



Independent Environmental Audit Darlington Public School Redevelopment SSD 9914

NOVEMBER 2021 AUDIT

Prepared for:

Department of Education - School Infrastructure NSW

Prepared by:

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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 second Independent Audit of this construction stage and has been undertaken within 26 weeks of the previous audit, 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 5 November May 2021, with members of AW Edwards, SINSW 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 and monitoring compliance obligations
- > 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.
- > Three (3) non-conformances were raised within the period in relation to one (1) instance of out-of-hours work. Two (2) were self reported prior to the audit. Non-compliances included:
 - o Unapproved OOHW was undertaken in July 2021 and related to finishing concrete after hours until 9.45pm. This was reported to Mace to few days after the unapproved OOHW, and then investigated. It was not reported to DPIE until 5/8/21 and was a non-compliance with Condition A26.
 - o As noted above, non-compliance for unapproved out-of-hours work (OOHW) associated with finishing concrete on 13 July 2021 (due to late delivery and poor weather) until 9.45pm. This work was unapproved and outside the construction hours indicated in C4.
 - o As noted above, non-compliance associated with finishing concrete after hours in July 2021. Did not inform affected residents prior to or asap afterwards, as required by condition C7.
- > Eight (8) recommendations were made during the audit and strategies/ methods to implement and foster environmental management improvement opportunities included:
 - o Condition B11 - Minor revisions made to the Project Plan (CEMP is part of the PMP), such as updates to covid requirements, distribution list and procedures. Rev G of the PMP has not yet been issued to Mace. It is recommended that PMP should be sent to PCA and DPIE for information and added to SINSW project website.

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- Condition B14 – consider revising CNVMP to include general noise mitigation measures, including reasonable and feasible noise management measures. Suggestions included in Appendix E of this audit report.
- Condition B17- Ensure changes to the Driver Code of Conduct have these been included in the version included in Appendix D of the CTPMP and is uploaded to the SINSW project website.
- Condition C9 - Noted simultaneous use of several radios by numerous work crews onsite. It is recommended to toolbox radio use onsite considerate of nearby school and community and formulate work force practices to minimise noise impacts on community.
- Condition C17 – it is recommended to update CNVMP for Stage 2 works, with maps indicating proximity to nearby residential receivers (including 30m potential impact zone), prior to the commencement of Stage 2.
- Condition C32 - Some minor site housekeeping issues observed with a few bottles, cans, discarded waste and broken cement bags within and around building. It is recommended that a thorough site clean-up be undertaken prior to Xmas shutdown and toolbox talk held with crew to reinforce need for good housekeeping practices within work zones.
- Condition C34 - It is recommended that during upcoming brick washing, ensure acidic wash mix is contained and managed onsite and not discharged or allowed to runoff offsite.
- Conditions D1-D33 - Due to the staged nature of the works, staged operation will occur and several of the Part D conditions will be relevant prior to the commencement of Stage 2. It is recommended that the application of each condition is reviewed to ensure sufficient notice is provided and approval sought to ensure compliance with specific obligations in Part D conditions.

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).

As detailed in the August 2021 project information pack (Depart of Education and SINSW), Stage 1 works are progressing well. The temporary pre-school has been established and is operational and the construction of the new games court and upper terrace has been completed. Ground disturbance activities in Stage 1 are now complete and the area has been remediated in accordance with the Main Works Asbestos Management Plan, the Remediation Action Plan, the Department of Education’s Asbestos Management Plan and SafeWork NSW regulations.

As part of Stage 1, the new building to accommodate the new library, administration and 12 classrooms (3 preschool and 9 for years K-6) is currently under construction. At the time of the audit, the brick façade is almost complete, the roof installation is pending and fitout has commenced in the lower levels. When Stage 1 has been finished, the school will move into the newly completed Stage 1 building and Stage 2 will commence.

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.

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

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.

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).

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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.

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

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- Incidents, non-compliances and complaints
 - Performance of the development, with regard to agency policy and environmental issues identified during consultation when developing the scope of the audit
 - 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.

