and any potential off-site impacts	Section 5.4 Appendix C
> Incidents, non-compliances and complaints	Section 4.8 Section 4.4 Section 4.7
> Performance of the development, with regard to agency policy and environmental issues identified during consultation when developing the scope of the audit	Appendix C
> Feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project	Section 3.6 Appendix C
Environmental Management System (EMS) at a high level	Section 5.2
A high-level assessment of whether Environmental Management Plans and Sub-Plans are adequate.	Section 5.1

2.5 PERIOD COVERED BY AUDIT

Condition C43 of the Development Consent outlines the Independent Environmental Auditing frequency requirements for the Project, which states that the audits are to be conducted and carried out in accordance with the DPIE's Independent Audit PAR (2020), which prescribes an audit frequency as detailed in Table 3.

Table 3: Audit Frequency

Project Phase	Frequency	Ongoing Independent Audit Intervals
Construction	Within 12 weeks of the commencement of construction	At intervals, no greater than 26 weeks from the date of the initial Independent

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Project Phase	Frequency	Ongoing Independent Audit Intervals
		Audit or as otherwise agreed by the Secretary.
Operation	Within 26 weeks of the commencement of operation	At intervals, no greater than 3 years or as otherwise agreed by the Secretary.
Closure / Rehabilitation	Within 52 weeks from notifying of suspension/ceasing of operations	At intervals no greater than 1 year or as otherwise agreed by the Secretary

Condition C44 notes that 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 upon which the audit must be commenced. However, this has not occurred and therefore the audits will be undertaken at the frequency detailed in Table 3.

The initial Independent Audit was undertaken on 14 May 2021, within twelve weeks from the notified commencement date of construction (4 March 2021). The audit focused on issues that were relevant to the current stage of works.

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3 AUDIT METHODOLOGY

3.1 APPROVAL OF AUDIT TEAM

For documentation detailing the approval of the audit team from the Planning Secretary refer to Appendix A.

3.2 DEVELOPMENT OF AUDIT SCOPE

The audit scope was developed to ensure the Project was assessed against all regulatory requirements the Project is operating under. The audit scope is further addressed in the Audit Program and in Section 2.4 of this Audit Report. To audit scope focused on those conditions relevant to the current stage of works and will be refined over time as the project works progress.

3.3 SUMMARY OF AUDIT PROCESSES

To complete the audit, the following was undertaken:

- > Preliminary document review to enable the audit team to gain an understanding of the Project and environmental processes
- > Desktop audit of publicly available documentation and previous audit findings
- > Opening meeting
- > Site visit
- > Interviews with key project staff
- > Review of documents and records on-site
- > Closing meeting
- > Preparation of draft audit checklist, noting compliance status with CoA and any requests for further information
- > Preparation of audit report
- > Finalisation and issue of audit report and checklist.

3.4 SITE PERSONNEL

The following personnel were in attendance during the audit or parts of:

- > Riley Barns – AW Edwards, Project Manager
- > Glen Burley – AW Edwards, Senior Project Manager
- > Tim Stootman – AW Edwards, QE Manager
- > J. Breen – AW Edwards, WHSE Manager
- > Jacqueline Sellen - SINSW
- > Salina Pyakurel – Mace Group, Assistant Project Manager
- > Josh Malin – Mace Group, Assistant Project Manager

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Each individual noted provided evidence of the Project’s compliance at different stages during the audit.

3.5 SITE INSPECTIONS

A site inspection was undertaken by the Independent Environmental Auditor on 14 May 2021. The site visit was completed in the morning and the weather was fine and cool, with no rain during the inspection. In the lead up to the audit, there had been some rain. A walk-around of the entire site was undertaken under the supervision of AW Edwards and Mace Group personnel, excluding those areas subject to asbestos removal and remediation, which were examined from the site office verandas which overlook the site. During the site inspection, environmental controls on-site appeared to be operating effectively, this included:

- > Tree Protection Zones
- > Asbestos management control
- > Site remediation
- > Contamination cap and containment
- > Erosion and sediment controls
- > Protection around stormwater drains
- > Waste management
- > Hoarding and fencing
- > No-go zones
- > Spill kits.

Refer to Appendix B for site photographs and descriptions.

3.6 CONSULTATION

DPIE Compliance were consulted in relation to the confirmation of auditors, as per Condition C42. DPIE Compliance requested, in the letter included in Appendix A, that the audit be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2020).

3.7 COMPLIANCE DESCRIPTORS

The compliance status of each requirement was determined using the relevant descriptors in Table 4. No other terms were used to describe the compliance status of the consent conditions.

Table 4: Compliance descriptors

Status	Description
Compliant	Sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	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 was undertaken.

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In addition to compliance descriptors, any recommendations for improvement were identified and noted in the audit checklist and within Section 4.5 of this report.

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4 AUDIT FINDINGS - TABLES

4.1 AUDIT FINDINGS SUMMARY

Table 5 summarises the audit findings. Further details on the findings can be found in the relevant section of the report.

Table 5: Audit findings summary

Description	Quantity	Section of Report where addressed
Assessment of Compliance		
Number of Conditions of Approval	171	Section 0
Non-compliant	1	Section 0
Not triggered	94	Section 0
Recommendations identified during the audit	5	Section 4.5
Other		
Penalty notices issued during audit period	0	Section 1.1
Non compliances recorded during the audit period	1	Section 4.4
Complaints reported during audit period	0	Section 4.7
Incidents recorded during the audit period	0	Section 4.8

4.2 ASSESSMENT OF COMPLIANCE

Table 6 and **Figure 1** provide summaries of the assessment of compliance per the relevant section of the consent conditions. It should be noted that the one (1) non-compliance was identified prior to the audit by Mace Group/ AW Edwards, on behalf of SINSW, and reported to the Department. Refer to Section 4.4 for more details regarding this non-compliance.

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Table 6: Assessment of compliance

SSD Requirement	No. of conditions	Findings		
		Compliant	Non-compliant	Not triggered
Part A – Administrative controls	34	28	0	6
Part B – Prior to commencement of construction	33	22	1	10
Part C – During construction	52	36	0	16
Part D – Prior to occupation or commencement of use	33	0	0	33
Part E – Post occupation	19	0	0	19

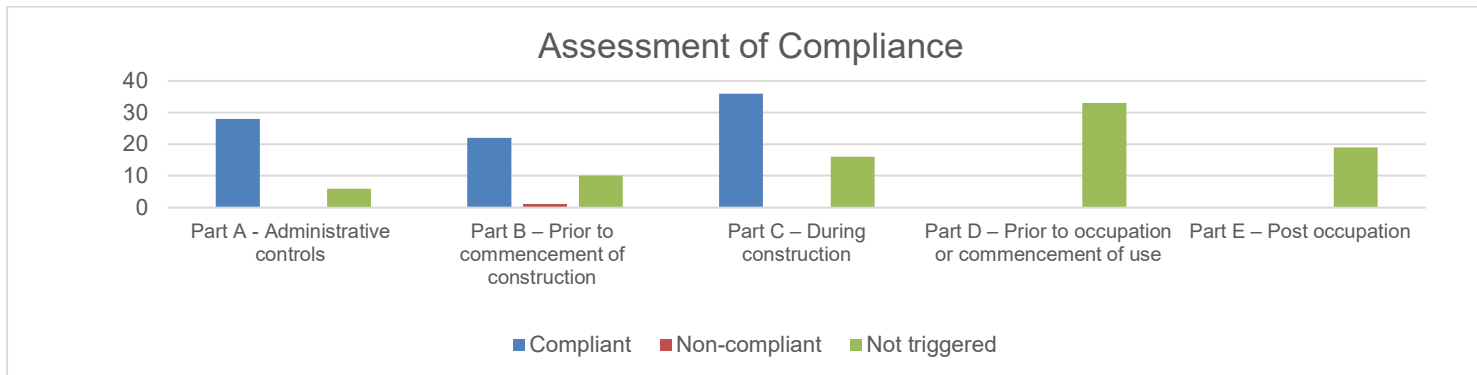


Figure 1: Assessment of compliance

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4.3 PENALTY NOTICES

No penalty notices have been issued from relevant regulatory authorities including DPIE, Environmental Protection Authority (EPA), or Local Council.

4.4 NON-COMPLIANCES

One (1) non-compliance was raised during the audit period. This was raised by Mace Group/ AW Edwards, on behalf of SINSW, prior to the audit occurring and was reported to the Department, in accordance with condition A26. Table 7 summarises the non-compliance and actions taken to address the non-compliance.

Table 7: Non-compliances reported during the audit period

Relevant compliance requirement	Unique ID number	Details of the non-compliance	Actions taken/proposed to address non-compliance
Condition B23 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.	DPS 01 NCR 01	Clearing commenced prior to Biodiversity/ ecosystem credits being finalised, resulting in the early unapproved clearing of 6 trees. Non compliance self reported by AW Edwards. Identified 18/1 and notified to DPIE 19/1. The subject trees which were removed were approved for removal under the SSD, but were removed early.	All potential impacts on trees to remain were appropriately managed, as all tree protection measures were already implemented for the early works. Clearing was undertaken by arborist and following preclearing checks. Training and information provided to project personnel, on consent conditions and obligations.

4.5 RECOMMENDATIONS

Five (5) recommendations and opportunities for improvement were identified during the audit. These are summarised in Table 8 below, and included an outline of strategies/ methods to implement and foster these environmental management opportunities.

Table 8: Recommendations identified during the audit period

ID	Relevant CoA	Requirement	Recommendation
DPS 01 REC 01	Condition B28 (a)	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: a) all vehicles must enter and leave the site in a forward direction	During the audit, 1 truck observed onsite (delivery of blue metal), left in a forward direction. Uncertain if reversed into site, however limited turning circle in place. It is recommended that the contractor review the applicability of B28(a) as the work progress and the site becomes more constrained. Will again need revisiting, as Stage 2 commences and progresses (noting sweep path in CTPMP for Stage 2 already prepared)

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ID	Relevant CoA	Requirement	Recommendation
DPS 01 REC 02	Condition C11	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (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. 	<p>Council approved hoarding over footpath in association with approved on street work zone. Hoarding issued for 8 weeks in error, should have been for 26-30 weeks.</p> <p>It is recommended the contractor confirm and correct hoarding requirements with Council.</p>
DPS 01 REC 03			<p>No graffiti observed during site audit. During audit, informed that previously graffiti on shade cloth approximately 4-6 weeks ago, replaced within 48 hours.</p> <p>It is recommended that contractor maintain records of these actions to note compliance, eg within site diary/ checklists.</p>
DPS 01 REC 04	Condition 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.	<p>As noted in section 8 of the CNVMP, "given the distance of the development site from residential receivers to the west and south, vibration levels are unlikely to exceed the structural damage or amenity vibration criteria." Limited vibration intensive plant used onsite.</p> <p>During audit, noted that residential receivers likely further than 30 m, but couldn't confirm (google maps seem to indicate facades could be within 30m if works undertaken on/ near western construction boundary).</p> <p>It is recommended that the contractor update the CNVMP, with maps indicating proximity to nearby residential receivers (including 30m potential impact zone).</p>
DPS 01 REC 05	Condition C27	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>ECM includes soil and water management notes, along with ESCP included in Appendix 6.15 of the CEMP. Both address soil and construction water management.</p> <p>It is recommended that the contractor confirm with Bonacci and project team, the most</p>

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ID	Relevant CoA	Requirement	Recommendation
			relevant document to maintain with erosion controls, as works progress to avoid duplication and confusion.

4.6 PREVIOUS AUDIT ACTIONS

Not applicable, as this is the initial construction audit conducted on this project.

4.7 COMPLAINTS

No complaints have been received during the audit period.

4.8 INCIDENTS

No incidents have been recorded during the audit period.

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5 AUDIT FINDINGS – DISCUSSION

5.1 REVIEW OF ADEQUACY OF MANAGEMENT PLANS

The following management plans were reviewed:

- > Construction Environmental Management Plan, as part of the Project Management Plan
- > Construction Traffic and Pedestrian Management Sub Plan
- > Construction Noise and Vibration Management Sub Plan
- > Construction Soil and Water Management Sub Plan
- > Community Consultation Strategy
- > Biodiversity Management Sub Plan
- > Remediation Action Plan
- > Hazardous Materials and Asbestos Management Plan.

These management plans have been based off the AW Edwards policies and provide adequate environmental protection and management for the specific environmental aspects associated with the site and proposed works.

5.2 REVIEW OF ENVIRONMENTAL MANAGEMENT SYSTEM

The Environmental Management System (EMS) currently being used on site provides for adequate environmental protection. AW Edwards use an online integrated management system ‘Hammertech’ to undertake inspections and track actions for closure. The system is intuitive and is able to demonstrate compliance easily.

5.3 REVIEW ENVIRONMENTAL PERFORMANCE

The overall standard of environmental controls on site was of a good standard and appeared to be well planned and implemented.

- > Environmental documentation and records were prepared and up to date
- > Erosion and sediment controls were installed and appeared to be operating effectively
- > Consultation records and evidence of correspondence with stakeholders i.e. DPIE and Certifying Authority, was easily assessible, documented and presented to the auditor in a timely manner
- > Contamination and remediation management was undertaken in a proactive and well organised manner
- > No mud or sediment tracking on public roads was observed from the Project site
- > No fugitive dust emissions were observed
- > No excessive noise and vibration was noted
- > Tree Protection Zones were in place and consistently installed across site
- > General house keeping was to a high standard.

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The site is operating within the approved boundary, and this is delineated with site fencing along the Stage 1 boundary.

A non-conformance raised in relation to environmental performance during the site component of the audit included:

- > Clearing commenced prior to Biodiversity/ ecosystem credits being finalised. Resulted in early unapproved clearing of 6 trees and non-compliance with Condition B23.

Five (5) recommendations were made during the audit and strategies/ methods to implement and foster environmental management opportunities included:

- > Reviewing the applicability of Condition B28(a), which requires all vehicles to enter and leave the site in a forward direction, as the work progress and the site becomes more constrained.
- > Confirming the correct hoarding requirements with Council, as the hoarding was issued for 8 weeks in error, when it is required/ requested of 26-30 weeks.
- > Maintaining records as evidence of compliance of actions to replace shade cloth due to graffiti eg within site diary/ inspection checklists.
- > Updating the CNVMP, with maps indicating proximity to nearby residential receivers (including 30m potential impact zone).
- > Confirming with Bonacci and project team, the most relevant document (ECM or ESCP) to maintain with erosion controls, as works progress to avoid duplication and confusion of relevant soil and water management requirements.

5.4 ACTUAL AND PREDICTED IMPACTS

The following issues were identified as potential for impact in the EIS:

- > Contamination and Remediation
- > Asbestos Management
- > Built form and urban design
- > Traffic and accessibility
- > Ecological Sustainable Development
- > Social impacts
- > Heritage
- > Noise and vibration
- > Sediment, erosion and dust controls
- > Utilities
- > Drainage
- > Biodiversity
- > Waste
- > Construction hours.

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Several of these issues and activities were observed on site as having the potential to contribute to adverse environmental impacts. Controls had been put in place to mitigate against any potential risks arising from these activities including:

- > Erosion and sediment controls e.g. sediment fence/ coir logs around the perimeter of site, geofabric filters surrounding stormwater drainage points
- > Hoarding and security fencing around the perimeter of site
- > Tree Protection Zones around all vegetation to be protected. Stage 1 mainly street trees
- > Cap and containment measures, including installation of a marker layer, in accordance with the RAP.

The audit was undertaken ten (10) weeks into construction. Site establishment and mobilisation had been completed with site offices set up, including amenities for site personnel. Vegetation removal and demolition works for Stage 1 was complete (some under additional approvals) and remediation and excavation works were underway for the proposed buildings.

The environmental impacts observed on site were consistent with those predicted in the EIS (as relevant to this stage of works).

5.5 KEY STRENGTHS

The Project team was able to demonstrate a systematic approach to manage environmental issues on site. There is strong evidence to suggest environmental management practices are being implemented effectively on site to prevent environmental harm.

There is a strong understanding of the conditions of approval and the project requirements, specifically those associated with contamination and remediation of the site.

The Project team is well organised and has a strong focus on compliance and document control. The site itself reflected this positive culture and was well organised.

A mobile application and online software (Hammertech) was in place for on-site review and inspections. This ensured the live tracking of action close out and acted as an implementation checklist for environmental controls.

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APPENDICES

SSD - 9914	Independent Environmental Audit Darlington Public School	12/07/2021
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APPENDIX A – PLANNING SECRETARY AUDIT TEAM AGREEMENT

SSD - 9914	Independent Environmental Audit Darlington Public School	12/07/2021
5203683	School Infrastructure NSW	Rev 1



Ms Karissa Kendall
Level 8, 259 George Street
SYDNEY NSW 2000

18/02/2021

Dear Karissa Kendall

Darlington Public School Redevelopment - Request for Agreement to Auditors SSD-9914)

I refer to the submission SSD-9914-PA-4 seeking the agreement of the Secretary of the Department of Planning, Industry & Environment (the Department) of a suitability qualified, experienced and independent audit team to undertake independent audits of the Darlington Public School Redevelopment SSD-9914 (the 'Consent').

In accordance with Condition C42 of the Consent and the Independent Audit Post Approval Requirements, the Secretary has agreed to the following audit team:

- Mr Richard Peterson; and
- Ms Cheryl Cahill.

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.

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.

If you wish to discuss the matter further, please contact Emmanuel Smith-Aspros on 02 8275 1232.

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 B – SITE INSPECTION PHOTOGRAPHS

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Figure 1 – Banner mesh installed on the perimeter of Project boundary

Figure 2 – Site notice boards on display at entrance to site office

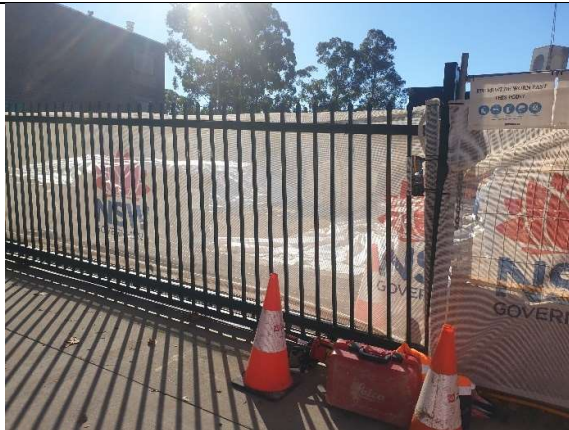


Figure 3 – Site entrance gate with cattle grid and geofabric covered tracks

Figure 4 – Geofabric filter over drains and coir logs on perimeter

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Figure 5 – Tree Protection Zones and controls, including near hoarding

Figure 6 – View of site works, noting covered stockpile and access tracks



Figure 7 – View of work site, including exempt development basketball court

Figure 8 – Proposed library and marker layer, including visible damage

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Figure 9 – Public road free of sediment (outside entrance)

Figure 10 – Approved on-street works zone



Figure 11 – Retained trees, as part of exempt development

Figure 12 – Internal hoarding, with coir logs, soaker hose and air monitoring

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Figure 13 – Library works zone, fenced from asbestos removal area

Figure 12 – Onsite bins, storage and works area within remediation zone

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APPENDIX C – INDEPENDENT AUDIT COMPLIANCE TABLE

SSD - 9914	Independent Environmental Audit - Darlington Public School	12/07/2021
5203683	School Infrastructure NSW	Rev 1