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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 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 Independent Audit was undertaken on 5th November 2021, within 26 weeks of the previous (initial) audit. 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 focussed on those conditions relevant to the current stage of works and will be refined over time as the project works progress. As detailed in Section 2.1 of this report, the project is currently in Stage 1 and on completion of Stage 1, the school will move into the newly completed Stage 1 building and Stage 2 will commence. Therefore, pre-construction, construction and operational conditions will require concurrent and ongoing management and assessment throughout the Project stages.

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; environmental processes and progress since the previous audit
- > 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, following consideration of any comments received.

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
- > Jonathan Breen – AW Edwards, WHSE Manager

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- > Jacqueline Sellen – SINSW
- > Karissa Kendall – SINSW
- > Salina Pyakurel – Mace Group, Assistant Project Manager
- > Josh Malin – Mace Group, Assistant Project Manager

Each individual noted attended the audit opening meeting and audit inspection and had the opportunity to provide evidence and input into 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 5 November 2021. The site visit was completed in the morning and the weather was cloudy and mild, with only a light shower during the inspection. In the 24 hours prior to the audit, there had been approximately 10mm of rain. A walk-around of the entire site and within the Stage 1 buildings was undertaken under the supervision of AW Edwards, SINSW and Mace Group personnel. During the site inspection, environmental controls on-site appeared to be operating effectively, this included:

- > Tree Protection Zones
- > Contamination cap and containment
- > Erosion and sediment controls
- > Protection around stormwater drains
- > Waste management
- > Concrete and mortar mixing areas
- > Stockpile management
- > Material laydown and storage areas
- > Hoarding and fencing
- > No-go zones
- > Spill kits.

Refer to Appendix B for site photographs and descriptions.

3.6 CONSULTATION

DPIE Compliance were consulted with 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).

Prior to the commencement of the audit, DPIE and the Department of Education were consulted on 29 October 2021 in relation to the scope of the upcoming audit, and to provide feedback on the status and performance of the Project. No response was received from DPIE, however, feedback from the Department of Education noted delays in program as the principal concern. No environmental issues were raised. Copies of Agency consultation is included in Appendix D.

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After the issue of final audit report, requests for further information were received by the Project from DPIE. These related to:

- > Complaint reporting to note community contact regarding unapproved OOHW is recorded as a complaint
- > Ensuring recommendations are made for all non-compliances, including recommended actions that have been taken (prior to the audit) to address non-compliances (reported prior to the audit)
- > Close out of past audit recommendations.

The audit report (revision 2) and audit compliance table (Appendix C) have been amended to provide clarifications and address these requests for further information.

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. Notes were added to indicate if the non-compliance was identified prior to 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.

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	Appendix C
Non-compliant	3	Section 4.4
Not triggered	68	Appendix C
Recommendations identified during the audit	8	Section 4.5
Other		
Penalty notices issued during audit period	0	Section 1.1
Non compliances recorded during the audit period	2	Section 4.4
Complaints reported during audit period	1	Section 4.7
Incidents recorded during the audit period	1	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 two (2) of the three (3) non-compliances were 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 these non-compliances.

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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	29	1	4
Part B – Prior to commencement of construction	33	29	0	4
Part C – During construction	52	41	2	9
Part D – Prior to occupation or commencement of use	33	0	0	33
Part E – Post occupation	19	1	0	18