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.		Environment performance and mitigation measures in place, including erosion, dust management and tree protection measures. Site cap and containment strategy underway, including remediation works where required.	Compliant
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:	EIS (Ethos Urban, July 2020) Staging Report, approved 21/02/21	Aspects of the development are also being carried out under several additional approvals including: <ul style="list-style-type: none"> • REF for the demolition of the existing school buildings associated with Stage 1 works • DA for temporary relocation of preschool to within existing Stage 2 school site. • Exempt development - for works to develop a basketball court and surrounding decking • DA - tree removal to enable basketball court development These were described within the EIS (Section 1.2) and DPIE approved Staging Report (Section 1.2.1.1).	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	EIS (Ethos Urban, July 2020) Staging Report, approved 21/02/21	No written directions received to date from DPIE	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>			
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.		Nil inconsistencies to date	Compliant
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.		Construction commenced 4 March 2021	Compliant
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.		Subject of audit to determine compliance with conditions	Compliant
Planning Secretary as Moderator				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.		Nil disputes to date	Compliant
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and	CEMP - Rev E, 25/2/21 TPMSP - r02v06, 26/02/21 SWMP - Rev2, 25/02/21 NVMP - Rev 0, 27/01/21 BMSP - Rev 2, 11/02/21 CCS - Ver3, Dec 2020	Development of CEMP and sub plans noted in conditions B12-B16 required consultation with various parties, as recorded in plans and noted below. Consultation records included in Appendices of plans where required: • Appendix H of the traffic and pedestrian management sub plan (TPMSP) details consultation undertaken with Council and TfNSW • Soil and Water Management Plan (SWMP) prepared in consultation with Council, as detailed in Appendix B.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>		<p>Section 5.11.13 of the CEMP states - A traffic management plan shall be developed in consultation with the relevant authorities and implemented on the project. Detailed in Appendix H consultation undertaken with Council and TfNSW.</p> <p>Section 6.16 of the CEMP included the Emergency Management Plan which included consultation/ notification requirements.</p> <p>Section 4.1 of the Community consultation strategy detailed the establishment of a Project Reference Group, which includes nominated representatives from the school community to ensure input from, and consultation with, impacted stakeholders.</p> <p>Section 10 and Appendix B of the Construction Noise and Vibration Management sub plan (CNVMSP) describe the community consultation undertaken to develop noise mitigation strategies.</p> <p>Nil to date</p>	
Staging				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
A9	<p>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 (unless otherwise agreed by the Planning Secretary) 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).</p> <p>Note: Works may commence upon the Planning Secretary's approval of the Staging Report and satisfaction of all relevant conditions.</p>	Staging Report, approved 26/02/21, Version 1.5 (DPIE letter from Jake Shackleton)	Staging report prepared and divides project into Stage 1 and 2. Approved 26/02/21 by DPIE.	Compliant
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>(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;</p>	Staging Report, approved 26/02/21, Version 1.5 (DPIE letter from Jake Shackleton)	Staging Report prepared and approved. Works being undertaken in accordance with report, including early works as detailed in Section 1.2.1.1 (noting these were subject to separate Planning Approvals)	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging</p>		<p>Staged operation planned for February 2022 for staged school occupation, as noted in Staging report, Sections:</p> <ul style="list-style-type: none"> • 1.2.1.2 SSD Stage 1 – Upper Site Works • 1.2.1.3 SSD Stage 2 – Lower Site Works • 1.2.2 Operation. <p>Interim occupancy will be required.</p> <p>Appendix 1 of the Staging Report notes staging obligations. Section 5 of the Staging Report notes those conditions/ obligations which are deferred to Stage 2, as noted that they do not apply to Stage 1 works or are relevant to final occupation only.</p> <p>Section 4 details Management of Cumulative Impacts, no cumulative impacts identified. Staging allows school operation to continue during development works.</p>	
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report, approved 26/02/21, Version 1.5 (DPIE letter from Jake Shackleton)	Staging Report prepared and approved. Works being undertaken in accordance with report, including early works as detailed in Section 1.2.1.1 (noting these were subject to separate Planning Approvals)	Compliant
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.	Staging Report, approved 26/02/21, Version 1.5 (DPIE letter from Jake Shackleton)	Section 5 of the Staging Report notes those conditions/ obligations which are deferred to Stage 2, as noted that they do not apply to Stage 1 works or are relevant to final occupation only.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may:	Staging Report, approved	CEMP and plans, not staged, but will be subject	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p>26/02/21, Version 1.5 (DPIE letter from Jake Shackleton)</p>	<p>to revisions during project. Some conditions/ obligations are deferred to Stage 2, as noted that they do not apply to Stage 1 works or are relevant to final occupation only - detailed in Section 5 of the Staging Report. Includes:</p> <ul style="list-style-type: none"> • Demolition Work Plans , under condition B10. No demolition works under Stage 1 scope. • Archaeological Inspection, under condition B21 & B22 • Art Strategy, under conditions C50 & C51 	

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	CEMP - Rev E, 25/2/21 TPMSP - r02v06, 26/02/21 SWMP - Rev2, 25/02/21 NVMP - Rev 0, 27/01/21 BMSP - Rev 2, 11/02/21 CCS - Ver3, Dec 2020	CEMP and plans, not staged, but will be subject to revisions during project. All required plans submitted to DPIE for approval/ satisfaction, as detailed under condition B12-B16.	Compliant
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.		Section 5 of the Staging Report notes those conditions/ obligations which are deferred to Stage 2, as noted that they do not apply to Stage 1 works or are relevant to final occupation only. Includes art strategy and heritage interpretation plan	Compliant
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.		Noted	Compliant
Structural Adequacy				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Extract from matrix sent by the PCA, dated 21/01/21 - noting status	Certifier (PCA/ BCA) is PhilipChun - also assesses DDA (Disability Discrimination act compliant). Extract from PCA matrix sighted. Noted CDVC2 - Closed and Satisfied. References structural drawings and design certificate issued by Meinhardt - Bonacci. Further PCA certification will be part of the next crown certificate, CDVC 4.	Compliant
External Walls and Cladding				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Extract from matrix sent by the PCA, dated 21/01/21 - noting status	Brick facade on street with aluminium screening, no flammable material. To provide façade drawings and external wall system design certificate prior to issue of CDVC3 and CDVC4. This has not been closed out yet, however submitted design documents related to cladding	Not Triggered
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.		Noted. Detailed within construction design plans. Certifier (PCA/ BCA) is PhilipChun - also assesses DDA.	Compliant
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.		Noted	Compliant
Monitoring and Environmental Audits				
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	CEMP - Rev E, 25/2/21 NVMP - Rev 0, 27/01/21 BMSP - Rev 2, 11/02/21 RAP- R.001, Rev 4, 19/08/20	Environmental monitoring addressed in Section 5.12 of the CEMP, Eergency Management Plan (action Plans) details monitoring for asbestos management Section 9.7 of NVMP details noise and vibration monitoring. Monitoring undertaken for screw piles. Table 2 of BMSP details monitoring/ inspection requirements RAP (amended) section 12.5.1 details air	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>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.</p>		<p>monitoring during asbestos removal.</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> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p>	<p>CEMP - Rev E, 25/2/21 CCS - Ver3, Dec 2020</p>	<p>SINSW comms team manage uploads, complaints and community relations in accordance with the CCS.</p> <p>Numerous documents publicly available on designated SINSW website</p>	<p>Compliant</p>

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <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>Complaints Register updated monthly on project website: https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html</p> <p>Not triggered</p>	<p>Not Triggered</p>
Compliance				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	Hammertech, AWEdwards induction - (no date, online) Truck driver induction 01/2/21	Included in site induction materials, documents compliance with working hours, noise, access, complaints, deliveries, consultation, first aid. Also contract for subcontractors has clauses to comply with conditions. Delivery driver code of conduct - access requirements (due to contamination), eg remain in cabin in onsite. On kerb, can get out.	Compliant
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.	CEMP - Rev E, 25/2/21	No incidents recorded to date. Incident management addressed in Sections 5.16, 5.16 and Appendix 6.13 of the CEMP. Tree removal (early) unapproved, non compliance (as detailed below) rather than incidents.	Compliant
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.		No incidents recorded to date.	Compliant
Non-Compliance Notification				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
A26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Letter 19/1/21, Ref no: DOC21/27634 from SINSW from Karissa Kendall: re notification of noncompliance	A non-compliance was raised by AW Edwards. Identified 18/1 and notified to DPIE 19/1, included in letter details DOC21/27634. Early unapproved clearing of 6 trees Details included: A site establishment activity caused noncompliance as tree removal occurred prior to the Ecosystem credits being provided. The subject trees which were removed had consent under the SSD to be removed and all potential impacts on trees to remain were appropriately managed as all tree protection measures were already implemented for the early works DA.	Compliant
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.	Letter 19/1/21, Ref no: DOC21/27634 from SINSW from Karissa Kendall: re notification of noncompliance.	Condition related Biodiversity credits B23, B25. Letter details all relevant details, as per conditions	Compliant
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Noted	Compliant
Revision of Strategies, Plans and Programs				
A29	Within three months of: (a) the submission of a compliance report under condition A32; (b) the submission of an incident report under condition A25;			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(c) the submission of an Independent Audit under condition C43 or C44;NSW Government 9 Darlington Public School Redevelopment Department of Planning, Industry and Environment (SSD 9914)</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, 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>No other triggers, except this audit. Note: this audit will trigger a review of plans within 3 months (will be confirmed during next audit)</p>	<p>Note</p>
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 or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>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.</p>		<p>No need at this early stage</p>	<p>Not Triggered</p>
Compliance Reporting				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.		As detailed in the compliance reporting PAR, reports are not required until occupation (operation), staged for stage 1 occupation (next year). The revised PAR's will work to support construction projects through reducing the overall demand on compliance reporting, however this is associated with a minor increase in the frequency of independent auditing.	Not Triggered
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.		Not relevant to the current stage of works	Not Triggered
A33	The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary.		Not relevant to the current stage of works	Not Triggered
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.		Noted	Not Triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter from Karissa Kendall to DPIE, Ref DOC21/78053, Lodged on 22/2/21.	Started construction 4 March 2021, letter lodged 22/02/21, documenting expected start date of 1 March 2021.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter from Karissa Kendall to DPIE, Ref DOC21/78053, Lodged on 22/2/21.	As detailed above. Letter acknowledged conditions B1 and B2 as the relevant conditions, and expected commencement of Stage 1. Prior to the operation of stage 1 and the commencement of stage 2, additional notifications will be required.	Compliant
Certified Drawings				
B3	Prior to the commencement of construction (excluding the demolition and removal of buildings, bulk earthworks and tree removal) the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Rhoebee Clemente from Philip Chun, 2 March 2021 included a matrix (CVCV2 , inground, excavation, piling, footings, Slab on ground)	REF dealt with stage 1 demolition of buildings. Project has submitted CVCV3 already for above ground structures/ superstructure - not yet received, but construction works not yet commenced.	Compliant
External Walls and Cladding				
B4	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.	Extract from matrix sent by the PCA, dated 21/01/21 - noting status	Drawings and an external wall system design certificate to be provided prior to the issue of CDVC3 and CDVC4.	Not Triggered
Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must:			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Consultation records: <ul style="list-style-type: none"> • 5 Feb Telstra • 1 Feb Council 	Relevant utilities and services consulted, including: Ausgrid, Council (Sydney), Jemena, NBN, Sydney Water, Telstra.	Compliant
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Sageview prepared delap on 21/12/20	Council (delap), report submitted, Sageview prepared delap 21/12/20	Compliant
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	<ul style="list-style-type: none"> • 4/02/21 - submitted to Council • 10/02/21 - submitted to certifier • 26/2/21 - submitted to DPIE 	Reports submitted	Compliant
Pre-Construction Dilapidation Report				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	<ul style="list-style-type: none"> • 4/02/21 - submitted to Council • 10/02/21 - submitted to certifier 	Report details: 21/2/20 Sageview report scope includes relevant adjoining properties as detailed in Section 1 Scope of survey. Adjoining property - down street opposite frontages, IXL building and Uni (Sydney uni driveway).	Compliant
Community Communication Strategy				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B7	<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, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	<p>DOC 20/ 1293850 17/12/20 Karissa Kendell to DPIE CCS, Version 3, Dec 2020</p>	<p>CCS prepared and submitted to DPIE</p> <p>The CCS addresses the relevant requirements in:</p> <p>Sections 4 and 5</p> <p>Sections 6, 7 and 8.4</p> <p>Section 4</p> <p>Sections 4, 6 and 8.5 and PRG</p> <p>Section 8.5</p> <p>Section 8.5</p>	Compliant
Ecologically Sustainable Development				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B8	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Letter 23/02/21 from SINSW: Request to Implement Sustainable Schools Certification (alternative certification)</p> <p>DPIE 26/02/21 from Jake Shackleton</p>	<p>Alternative pathways approval received 26/02/21 after request for alternative certification process</p>	Compliant
Outdoor Lighting				
B9	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>		<p>Not relevant, lighting installation not commenced</p>	Not triggered
Demolition				
B10	<p>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.</p>		<p>No demolition works undertaken in Stage 1 under SSD. Current demolition managed under REF (Dept of Education/ SINSW). Stage 2 will require demolition of existing school buildings.</p>	Not Triggered
Environmental Management Plan Requirements				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B11	<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>Note:</p> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>CEMP - Rev E, 25/2/21 TPMSP - r02v06, 26/02/21 SWMP - Rev2, 25/02/21 NVMP - Rev 0, 27/01/21 BMSP - Rev 2, 11/02/21 CCS - Ver3, Dec 2020</p>	<p>CEMP and sub plans developed in accordance with relevant guidelines and consent conditions, all available online on project website https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html#category-reports</p>	Compliant
Construction Environmental Management Plan				
B12	<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>Submitted to certifier - 25/02/21 DPIE acknowledgement of receipt B12 -B17 1/03/21 CEMP - Rev E, 25/2/21</p>	<p>CEMP will be subject to revisions during project, but covers both Stage 1 and 2 works. All required plans submitted to DPIE/ certifier for approval/ information, as indicated.</p> <p>Appendices 6.1 Project Scope; Construction Hours, Section 1.2 Appendices Section 6.3 Project Organisation Chart and Contact Details; Section 2.2.3 Section 5.11.5 Section 5.11.6</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B7; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (e) Construction Noise and Vibration Management Sub-Plan (see condition B14); (f) Construction Soil and Water Management Sub-Plan (see condition B15); (g) Biodiversity Management Sub-Plan (see condition B16);		Sections 5.13.4 and 5.13.5 Section 5.11.14, Appendix 6.10 Section 5.11.10 Prepared, refer to below Prepared, refer to below Prepared, refer to below Prepared, refer to below	
B13	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: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and	Traffix prepared CTPMSP, 11/02/21, latest revision r02v06, 26/2/21 2/03/21 - certifier acceptance DPIE acknowledgement of receipt B12 -B17 1/03/21	CTPMSP prepared and sent to certifier and DPIE Plan addresses relevant requirements, as detailed in: Appendix G Appendix H Section 5	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(d) detail heavy vehicle routes, access and parking arrangements.		Section 4.3	
B14	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B14;</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(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 B11.</p>	<p>CNVMP prepared by Acoustic logic 27/01/21, Rev 0 2/03/21 - certifier acceptance DPIE acknowledgement of receipt B12 -B17 1/03/21</p>	<p>CNVMP prepared and sent to certifier and DPIE Plan addresses relevant requirements, as detailed in:</p> <p>Appendix A</p> <p>Section 9</p> <p>Section 9.3, Appendix B</p> <p>Section 10, Appendix B</p> <p>Section 10, Appendix B</p> <p>Sections 9.9 and 10</p> <p>Sections 9.7.7 and 9.7</p>	Compliant
B15	<p>The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:</p>	<p>SWMP prepared by Bonacci - Rev2, 25/02/21 CEMP - Rev E, 25/2/21 2/03/21 - certifier acceptance</p>	<p>CSWMSP prepared and sent to certifier and DPIE Plan addresses relevant requirements, as detailed in:</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(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';</p> <p>(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);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.</p>	<p>DPIE acknowledgement of receipt B12 -B17 1/03/21</p>	<p>Appendix B - CV & Council Consultation</p> <p>Section 2.8.1</p> <ul style="list-style-type: none"> • Sections 2.8.1 and 2.8.2 • Appendix A Soil and Water Management Plan • CEMP Appendix 6.15 Erosion and Sediment Control Plan (ESCP) <ul style="list-style-type: none"> • Sections 2.8.1; 2.8.2 and 2.8.3 • Appendix A Soil and Water Management Plan • CEMP Appendix 6.15 Erosion and Sediment Control Plan (ESCP) <p>Section 2.6</p> <p>Section 2.8.2</p>	
B16	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) the mitigation measures and actions set out in the Biodiversity Development Assessment Report dated 12 May 2020 and prepared by Eco Logical Australia; and</p>	<p>BMSP prepared by Eco Logical 11/02/21, Rev 2 2/03/21 - certifier acceptance DPIE acknowledgement of receipt B12 -B17 1/03/21</p>	<p>BMSP prepared and sent to certifier and DPIE. Plan addresses relevant requirements, as detailed in:</p> <p>Section 2.1</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(b) additional mitigation measures and actions for Microbats set out in Table 2 of the supplementary letter dated 30 July 2020 and prepared by Eco Logical Australia.		Section 2.2	
B17	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (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.	Appendix D to the CTPMP prepared by Traffic, 11/2/21 2/03/21 - certifier acceptance DPIE acknowledgement of receipt B12 -B17 1/03/21	BMSP prepared and sent to certifier and DPIE Plan addresses relevant requirements, as detailed in: p1-3 p1-3 p1 p4-11, Truck Routes	Compliant
Construction Parking				
B18	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Construction worker transport strategy prepared by AW Edwards, Rev 2 - Certifier acceptance 25/02/21	Construction worker transport strategy prepared and documents available public transport options (bus, train), carpooling, bike riding and walking options for workforce.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B19	Prior to installation of mechanical plant and equipment a detailed assessment of mechanical plant and equipment must be undertaken by a suitably qualified person as recommended in the SSDA Acoustic Assessment dated 4 June 2020 and prepared by Acoustic Logic. Noise from mechanical plant and equipment must achieve no greater than background noise +5db.		Not relevant to stage of works	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B20	Evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under B19 have been incorporated into the design.		To be addressed in CVCD4 - Stage 1, except structure. Ensure SSDA Acoustic Assessment dated 4 June 2020 recommendations incorporated in design. Check status at next audit	Not Triggered
Archaeological Inspection– Historic Archaeology				
B21	<p>Prior to the commencement of construction in the south-west corner of the site evidence must be submitted to the Certifier that the following recommendations contained in the Historical Archaeological Assessment dated 6 September 2019 and prepared by Casey and Lowe are to be implemented:</p> <p>(a) the south-west corner of the site be inspected and tested by an archaeologist after demolition;</p> <p>(b) if relics are found then:</p> <p>(i) archaeological recording recommended in accordance with the Archaeological research design in section 6.0 of the Casey and Lowe Report; and</p> <p>(ii) a report is to be prepared on the results of the archaeological program (including an analysis of the artefacts recovered from the study area) in accordance with Heritage Council guidelines.</p>		No heritage on site relevant to Stage 1. South west corner part of stage 2, previously identified as potential heritage.	Not triggered
B22	Historical archaeological testing and inspection required under condition B21 must be undertaken by a suitably qualified and experienced professional. Any salvage excavation is to be undertaken in accordance with the requirements of Heritage NSW and section 6 of the Historical Archaeological Assessment.		Not relevant to this stage of works. Stage 2 heritage salvage and inspection will be considered/ actioned.	Not Triggered
Biodiversity				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B23	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.	Letter 19/1/21, Ref no: DOC21/27634 from SINSW from Karissa Kendall: re notification of noncompliance.	Non compliance previously noted and self reported by AW Edwards, as detailed under condition A26. Clearing commenced prior to Biodiversity/ ecosystem credit being finalised. Identified 18/1 and notified to DPIE 19/1, included in letter details DOC21/27634. Early unapproved clearing of 6 trees Details included: A site establishment activity caused noncompliance as tree removal occurred prior to the Ecosystem credits being provided. The subject trees which were removed had consent under the SSD to be removed and all potential impacts on trees to remain were appropriately managed as all tree protection measures were already implemented for the early works DA.	Non-Compliant
B24	The requirement to retire credits in condition B23 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.	Sighted statement from the Biodiversity Conservation Fund, Reference: BCF174	Payment made 4/02/21 by "the Crown in right of the State of NSW acting through the NSW Department of Education"	Compliant
B25	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B23 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values	Sighted statement from the Biodiversity Conservation Fund, Reference: BCF174 DPIE correspondence, 16/02/2021, DOC 21/120936 acknowledges payment	DOC 21/120936 DPIE 16/02/2021 notes payment to biodiversity conservation fund, signed by Emily McCosker .	Compliant