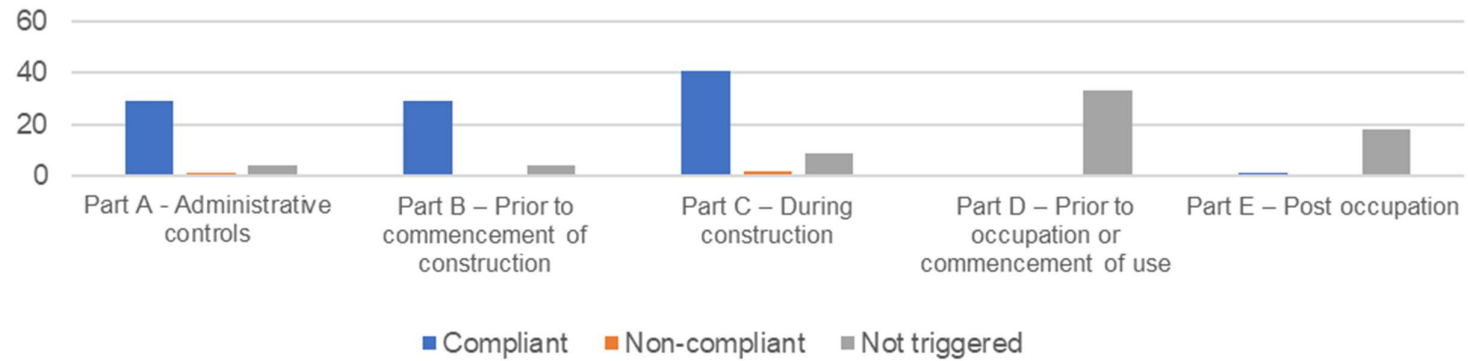


Figure 1: Assessment of compliance

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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

Three (3) non-compliance were raised during the audit period. Two of these non-compliances were raised by Mace Group/ AW Edwards, on behalf of SINSW, prior to the audit occurring and were reported to the Department, in accordance with condition A26. Table 7 summarises the non-compliances and actions taken to address the non-compliances.

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 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.	DPS 02 NC 01	Unapproved out of hours work (OOHW) was undertaken on 13/07/21 and this was not reported to DPIE until 5/8/21. This work related to unapproved work finishing concrete until 9.45pm. Residents weren't notified prior to or as soon as practicable after.	Was reported to Mace on 21/07/21 (approx. 7 days after the unapproved OOHW) and then investigated. Should have notified to DPIE by 27/07/21. Self reported to DPIE as a non-compliance on 5/08/21 against conditions A26 and C7. Actions to address the non-compliance were undertaken prior to the audit and included providing training and information to project personnel, on consent conditions and obligations. Non-compliance closed
Condition C4 Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) 7am and 6pm, Mondays to Fridays inclusive; and (b) 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	DPS 02 NC 02	Non-compliance for unapproved out-of-hours work (OOHW) associated with finishing concrete on 13 July 2021 (due to late delivery and poor weather) until 9.45pm. This work was unapproved and outside the construction hours indicated in C4.	OOHW was reported to Mace on 21/07/21 (approx. 7 days after the unapproved OOHW) and then investigated. Self reported to DPIE as a non-compliance on 5/08/21 against conditions A26 and C7. Training and information provided to project personnel, on consent conditions and obligations. Actions required to address the non-compliance include reporting the non-compliance to DPIE. A toolbox or other training should also be provided to project staff and contractors to inform them on approved working hours and consent obligations to seek approval for OOHW and notify the community if advance of works.

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Relevant compliance requirement	Unique ID number	Details of the non-compliance	Actions taken/proposed to address non-compliance
			Non-compliance not yet closed out
<p>Condition C7</p> <p>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.</p>	DPS 02 NC 03	<p>As noted above, non-compliance associated with finishing concrete after hours on 13/07/21. Did not inform affected residents prior to or asap afterwards, as required by condition.</p> <p>Was raised by a resident who came over to work zone to talk with crew onsite.</p>	<p>Was reported to Mace on 21/07/21 (approx. 7 days after the unapproved OOHV) and then investigated. Self reported to DPIE as a non-compliance on 5/08/21 against conditions A26 and C7.</p> <p>Actions to address the non-compliance were undertaken prior to the audit and included providing training and information to project personnel, on consent conditions and obligations. Consultation was also undertaken with affected residents.</p> <p>Outstanding actions required to address the non-compliance include recording the community discussions to report the OOHV works as a complaint on the project complaints register (post audit).</p> <p>Non-compliance not yet closed out</p>