Construction and Demolition Waste Management

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B26	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.	Traffix prepared CTPMSP, 11/02/21, latest revision r02v06, 26/2/21	5/02/21 traffic mgt plan issued to TMC, 12/2/21 replied/ endorsed plan. CTPMP and driver code of conduct includes truck routes and TCPs SINSW requirement to remove contaminated material (eg asbestos) out of school hours, mainly weekend (Saturday).	Compliant
Operational Waste Storage and Processing				
B27	<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> <p>(a) is constructed using solid non-combustible materials;</p> <p>(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;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>		Not relevant to the current stage of works. Proposed later within Stage 1	Not Triggered
Construction Access Arrangements				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B28	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) all vehicles must enter and leave the site in a forward direction;</p> <p>(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	<p>Traffix prepared CTPMSP, 11/02/21, latest revision r02v06, 26/2/21</p> <p>Certifier satisfaction with condition received 25/02/21</p>	<p>As per TPMSP and CEMP</p> <p>Reference should be made to Section 5.1 of the CTPMSP and the swept path analysis presented in Appendix E, which notes "All vehicle manoeuvres to and from the site are to be in a forward direction during all stages of construction. A swept path analysis has been undertaken for an 8.8m MRV demonstrating satisfactory entry and egress movements to and from each site access."</p> <p>During the audit, 1 truck observed onsite (delivery of blue metal), left in a forward direction. Uncertain if reversed into site, however limited turning circle in place.</p> <p>Recommendation: review applicability of B28(a) as the work progress and site becomes more constrained. Will again need revisiting, as Stage 2 commences and progresses.</p> <p>Reference should be made to the swept path analysis presented in Appendix E of the CTPMSP. "A swept path analysis has been undertaken for an 8.8m MRV demonstrating satisfactory entry and egress movements to and from each site access."</p> <p>Not applicable. No shared access arrangements with adjoining properties is proposed.</p>	<p>Compliant</p> <p>Recommendation</p>
Public Domain Works				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B29	<p>Prior to the commencement of construction of any footpath or public domain works, a Public Domain Works Deposit must be submitted to Council as an unconditional bank guarantee or insurance bond as per Council's Performance Bond Policy in favour of Council as security for completion of the obligations under this consent (Guarantee). The Guarantee amount will be determined in accordance with Council's adopted fees and charges and the Public Domain Manual and other relevant Council policy. The amount will be based on the approved works.</p> <p>The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to Council's standards and approval and the required certifications, warranties and works-as executed documentation are submitted and approved by Council in writing. Upon obtaining Council's approval, 90% of the security will be released and 10% will be retained for the duration of the specified Defects Liability Period.</p>		Not relevant to the current stage of works.	Not Triggered
B30	<p>Prior to the commencement of construction of public domain works, a detailed Public Domain Plan must be prepared by a suitably qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and be approved by Council. The Public Domain Plan must document:</p> <p>(a) a set of hold points for approved public domain, civil and drainage work in accordance with the Council's Public Domain Manual and Sydney Streets Technical Specification;</p>		Not relevant to the current stage of works	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(b) all works required to ensure that the public domain complies with the City of Sydney's Public Domain Manual, Sydney Streets Code and Sydney Streets Technical Specification, including requirements for road pavement, footway pavement, kerb and gutter, drainage, vehicle crossovers, signage and other public domain elements; and</p> <p>(c) any approved or amended Alignment Levels if applicable.</p> <p>Note: All works to Council's public domain, including rectification of identified defects, are subject to a 6-month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Practical Completion for public domain works.</p>			
Site Contamination				
B31	<p>Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p>	<p>RAP- R.001, Rev 4, 19/08/20 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1)</p>	<p>EPA accredited auditor - Rebecca Hall from Zoic. RAP (Amended) in place and works undertaken in accordance with plan. Greencap (visit site weekly, sometimes daily) are the site hygienist and witness contaminated spoil movements, as noted further in B32.</p>	Compliant
Hazardous Materials and Asbestos Management Plan				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B32	<p>Prior to the commencement of construction, a Hazardous Materials and Asbestos Management Plan prepared by a suitably qualified and experienced consultant must be submitted to the satisfaction of the Certifier. The plan must:</p> <p>(a) comply with the recommendations of the Hazardous Materials Survey prepared by Douglas Partners and dated 20 April 2018;</p> <p>(b) apply to the entire site (the entirety of existing Lot 100 DP 623500 and Lot 592 DP 752049); and</p>	<p>HMAP prepared by Greencap, Ver 4, 23/2/21 Certifier satisfaction 25/02/21</p>	<p>HMAP in place. Plan notes, prepared to "safely manage asbestos impacted soils during remediation and redevelopment/upgrading works being undertaken at Darlington School, within the construction area. The sites requires remediation to be made suitable for its intended land use as a primary school."</p> <p>As noted in Sections 1; 3.2 Legislative Requirements; 7.2 SWMS; 4 ACM Remediation Tech Specification; 5.8 Provision of Clearance Certification</p> <p>Addressed in Section 1 and Appendix A Figures. Plan notes "at the time of writing, a data gap assessment (i.e. further investigation) is currently ongoing on the midsection of the site, underneath block C and in the north section, specifically the TPZ. The investigation carried out by Greencap will include analysis of asbestos (AF/FA analysis and bonded ACM), TRH, PAH, metals and leachate (ASLP)." Check status during future audits</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(c) include arrangements and procedures to be implemented prior to and during construction as well as on an ongoing operational basis.		<p>Addressed in Section 4.8.</p> <p>As noted in the HAMP, Greencap have been engaged as Licensed Asbestos Assessor (Consultant/Hygienist) and will oversee all works within the areas impacted by asbestos, including:</p> <ul style="list-style-type: none"> • Inspection of the asbestos removal work site prior to commencement of the excavation / removal works; • Undertake control asbestos fibre air monitoring during removal works within and surrounding the removal area. Clearance asbestos fibre air monitoring to be undertaken within the removal work areas after removal has occurred; and • Conduct visual inspections of work and excavation areas and provide asbestos clearance reports. 	
Archival recording				
B33	Prior to the commencement of construction and while the school is operational, or alternative timing as agreed to in writing by the Planning Secretary, a photographic archival record of the external and internal areas of the school must be made in accordance with the recommendations contained in the Heritage Impact Statement prepared by GML Heritage and dated June 2020. The archival recording must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. The record must include views from key vantage points.	GML 9/2/021 letter, Ref 18-0630cddic1	GML 9/2/021 letter to confirm archival recording done, and report pending. Check status in future audits.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer and must satisfy the following requirements:</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including complaints, must be displayed on the site notice; and</p> <p>(e) the notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must to state that unauthorised entry to the site is not permitted.</p>	<p>Site inspection 14 05/21 Photograph of site entry</p>	<p>Site notice is prominently displayed at site boundary in accordance with condition C1.</p>	<p>Compliant</p>
Operation of Plant and Equipment				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Hammertech register Tower Crane - 20/4/21 remote controlled arrived. Hammertech records observed Maintenance records, daily inspection log book. Site inspection 14/5/21 Excavator - Jones and Jones Komatsu 19/04/21 idle til 21/04/21 when approved, observed maintenance and daily logs, manual HSEQ inspections notes daily log sample uploaded NVMP, Rev 0, 27/01/2021</p>	<p>Well managed onsite. All plant and equipment are maintained appropriately, as detailed in provided documentation. Further plant noise mitigation detailed in Section 9 of the NVMP. Plant worthiness checklist undertaken and observed during audit - on Hammertech, update maintenance and service history, plant risk assessment, operators manual (copy taken on Hammertech), daily pre-start checks. Can't start onsite until approved, even if uploaded all details. Hazard observations also undertaken - via Hammertech Hammertech register - noting plant/ equipment onsite or offsite Plant onsite during audit - 5 excavators, 1 dump truck, plus crane. O'Hearn inspected footings of crane and provided report - Lift details included with site specifics. Tower Crane - remote controlled - 20/4/21 arrived. Mobile crane to lift into position. Expected to be onsite til Oct 21</p>	Compliant
Demolition				
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.		No demolition work until stage 2 school buildings. Stage 1 demolition undertaken under an REF (as per Staging Report).	Not Triggered
Construction Hours				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Hammertech, AWEwards induction - (no date, online)</p> <p>Project notifications - February and March 2021</p> <p>NVMP, Rev 0, 27/01/2021</p> <p>CEMP, Rev E, 25/2/21</p> <p>Complaints register - April 2021</p>	<p>The project's site induction, CEMP and sub plans, site signage and project notifications detail standard construction hours. NVMP Section 4.1 details working hours and within Section 1.2 of the CEMP/ PMP.</p> <p>No issues observed or complaints received regarding working hours.</p> <p>SINSW requirement to remove contaminated material (eg asbestos) out of school hours, generally during Saturday shift.</p>	Compliant
C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	<p>CNVMP prepared by Acoustic logic 27/01/21, Rev 0</p> <p>Hammertech, AWEwards induction</p> <p>Site Notice</p>	<p>Noted provision for extended hours, included in site documentation and site notices. NVMP Section 4.1 details working hours, including allowable extended hours permitted under condition C5.</p> <p>No issues observed or complaints received regarding allowable extended working hours.</p> <p>Work day on Saturday usually done by 1pm. Some work planned for this Saturday (15/5) involves removal of spoil, which is not a large quantity and should be done by 1pm.</p>	Compliant
C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p>		<p>No out-of hours works undertaken to date. Maybe some finishing works for the larger pours in future, but this will be inaudible at nearest sensitive receivers.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>			
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.	Project Notification (for standard hours) - March 2021	No out of hours works undertaken to date, therefore no notifications provided. Noted for future works. Notification of standard hours and measures to reduce impacts was provided in project notification - March 2021	Not Triggered
C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>		Not required. Screw piles used - contamination and structure dictated construction methodology. No rock encountered	Not Triggered
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	CEMP - Rev E, 25/2/21 TPMSP - r02v06, 26/02/21 SWMP - Rev2, 25/02/21 NVMP - Rev 0, 27/01/21 BMSP - Rev 2, 11/02/21 CCS - Ver3, Dec 2020	Construction activities well managed on site and appear to be undertaken in accordance with the CEMP and its sub-plans. No revisions of plans undertaken to date, since commencement of construction.	Compliant
Construction Traffic				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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 enter the site or an approved on-street work zone before stopping.	TPMSP - r02v06, 26/02/21 Council work zone approval - 23/03/21, ref 2021/037899 417-445	All construction vehicles were observed to be contained in site and/ or within approved on street work zone during audit. Approved work zone - Council 23/03/21 2021/037899 417-445 within Golden Grove Street -40m long	Compliant
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.	Approved by council - Hoarding permit, B/2021/117 approval date 04/05/21 type B hoarding. No shed 13.55mm	Council approved hoarding over footpath in association with approved on street work zone. Issues with sensitive existing street trees. Hoarding issued for 8 weeks in error, should have been for 26-30weeks. Recommendation: confirm and correct hoarding requirements with Council. NSW Govt branding is on the site perimeter fencing on shade cloth No graffiti observed during site audit. During audit, informed was previously graffiti on shade cloth approximately 4-6 weeks ago, replaced within 48 hours. Recommendation - maintain records of these actions to note compliance within site diary/ checklist	Compliant Recommendations
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.	TPMSP - r02v06, 26/02/21 Site inspection 14/5/21	None observed. Public way clear. Manually managed. Darlington Lane not used for construction traffic.	Compliant
Construction Noise Limits				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	CNVMP prepared by Acoustic logic 27/01/21, Rev 0 Project Notification (for standard hours) - March 2021 Site inspection 14/05/21 Complaints Register - April 2021	Project works undertaken in accordance with CNVMP, no excessive noise generated during audit, and no complaints received. CVNMP and project notifications detail standard construction hours and measures to reduce impacts (in project notification - March 2021). Noise meter used periodically to monitor NML, however, not calibrated. Field tool only, to provide some quantitative measure beyond site observations.	Compliant
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.	Project Notification - Feb 2021	No out of hours works to date, including deliveries or truck movement associated with concrete pours. Further, the movement of construction vehicles is restricted at drop-off and pick-up times to limit congestion around the school/ and avoid safety issues with higher child pedestrian movements (in project notification, Feb 2021)	Compliant
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.	Site inspection 14/05/21 Hammertech maintenance and inspection records	Quackers used onsite, as noted in Hammertech plant records. If quacker not working, plant stood down.	Compliant
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to:	CNVMP prepared by Acoustic logic 27/01/21, Rev 0 Community Complaints Register - May 2021	Vibration levels are deemed compliant with Condition C16 and addressed in Sections 6.2 and 8 of the CNVMP. No vibration concerns noted during audit.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(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).		Vibrating rollers used, screw piling near IXL, vibration monitor on building (due to heritage status), no exceedance noted. Screw piling less vibration intensive. No issues or complaints received.	
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.	CNVMP prepared by Acoustic logic 27/01/21, Rev 0	Limited vibration intensive plant used onsite. As noted in section 8 of the CNVMP, "given the distance of the development site from residential receivers to the west and south, vibration levels are unlikely to exceed the structural damage or amenity vibration criteria." During audit, noted that residential receivers likely further than 30 m, but couldn't confirm (google maps seem to indicate facades could be within 30m if works undertaken on/near western construction boundary). Recommendation: update NVMP, with maps indicating proximity to nearby residential receivers (including 30m potential impact zone)	Compliant Recommendation
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 B14 of this consent.		Vibration limits and objectives included in Section 6.2 of the CNVMP and are based on C16 and 17, with some site specific aspects.	Compliant
Trees approved for removal				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C19	Unless otherwise agreed by the Planning Secretary under condition C21, tree removal must be limited to trees numbered 1, 2, 7, 8, 16, 26-32, 47-48, and 52-55 in the Arboricultural Impact Assessment Report dated 24 November 2020 and prepared by Moore Trees.	Arboricultural Impact Assessment Report, 24/11/20 BMSP - Rev 2, 11/02/21 CEMP, Rev E, 25/2/21	Tree removal completed for stage 1 (trees listed in arborist report were removed, noting conformance for early tree removal, as detailed in B23). BMSP includes pre-clearing requirements within Table 2, and within Section 5.11.8 of the CEMP.	Compliant
Trees to be retained				
C20	Trees numbered 6, 12, 13, 14, 15, 17, 18, 19, 35, 36, 37, 38, 39, 44, 45, 46 in the Arboricultural Impact Assessment Report dated 24 November 2020 and prepared by Moore Trees are to be retained. All street trees are to be retained.	Approved by council - Hoarding permit, B/2021/117 approval date 04/05/21 type B hoarding. Permit for clearing vegetation - 6 May 2021, permit no 2021/195334. BMSP - Rev 2, 11/02/21	Trees marked for retention to be further assessed in stage 2. All street trees retained (minor trimming permitted under Council approval). Council approved hoarding had to be modified to limit impacts on street trees.	Compliant
Arboricultural investigations				
C21	Prior to the commencement of works that would encroach into the tree protection zones of trees numbered 4, 5, 9, 10 and 11 in the Arboricultural Impact Assessment Report dated 24 November 2020 and prepared by Moore Trees, the Applicant must: (a) undertake further investigations to determine the landscape design changes and measures and methods required to retain the trees. These investigations are to incorporate advice from a Level 5 (Australian Qualification Framework) qualified arborist, and include non-destructive root investigations undertaken in accordance with Australian Standard AS 4970-2009 Protection of Trees on Development Sites (AS4970), where required to inform the landscape design changes;		To be further assessed by Arborist prior to Stage 2 (trees all within Stage 2 area). Arborist already consulted to provide preliminary advice - pending. Check status in future audits To be assessed prior to Stage 2	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies 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;</p> <p>(c) the following trees must be protected during construction in accordance with the Australian Standard AS 4970-2009 Protection of Trees on Development Sites (AS4970):</p> <p>(i) trees to be retained in accordance with condition C20;</p> <p>(ii) trees numbered 4, 5, 9, 10 and 11 in the Arboricultural Impact Assessment Report dated 24 November 2020 and prepared by Moore Trees, unless otherwise agreed by the Planning Secretary under condition C21;</p> <p>(iii) trees numbered 35, 36, 37, 38, 39, 44, 45 and 46 in the Arboricultural Impact Assessment Report dated 24 November 2020 and prepared by Moore Trees.</p>	<p>Site inspection - 14/5/21</p>	<p>Trees observed with tree protection in place (refer to photos in audit report)</p> <p>As detailed below:</p> <p>Trees marked for retention under C20 will be managed in Stage 2 works</p> <p>To be further assessed and determined by arborist prior to Stage 2</p>	<p>Not Triggered</p> <p>Not Triggered</p>