4.5 RECOMMENDATIONS

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

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Table 8: Recommendations identified during the audit period

ID	Relevant CoA	Requirement	Recommendation
DPS 02 REC 01	Condition B11	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).	During audit period, minor revisions made to the Project Plan (CEMP is part of the PMP), such as updates to covid requirements, distribution list and procedures. Rev G of the PMP has not yet been issued to Mace. Recommendation - PMP should be sent to PCA and DPIE for information and added to website.
DPS 02 REC 02	Condition B14 (b)	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009)	CNVMP could be revised to include general noise mitigation measures, including reasonable and feasible measures. Suggestions included in Appendix E of this audit report.
DPS 02 REC 03	Condition B17	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers.	Ensure changes to the Driver Code of Conduct (included changes due to changes in site conditions/ covid, access changes, QR code sign in) have these been included in the version included in Appendix D of the CTPMP and is uploaded to the SINSW project website.
DPS 02 REC 04	Condition 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).	Noted onsite simultaneous use of several radios by numerous work crews. NVMP Section 9.7.4 details the formulation of work practices to reduce noise generation. Project update (March 2021) included in NVMP detailed avoiding the use of radios or stereos outdoors where neighbours can be affected. Recommendation: toolbox radio use onsite and formulate work force practices to minimise noise impacts on community.
DPS 02 REC 05	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.	Update CNVMP for Stage 2, with maps indicating proximity to nearby residential receivers (including 30m potential impact zone), prior to the commencement of Stage 2.
DPS 02 REC 06	Condition C32	All waste generated during construction must be secured and maintained within	Some minor site housekeeping issues observed with a few

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ID	Relevant CoA	Requirement	Recommendation
		designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	bottles, discarded waste and broken cement bags within and around building, but otherwise well managed. Noted in checklist and housekeeping monitored regularly. It is recommended that a thorough site clean-up be undertaken prior to Xmas shutdown and toolbox talk held with crew to reinforce need for good housekeeping practices within work zones
DPS 02 REC 07	Condition 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.	Brick mortar mixing observed onsite during inspection. Various portable mixers onsite to facilitate brickwork. Hand tool washout tubs used to wash tools. It is recommended that during upcoming brick washing, ensure acidic wash mix is contained and managed onsite and not discharged or allowed to runoff offsite.
DPS 02 REC 08	Conditions D1 - D33	PART D – Prior to the commencement of operation.	Due to the staged nature of the works, staged operation will occur and several of the Part D conditions will be relevant prior to the commencement of Stage 2. It is recommended that the application of each condition is reviewed to ensure sufficient notice is provided and approval sought as per the specific condition obligations in Part D.

4.6 PREVIOUS AUDIT ACTIONS

The following table (Table 9) summarises the non-compliances and recommendations identified during the previous audit period, and actions to resolve them during the current audit period.

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Table 9: Previous Audit Actions

Relevant compliance requirement	Unique ID number	Details of the non-compliance/ recommendation	Actions taken/proposed to address non-compliance/ recommendation
Non-compliances			
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. No additional tree clearing undertaken in audit period. Action closed.
Recommendations			
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	DPS 01 REC 01	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)	Due to the stage of the Stage 1 development, vehicle access into the site is now not possible. All deliveries are to approved street work zone for crane movement into site. Appendix E of the CTPMP also includes movement paths to and from street work zone, which are now applicable to Stage 1. Action closed.
Condition C11 The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the	DPS 01 REC 02	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. It is recommended the contractor confirm and correct hoarding requirements with Council.	Hoarding originally issued for 8 weeks in error, extension sought til 30/12, granted til 3/12/21. Action closed.