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<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 or the limit of the former protective fencing, whichever is the greater.</p>		Noted. Nil incursion into tree protection zones, to date.	Not Triggered
Landscaping				
C23	<p>Prior to the installation of landscaping, the Applicant must prepare a revised Landscape Plan to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) include planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity;</p> <p>(b) provide for:</p> <p>(i) the retention of trees under condition C20;</p> <p>(ii) the retention of additional trees to be retained under condition C21, unless otherwise agreed by the Planning Secretary under that condition;</p> <p>(iii) a minimum 62% canopy cover within the site as stated in the 'Response letter to DPIE' by Ethos Urban dated 15 October 2020;</p> <p>(iv) a new Eucalyptus saligna (to replace tree 48) in garden bed between COLA fire stairs pavement and kickabout area;</p>		Not relevant to the current stage of works	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(v) six <i>Flindersia australis</i> (200L pot size), three <i>Banksia integrifolia</i> (200L pot size) and one <i>Magnolia grandiflora</i> (400L pot size);</p> <p>(vi) compensatory tree planting of at least 36 trees with 30% of the tree species having a mature height of at least 6 metres, 30% mature heights of at least 10 metres and 40% mature heights of at least 20 metres;</p> <p>(c) include trees:</p> <p>(i) that represent a diverse range of species consistent with the expected mature heights and growth within the Sydney area and avoid palms, fruit trees and species recognised to have a short life span;</p> <p>(ii) that are grown to Australian Standard 2303:2015 'Tree stock for landscape use' and have a pot size at installation of at least 200 litres (except as otherwise stated in these conditions) and a minimum height of 3 metres;</p> <p>(iii) that are planted in natural ground with adequate soil volumes to allow maturity to be achieved;</p> <p>(iv) that are appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction;</p> <p>(d) include details of earthworks and soil depths including finished levels and any mounding, with minimum soil depths for planting on slab of 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers; and</p> <p>(e) include details of planting procedures, drainage, waterproofing and watering systems.</p>			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Air Quality				
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	CEMP - Rev E, 25/2/21 HMAMP, Ver 4, 23/2/21 Site inspection - 14/5/21 Hazard and Observation Checklist on Hammertech - 11/5/21	Dust management and mitigation measures detailed in Section 5.11.5 of the CEMP and section 4 of the HMAP. No dust observed onsite during audit, even in wind. Measures in place included: watering and sprinklers of exposed soil, soaker line on hoarding. Perimeter shade cloth and covering stockpiles and access track with geofabric. Checked regularly within site checklist	Compliant
C25	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered;	CEMP - Rev E, 25/2/21 HMAMP prepared by Greencap, Ver 4, 23/2/21 Site inspection - 14/5/21	Dust management and mitigation measures detailed in Section 5.11.5 of the CEMP. Also dust management included in HMAMP, due to presence of known asbestos: "Excavation and handling methods must ensure that the inadvertent breakage of ACM is prevented as far as practicable, and that adequate measures are in place to minimise the release of dust (and potentially asbestos fibres) from the point of removal" Undertaken, in accordance with CEMP and HMAMP and observed covered stockpile onsite during audit Undertaken, in accordance with CEMP and HMAMP and by law.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Inspection clearance reports - 31/03/21 and 28/5/21 HMAMP, Ver 4, 23/2/21 Decontamination Methodology</p>	<p>During audit, road observed to be clean of tracked dirt, shaker grid in place and geofabric in track. Records of plant leaving site provided, due to risk of asbestos dust and reason for geofabric lined site tracks. Asbestos supervisor inspects plant and provides clearance certificates in accordance with HMAMP and decontamination methodology.</p> <p>Clean road, no sweeping undertaken to date. Managed strictly onsite</p> <p>No landscaping undertaken to date, geofabric used to stabilise site.</p>	
Imported Soil				
C26	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>RAP - R.001, Rev 4, 19/08/20 Imported Materials Register</p> <p>Imported Material Register, dated 11/5/21</p>	<p>Detailed in RAP, section 12.12.</p> <p>Hygienist keeps records of imported soil to ensure compliance with C26 requirements. Copies maintained onsite within register and observed during audit.</p> <p>Sighted register, includes details of: Date; Imported Material Type; Imported By (Contractor); Quantity Imported (tonne); Total Imported (tonne); Hygienist Tested Offsite?; Hygienist Approved (Yes/No); Location</p> <p>Checked and register maintained by Hygienist. Available on request to certifier.</p>	Compliant
Disposal of Seepage and Stormwater				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C27	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.	Environment Control Map (ECM), Stage 1, plotted 27/1/21. CEMP, Appendix 6.15 ESCP Erosion Controls Inspection Notes, Bonacci 18/4/21 and 10/3/21	<p>During construction method of construction water management - lift shaft acting as temp pond and natural seepage into soil. No water discharged offsite.</p> <p>Controls installed, including geofabric covered drains, silt fence and coir logs.</p> <p>ECM includes soil and water management notes, along with ESCP included in Appendix 6.15 of the CEMP. Both address soil and construction water management.</p> <p>Recommendation - confirm with Bonacci and project team, relevant document to maintain with erosion controls, as works progress.</p> <p>Bonacci inspected site controls periodically:</p> <ul style="list-style-type: none"> • 18/4 additional controls such as seepage pit/ storage pond (lift shaft) to receive flows pumped from lowest point onsite. • 10/3 acceptance of amendments, including not constructing basin and installing geofabric filters under retained and proposed pits. <p>Basketball court (exempt development) piped from drains, which connect to existing stormwater in school property. Currently diverted into temporary pipe placed along edge of Stage 1 site. Final stormwater to be signed off by certifier and council (pending, will include exempt pipe). Check status at next audit.</p>	Compliant Recommendation
Emergency Management				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C28	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	Hammertech, AWEwards induction - (no date, online) ECM Stage 1, plotted 27/1/21 CEMP/ PMP - Rev E, 25/2/21	Included in induction (Hammertech), CEMP (part of Project Management Plan (PMP), in visitor induction and site maps onsite (included in CEMP appendices). Site and visitor induction included addressed in sections 5.13.1 and 5.13.2 respectively.	Compliant
Stormwater Management System				
C29	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: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards and the City of Sydney's Stormwater Drainage Manual, technical specifications, standards and policies; (d) incorporate on-site detention in accordance with Sydney Water requirements; (e) incorporate appropriate water quality measures; and (f) 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;		Not required, as works not yet past 3 months since commencement of construction. Check status during next audit.	Not Triggered
Unexpected Finds Protocol – Aboriginal Heritage				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C30	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 develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	CEMP/ PMP - Rev E, 25/2/21	Included within CEMP/ PMP, within Section 5.11.10 and Appendix 6.11. No unexpected Aboriginal heritage finds to date	Compliant
Unexpected Finds Protocol – Historic Heritage				
C31	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	CEMP/ PMP - Rev E, 25/2/21	Included within CEMP/ PMP, within Section 5.11.10 and Appendix 6.11. No unexpected heritage finds to date.	Compliant
Waste Storage and Processing				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C32	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.	Bingo Waste report - April 2021 CEMP - Rev E, 25/2/21 Hazard and Observation Checklist - 11/05/2021 Site inspection 14/05/21	Bingo bins onsite, off segregation of waste. Report provided with quantities. CEMP addresses waste management in Section 5.11.15, including disposal, recycling and onsite management. Site housekeeping observed to be well managed, some concrete/ rubble ready for recycling, also noted in checklist	Compliant
C33	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20 CEMP - Rev E, 25/2/21 Sighted copies of waste records for offsite spoil disposal - 15/5/21 Greencap inspection notes - 15/5/21 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1)	Spoil assessed and classified in accordance with waste classification guidelines and project plans, including HMAP, CEMP and RAP (including DP advice). Spoil taken to licenced facilities, after onsite validation by hygienist and waste classification. GSW special waste containing asbestos, 120c3 planned to go offsite this weekend (15/5) and approx. 450 tonnes offsite to date. Inspection notes confirming hygienist oversaw the removal of stockpiles containing fill material from the site on 8 May and 15 May 2021. Waste classification in RAP and DP letter, 18/8/20.	Compliant
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 14/05/21	Skip tray concrete washout established onsite to manage concrete washout/ rinse water. Once dry, then recycled offsite.	Compliant
C35	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.	Bingo Waste report - April 2021 CEMP - Rev E, 25/2/21 Site inspection 14/05/21 ACM removal register - 15/05/21	Bingo records for April provided. Includes waste type and tonnage, recycled component. Spoil offsite, with ACM component, recorded on ACM removal register records quantities, and disposal location.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C36	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.	HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1) Greencap inspection notes - 15/5/21 Site inspection -14/5/21	Air monitoring done in accordance with HMSP, under guidance of site hygienist. Spoil and exposed soil watered down and disposal to approved licenced facilities. Further detail in C24 and C25. Cap and containment strategy in place, with marker layer in place (under site hygienist guidance), observed near proposed library. Spoil offsite, with ACM component, recorded on ACM removal register records quantities, and disposal location. Inspection notes confirming hygienist oversaw the removal of stockpiles containing fill material from the site on 8 May and 15 May 2021. Waste classification in RAP and DP letter, 18/8/20. During audit, some holes in marker layer observed in area of proposed library. Advice from hygienist provided included "Any damaged marker layer fabric or holes need to be rectified and photos of the repaired fabric recorded before the capping layer is constructed. Greencap understands that this hole/damage has been repaired and consequently considered that the capping layer is not compromised."	Compliant
Outdoor Lighting				
C37	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		Not relevant to the current stage of works	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Site Contamination				