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Relevant compliance requirement	Unique ID number	Details of the non-compliance/ recommendation	Actions taken/proposed to address non-compliance/ recommendation
b) subject hoarding/ fencing; and 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.	DPS 01 REC 03	No graffiti observed during site audit. During audit, informed was previously graffiti on shade cloth approximately 4-6 weeks ago, replaced within 48 hours. It is recommended that that contractor maintain records of these actions to note compliance, eg within site diary/ checklists.	Site diary note referenced recent graffiti. Action closed.
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.	DPS 01 REC 04	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). It is recommended that the contractor update the CNVMP, with maps indicating proximity to nearby residential receivers (including 30m potential impact zone).	Recommendation not actioned during audit period and repeated as a recommendation for Stage 2 in Table 8 of this audit report. 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." No need for compaction for slab on ground, as suspended slabs on ground on piles used. Limited vibration intensive plant used onsite. Prior to the commencement of Stage 2, it is recommended that the CNVMP be updated with maps indicating proximity to nearby residential receivers (including 30m potential impact zone). Action not closed, repeated as recommendation DPS 02 REC 05 in Table 8.
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	DPS 01 REC 05	It is recommended that the contractor confirm with Bonacci and project team, the most relevant document to maintain with erosion controls, as works progress to avoid duplication and confusion.	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. ECM details general control measures and ESCP documents controls on site and is updated as required. Action closed.

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Relevant compliance requirement	Unique ID number	Details of the non-compliance/ recommendation	Actions taken/proposed to address non-compliance/ recommendation
discharge site stormwater to Council's stormwater drainage system or street gutter.			

4.7 COMPLAINTS

No complaints were recorded during the audit period, however, one (1) complaint was received relating to unapproved OOHW undertaken on 13/07/21 associated with finishing concrete after hours.

This complaint was raised by a resident who came over to the work zone to talk with crew onsite. Was reported to Mace on 21/07/21 (approx. 7 days after the unapproved OOHW) and then investigated. Self reported to DPIE as a non-compliance on 5/08/21 against conditions A26 and C7 (as noted in Table 7 of this report). Consultation undertaken with affected residents to address complaint.

Community discussions to report/ discuss the OOHW are to be recorded as a complaint on the project complaints register (post audit).

4.8 INCIDENTS

No environmental incidents recorded to date.

Since the initial audit, 1 safety incident was recorded on 10/9/21. It was reported that one (1) nail left site and hit a student (likely fell onto site, rather than fired). Toolbox undertaken 13/9 and incident report submitted to DPIE on 8/10/21.

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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 are based on 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 can demonstrate compliance easily. It also provides prompts for outstanding actions to ensure measures are followed up and closed out.

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 relatively effectively, no sediment or runoff observed offsite
- > Consultation records and evidence of correspondence with stakeholders i.e. DPIE and Certifying Authority, was easily accessible, documented and presented to the auditor in a timely manner
- > Contamination and remediation management was undertaken in a proactive and well organised manner. Stage 1 remediation works complete, pending interim site audit statement.
- > 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 were noted, excluding use of radios (noted as a recommendation to address)
- > Tree Protection Zones were in place and consistently installed across the site

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- > General house keeping was to a good standard. Small quantities of waste were observed in and around building.
- > Non-conformance and recommendations raised during the previous audit had been actioned and were assessed as being either closed out/ being actioned during the audit.

The site is operating within the approved boundary, and this is delineated with site fencing along the Stage 1 boundary. Site is more constrained than during initial audit, due to building dominating site footprint and multiple work zones under construction.

Three (3) non-conformances were raised within the period in relation to 1 out-of-hours work (OOHW) event. Two (2) of these were self reported to DPIE. The non-compliances included:

- > Unapproved OOHW was undertaken in July 2021 and related to finishing concrete after hours until 9.45pm. This was reported to Mace to few days after the unapproved OOHW, and then investigated. It was not reported to DPIE until 5/8/21 and was a non-compliance with Condition A26. This has been closed out.
- > Non-compliance for unapproved out-of-hours work (OOHW) associated with finishing concrete on 13 July 2021 (due to late delivery and poor weather) until 9.45pm. This work was unapproved and outside the construction hours indicated in C4.
- > As noted above, non-compliance associated with finishing concrete after hours in July 2021. Did not inform affected residents prior to or asap afterwards, as required by condition C7. Community discussions to report/ discuss the OOHW is to be recorded as a complaint on the project complaints register (post audit).

Eight (8) recommendations were made during the audit and strategies/ methods to implement and foster environmental management improvement opportunities included:

- > Condition B11 - Minor revisions made to the Project Plan (CEMP is part of the PMP), such as updates to covid requirements, distribution list and procedures. Rev G of the PMP has not yet been issued to Mace. It is recommended that PMP should be sent to PCA and DPIE for information and added to SINSW project website.
- > Condition B14 – consider revising CNVMP to include general noise mitigation measures, including reasonable and feasible noise management measures. Suggestions included in Appendix E of this audit report.
- > Condition B17- Ensure changes to the Driver Code of Conduct have these been included in the version included in Appendix D of the CTPMP and is uploaded to the SINSW project website.
- > Condition C9 - Noted simultaneous use of several radios by numerous work crews onsite. It is recommended to toolbox radio use onsite considerate of nearby school and community and formulate work force practices to minimise noise impacts on community.
- > Condition C17 – it is recommended to update CNVMP for Stage 2 works, with maps indicating proximity to nearby residential receivers (including 30m potential impact zone), prior to the commencement of Stage 2.
- > Condition C32 - Some minor site housekeeping issues observed with a few bottles, cans, discarded waste and broken cement bags within and around building. It is recommended that a thorough site clean-up be undertaken prior to Xmas shutdown and toolbox talk held with crew to reinforce need for good housekeeping practices within work zones.
- > Condition C34 - It is recommended that during upcoming brick washing, ensure acidic wash mix is contained and managed onsite and not discharged or allowed to runoff offsite.

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- > Conditions D1-D33 - Due to the staged nature of the works, staged operation will occur and several of the Part D conditions will be relevant prior to the commencement of Stage 2. It is recommended that the application of each condition is reviewed to ensure sufficient notice is provided and approval sought to ensure compliance with specific obligations in Part D conditions.

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.

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. New drains capped to prevent dirty water and debris entering drains.
- > Hoarding and security fencing around the perimeter of site
- > Tree Protection Zones around all vegetation to be protected. Stage 1 protection consists mainly of street trees
- > Cap and containment measures, including installation of a marker layer, in accordance with the RAP.

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

Stage 1 works are progressing well. Ground disturbance activities in Stage 1 are now complete and the area has been remediated in accordance with the Main Works Asbestos Management Plan, the Remediation Action Plan, the Department of Education’s Asbestos Management Plan and SafeWork NSW regulations.

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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) are utilised for on-site reviews 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

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APPENDIX A – PLANNING SECRETARY AUDIT TEAM AGREEMENT

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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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Photo 1: Fitout of buildings, site works area generally tidy



Photo 2: Fitout of buildings, some debris and waste visible

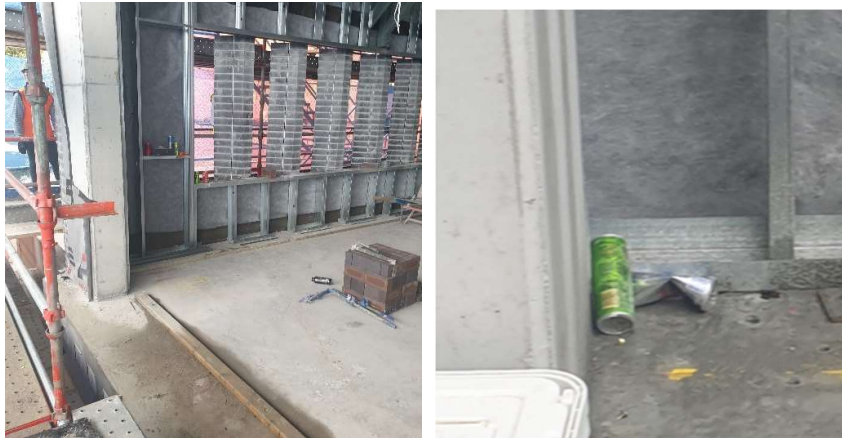


Photo 3: Some rubbish observed in building



Photo 4: Mortar mixing for brickwork. Tub nearby for tool washout.