C38	<p>The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:</p> <p>(a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;</p> <p>(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</p>	<p>HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1) Greencap inspection notes - 15/5/21 CEMP - Rev E, 25/2/21 Site inspection -14/5/21</p>	<p>Previous waste classification to determine extent of contamination undertaken by Douglas Partners. Further sampling was undertaken to identify any hot spots. Advice updated, as included in approved RAP, HMAP and associated advice.</p> <p>Unexpected contamination finds detailed in Section 5.11.14 and Appendix 6.10 of the CEMP.</p> <p>As detailed in RAP and addendum. Validation and classification done by hygienist, and hygienist is notified of when spoil is removed from site to verifier.</p> <p>Noted damage/ holes in marker layer near proposed library. Advice from hygienist provided included "Any damaged marker layer fabric or holes need to be rectified and photos of the repaired fabric recorded before the capping layer is constructed.</p> <p>Greencap understands that this hole/damage has been repaired and consequently considered that the capping layer is not compromised."</p> <p>Noted</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(c) the recommendations of the Remedial Action Plan prepared by Douglas Partners dated August 2020, the Interim Advice 2 (IA2) (prepared by Zoic Environmental, dated 21 August 2020) and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.		Noted, no updates to date	
C39	Remediation of the site must be carried out in accordance with: (a) the Remedial Action Plan prepared by Douglas Partners dated August 2020; or (b) any variations approved by an NSW EPA-accredited Site Auditor and/or the recommendations of the site investigations undertaken under condition C38 or the unexpected finds protocol prepared in accordance with condition B12(c).	Advice from auditor - 22/3/21 Zoic - Rebekeh Hall Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1) RAP- R.001, Rev 4, 19/08/20 HMAP, Ver 4, 23/2/21 Greencap inspection notes - 15/5/21 CEMP - Rev E, 25/2/21 Site inspection -14/5/21	Remediation in progress, using cap and contain strategy, as detailed in RAP. Site Hygienist oversees works, and provides records and inspection notes during critical remediation tasks, as noted in approved plans. RAP Addendum prepared. Received advice from Site Auditor - DP agreed with some, didn't agree with other elements. Letter prepared by Douglas Partners to clarify management strategy	Compliant
C40	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).		Not required at this stage	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C41	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.	HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1) Greencap inspection notes - 15/5/21 Site inspection -14/5/21	Contamination managed in a very proactive manner, in accordance with RAP and HMAP. Site hygienist attends site regularly to evidence movement of spoil and ensure works undertaken as per plans (noted above). Remediation works underway, using cap and contain strategy to manage pre-existing contamination, with verified clean material only imported and significant quantities of contamination material (ACM) removed from site.	Compliant
Independent Environmental Audit				
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	DPIE letter, 18/2/21, approval of auditors	Auditor approved prior to audit, as detail in DPIE letter	Compliant
C43	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Audit Program - 4/5/21	Noted and addressed within Audit Program	Compliant
C44	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.		Noted	Not Triggered
C45	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 C43 of this consent, or condition C44 where notice is given; (b) submit the response to the Planning Secretary; and		Noted to be undertaken on finalisation of audit and associated audit documentation (eg this checklist and accompanying report, plus SINSW/ contractor response)	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.			
C46	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.		Noted to be submitted within 2 month of audit date	Not Triggered
C47	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.		Not relevant to the current stage of works	Not Triggered
Operational Readiness Work				
C48	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;		Not relevant to the current stage of works	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</p> <p>(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.</p>			
C49	<p>Operational readiness work must only be undertaken in accordance with the details submitted under condition C48 and the following requirements:</p> <p>(a) no more than 15 staff are involved in operational readiness work on site at any one time;</p> <p>(b) no more than 5 vehicles may access the school related to the operational readiness work;</p> <p>(c) no students or parents are permitted on the site; and</p> <p>(d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.</p>		Not relevant to the current stage of works	Not Triggered
Art Strategy				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
C50	Within three months of the commencement of construction, an elevation must be prepared in consultation with the Government Architect NSW and submitted to the Certifier showing the location and dimensions of an artwork to be installed on the elevation of the building at the corner of Golden Grove Street and Abercrombie Street. This must be of a scale and elevated location that assists in breaking-up the blank portion of the facade of the building and provides additional visual interest.	Staging Report, approved 21/02/21	Not Relevant to the current stage of works. Location noted (corner of Golden Grove Street and Abercrombie Street) to be managed within Stage 2, as noted within Staging Report	Not Triggered
C51	Within three months of the commencement of construction, an Art Strategy prepared by a suitably qualified person in consultation with the Government Architect NSW, must be submitted to the Certifier. The Strategy must include the details for the installation of artwork required under condition C50.	Staging Report, approved 21/02/21	Not Relevant to the current stage of works. Some conditions/ obligations are deferred to Stage 2, as detailed in Section 5 of the Staging Report. Includes the Art Strategy, under conditions C50 & C51.	Not Triggered
Aboriginal Cultural Heritage				
C52	<p>The development must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage and dated 9 June 2020 in relation to the:</p> <p>(a) continuation of Aboriginal community engagement for internal design;</p> <p>(b) archival recording of the existing school prior to demolition;</p> <p>(c) transferring the existing movable art collection to the new school;</p> <p>(d) photographing of murals which cannot be retained, and printing on large canvasses; and</p>		GML archival recording and further consultation with committee undertaken in accordance with condition. Will incorporate artefacts (existing movable art collection), within school possession. Report pending	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(e) incorporation of spaces in the new school for the creation of new art.			
PART D PRIOR TO COMMENCEMENT OF OPERATION			<i>Part D not relevant to the Stage 1 works</i>	
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.		Part D of the conditions are not relevant to the initial audit scope and the Stage 1 works. However, due to the staged nature of the works, staged operation will occur and several of these conditions will be relevant prior to Stage 2.	Not Triggered
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not Triggered
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.			Not Triggered
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			Not Triggered
Warm Water Systems and Cooling Systems				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.			Not Triggered
Outdoor Lighting				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			Not Triggered
Mechanical Ventilation				
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.			
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 B19 have been incorporated into the design of mechanical plant and equipment.			Not Triggered
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.			Not Triggered
Structural Inspection Certificate				
D10	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
Compliance with Food Code				
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			Not Triggered
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.			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(c) to be forwarded to Council for information.			
Protection of Public Infrastructure				
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</p>			Not Triggered
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>			Not Triggered
Protection of Property				
D15	<p>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.</p>			Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D16	<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> <p>(a) the provision of a minimum 63 bicycle and 82 scooter parking spaces;</p>			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements and design intent 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;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>			
School Zones				
D17	<p>Prior to the commencement of operation, any required changes to School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>			Not Triggered
D18	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>			
Drop-off/pick-up facilities				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
D19	<p>Prior to the commencement of operation, the Applicant must undertake changes to on-street drop-off/pick-up facilities (where approved by Council) to the satisfaction of Council. The Applicant must obtain approval for any works under section 138 of the Roads Act 1993.</p> <p>Note: All costs associated with the proposed works must be borne by the Applicant.</p>			Not Triggered
School Transport Plan				
D20	<p>Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>(i) objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>(ii) specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(iii) 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.</p> <p>(c) include operational transport access management arrangements, including:</p>			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the site in a safe and efficient manner during school start and finish;</p> <p>(ii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(iii) 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;</p> <p>(iv) delivery and services vehicle and bus access and management arrangements;</p> <p>(v) management of approved access arrangements;</p> <p>(vi) 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;</p> <p>(vii) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(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</p> <p>(e) a monitoring and review program.</p>			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Utilities and Services				
D21	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.			Not Triggered
Stormwater Operation and Maintenance Plan				
D22	Prior to the commencement of operation, an 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: (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.			Not Triggered
Signage				
D23	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that any installed digital signage board is capable of having the intensity of its illumination adjusted and that it is capable of being switched off automatically.			Not Triggered
D24	Prior to the commencement of operation, way-finding signage must be installed within the site.			
D25	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.			