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Photo 5: Brickwork and stairwell construction underway



Photo 6: Roof construction in progress. Crane observed in use.



Photo 7: Bins and bulker bags stored in building. Site generally tidy



Photo 8: Spill kit and fire hydrants observed onsite

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Photo 9: Inside front boundary of site, material layout area



Photo 10: Fitout of buildings underway



Photo 11: Ground floor, beside proposed library. Various levels observed



Photo 12: Inside proposed library, fitout underway

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Photo 13: Building works observed, scaffold in place



Photo 14: Behind new building, material storage area (could be tidied up)



Photo 15: Material storage area, plant observed, berm in place on perimeter



Photo 15: Behind new building, various levels and exposed soil

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Photo 16: Coir logs observed on perimeter, geofabric shows water level



Photo 17: On perimeter to basketball court, geofabric berm in place



Photo 18: Bins in place near front boundary, some slurry observed



Photo 19: Material laydown area, concrete hopper used for pours

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Photo 20: Some runoff/ concrete slurry under scaffold; small stockpile



Photo 21: Road clean, barriers opposite site not associated with works



Photo 22: Approved hoarding, street work zone and building scaffold



Photo 23: Government branded shade cloth, site notice observed.

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APPENDIX C – INDEPENDENT AUDIT COMPLIANCE TABLE

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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.	Site Inspection 5/11/21	Environment performance and mitigation measures in place, including erosion, dust management, traffic management and tree protection measures. Site cap and containment strategy largely complete for Stage 1. Building and fit out works progressing well.	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 were also carried out under several additional approvals including: • REF for the demolition of the existing school buildings associated with Stage 1 works - complete • DA for temporary relocation of preschool to within existing Stage 2 school site - complete. • Exempt development - for works to develop a basketball court and surrounding decking - complete • DA - tree removal to enable basketball court development - complete 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: (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; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	EIS (Ethos Urban, July 2020) Staging Report, approved 21/02/21	No written directions received to date from DPIE	Compliant
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				
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