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Operational Waste Management Plan				
D26	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) restrict waste collection to daytime hours only;</p> <p>(c) 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);</p> <p>(d) detail the materials to be reused or recycled, either on or off site; and</p> <p>(e) include the Management and Mitigation Measures included in Section 7 of the EIS.</p>			Not Triggered
Site Contamination				
D27	<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 a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.</p>			Not Triggered
Landscaping				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
D28	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition C23.			Not Triggered
D29	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 in the EIS.			
Heritage Interpretation Plan				
D30	Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan in accordance with the recommendations of the Heritage Impact Statement prepared by GML Heritage and dated June 2020, to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage NSW and Council; and (b) incorporate the relevant recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage and dated April 2020.			Not Triggered
Archaeological Salvage – Historic Archaeology				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
D31	The Applicant must prepare an archaeological report of any salvage excavation undertaken in accordance with condition B21 and B22 (if salvage is required to be undertaken under that condition). An interim report of the salvage excavation must be provided for the information of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the Heritage NSW and Council.			Not Triggered
Consolidation of Lots				
D32	Prior to the commencement of operation, unless otherwise agreed by the Planning Secretary, Lot 100 in DP 623500 and Lot 592 in DP 7523049 must be consolidated into one lot on title and the plan lodged with the NSW Land Registry Services.			Not Triggered
Aboriginal Cultural Heritage				
D33	Prior to the commencement of operation, evidence must be submitted to the Certifier that the recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage dated 9 June 2020 have been implemented, as required under condition C52.			Not Triggered
PART E POST OCCUPATION			Part E not relevant to current Stage 1 audit	
Out of Hours Event Management Plan				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) 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 hall and sports court, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 			Not Triggered
E2	<p>The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.</p>			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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> <p>(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;</p> <p>(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 hall and sports court, 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.</p>			Not Triggered
E4	<p>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.</p>			Not Triggered
Operation of Plant and Equipment				
E5	<p>All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.</p>			Not Triggered
Warm Water Systems and Cooling Systems				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.			Not Triggered
Community Communication Strategy				
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.			Not Triggered
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 (if any) under condition D27 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.			Not Triggered
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in SSDA Acoustic Assessment dated 4 June 2020 and prepared by Acoustic Logic.			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
E10	<p>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 the final 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 of use of the final 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 condition B19. 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.</p>			Not Triggered
Unobstructed Driveways and Parking Areas				
E11	<p>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.</p>			Not Triggered
School Transport Plan				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
E12	The School Transport Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			Not Triggered
Ecologically Sustainable Development				
E13	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 B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			Not Triggered
Outdoor Lighting and Signage				
E14	Notwithstanding condition D6, should outdoor lighting (including from signage) 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.			Not Triggered
E15	The Applicant must ensure that any digital signage board is illuminated only between the hours of 7am and 5pm. Should the illumination of the signage board result in amenity impacts, the illumination must be adjusted to reduce the impacts to an acceptable level.			Not Triggered
Landscaping				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
E16	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D29 for the duration of occupation of the development.			Not Triggered
Heritage Interpretation Plan				
E17	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D30.			Not Triggered
Installation of Artwork				
E18	Within 12 months of the commencement of operation, evidence must be provided to the Certifier that artwork has been installed in accordance with the details submitted under condition C50.			Not Triggered
Archival recording				
E19	Within 12 months of completing the archival recording prepared under condition B33, a digital copy must be provided to Heritage NSW and Council.			Not Triggered
Appendix 1 ADVISORY NOTES				
General				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.		All permits and approvals obtained and works undertaken in accordance with approved plans	Compliant
Long Service Levy				
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long Service levy receipt: rece00465261, 5/2/21	Long Service Levy paid, receipt sighted	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Legal Notices				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.		Noted, no notices served	Not Triggered
Access for People with Disabilities				
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.		Part of design and assessed by BCA, PCA, who are also compliant in DDA.	Not Triggered
Utilities and Services				
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		Utility consultation undertaken, including delaps. Approvals pending for future connections	Not Triggered
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.		Utility consultation undertaken, including delaps. Approvals pending for future connections	Not Triggered
Road Design and Traffic Facilities				
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.		Consultation commenced, including delaps. Approvals pending for any future road infrastructure	Not Triggered
Road Occupancy Licence				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.		Not required to date. However, note for future works, will require service to power on pillar	Not Triggered
SafeWork Requirements				
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.		As managed by PMP and safety systems. Site secure to limit access to unauthorised personnel, including students from school (gate is locked with turnstile, which requires access card entry)	Compliant
Hoarding Requirements				
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		As detailed in C11	Compliant
Handling of Asbestos				
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20	As detailed in HMAP and RAP, and further detailed B32, C25, C33 and C38	Compliant
Speed limit authorisation				
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date;		minor changes to school zone to suit redesigned school required in future stages	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.			
Fire Safety Certificate				
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		Not relevant to the current stage of works	Not Triggered
Appendix 2				
WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.	CEMP - Rev E, 25/2/21	No incidents to date. Incident management included in section 5.15 of the CEMP	Compliant
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.		No incidents to date. Incident management included in section 5.15 of the CEMP	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
3	<p>Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.</p>		No incidents to date	Not Triggered
4	<p>The Incident Report must include:</p> <ul style="list-style-type: none"> (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident. 		No incidents to date	Not Triggered



APPENDIX D – INDEPENDENT AUDIT DECLARATION FORM

SSD - 9914	Independent Environmental Audit - Darlington Public School	12/07/2021
5203683	School Infrastructure NSW	Rev 1

Independent Audit Declaration Form Template

Independent Audit Declaration Form

Project Name **Darlington Public School Redevelopment**

Consent Number **SSD 9914**

Description of Project **Upgrade of Darlington Public School**

Project Address **Cnr Golden Grove and Abercrombie Streets, Chippendale NSW 2008**

Proponent **Department of Education**

Title of Audit **Darlington Public School Initial Independent Environmental Audit**

Date **25 June 2021**

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit 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 **Cheryl Cahill**

Signature 

Qualification **B Applied Sc (Env Sc); B. Bus**

Company **SNC-Lavalin Atkins**

Company Address **Level 17, 55 Clarence St, Sydney NSW 2000**