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Evidence of Consultation				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(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>CEMP, included in PMP - Rev G 23/9/21 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>Development of CEMP and sub plans noted in conditions B12-B16 required consultation with various parties, as recorded in plans and noted below. Minor revisions to Project Management Plan (PMP), not CEMP in audit period.</p> <p>Consultation records included in Appendices of plans where required:</p> <ul style="list-style-type: none"> • Appendix H of the traffic and pedestrian management sub plan (TPMSP) details consultation undertaken with Council and TfNSW. Additional consultation undertaken with Council for work zone hoarding and public domain works. • Soil and Water Management Plan (SWMP) prepared in consultation with Council, as detailed in Appendix B. <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. Fortnightly interface meetings undertaken , including with school representatives.</p>	Compliant
Staging				
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>	<p>Staging Report, 22/02/21, Version 1.5 DPIE approval letter, Jake Shackleton, 26/02/21</p>	<p>Staging report prepared and divides project into Stage 1 and 2. Approved 26/02/21 by DPIE. Still in stage 1 - forecast completion for end of March 2022, due for completion in Feb 2022. Program unlikely to change with school holidays, public domain works likely at this time.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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> <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>Staging Report, 22/02/21, Version 1.5 DPIE approval letter, Jake Shackleton, 26/02/21</p>	<p>Staging Report prepared and approved. Works being undertaken in accordance with report. No changes to staging report in audit period.</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 on completion of stage 1 and shift from old school to new school to allow stage 2 to commence. Current forecast completion end of March 2022.</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 works.</p>	Compliant
A11	<p>Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</p>	<p>Staging Report, 22/02/21, Version 1.5 DPIE approval letter, Jake Shackleton, 26/02/21</p>	<p>Staging Report prepared and approved. Works being undertaken in accordance with report, early works complete (noting these were subject to separate Planning Approvals). No changes to staging report since last audit.</p>	Compliant
A12	<p>Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.</p>	<p>Staging Report, 22/02/21, Version 1.5 DPIE approval letter, Jake Shackleton, 26/02/21</p>	<p>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>	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p>	<p>Staging Report, 22/02/21, Version 1.5 DPIE approval letter, Jake Shackleton, 26/02/21</p>	<p>CEMP and plans, not staged, but will be subject to revisions during project (2 minor revisions to PMP (CEMP part of PMP) undertaken during audit period (generally minor relating to safety and covid management requirements). 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 <p>No change to staging report since last audit, however, some conditions have been satisfied earlier than expected.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(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).			
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, included in PMP (PMP Rev G 23/9/21) 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. Minor revisions to PMP (not CEMP) in audit period (generally minor relating to safety and covid management requirements). CEMP was reviewed during period, no changes were deemed required.	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.	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 CDVC 4 PCA signoff 1/10/21 PhillipChun	Certifier (PCA/ BCA) is Philip Chun - also assesses DDA (Disability Discrimination act compliant). Extract from PCA matrix sighted. Noted CDVC2 and 3 - Closed and Satisfied. References structural drawings and design certificate issued by Meinhardt - Bonacci. CDVC 3 related to above ground structures/ superstructure. CDVC (crown design verification certificate) 4 signoff sighted by certifier, dealt with supplementary information to CDVC 2 & 3.	Compliant
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 12/10/21 and 21/10/21	Brick facade on street with aluminium screening, no flammable material. Façade drawings and external wall system design certificate issued as part CDVC3 and CDVC4. Aconex from Phillip Chun on 12/10/21 noted satisfaction of A18.	Compliant
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 Philip Chun - also assesses DDA.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <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>	CEMP - Rev E, 25/2/21 (CEMP, included in PMP - Rev G 23/9/21) 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, Emergency Management Plan (action Plans) details monitoring for asbestos management. Other monitoring considered within the sub plans: Section 9.7 of NVMP details noise and vibration monitoring. Monitoring undertaken for screw piles - no exceedances noted. Table 2 of BMSP details monitoring/ inspection requirements. RAP (amended) section 12.5.1 details air monitoring during asbestos removal.	Compliant
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>(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>	CEMP - Rev E, 25/2/21 (CEMP, included in PMP - Rev G 23/9/21) CCS - Ver3, Dec 2020 SINSW project website: https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html	<p>SINSW communications team manage uploads, complaints and community relations in accordance with the CCS.</p> <p>Numerous documents publicly available on designated SINSW website and DPIE project portal.</p> <p>Plans on website, no changes since last audit. Works notifications and project updates are also included on website. New project update currently being drafted.</p> <p>Project audit report and audit response included on website documenting environmental performance.</p> <p>Project updates and works notification included on project SINSW website:</p> <p>Complaints Register updated monthly on project website: https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.		Project audit report and audit response included on website documenting environmental performance. Not triggered	Not Triggered
Compliance				
A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Hammertech, AWEwards induction - (no date, online) Truck driver induction 31/07/21 (updated)	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. Last update in audit period documented minor changes, relating to covid vaccination status. Induction undertaken remotely prior to arrival on site. Delivery driver code of conduct - access requirements (due to contamination), eg remain in cabin in onsite. On kerb, can get out. Some changes due to changes in site conditions, access, QR code sign in	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 (CEMP, included in PMP - Rev G 23/9/21) Safety incident 10/9/21, incident report submitted to DPIE 8/10/21, Ref: DOC21/1000587	No environmental incidents recorded to date. Incident management addressed in Sections 5.16, 5.16 and Appendix 6.13 of the CEMP. Since last audit, 1 incident recorded on 10/9/21 (safety incident) - apparently 1 nail left site and hit student (likely fell onto site, rather than fired), toolbox undertaken 13/9 and report submitted to DPIE on 8/10/21.	Compliant
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.		Incident was not reported within incident timeframes detailed in Appendix 2. However, this was not an environmental incident, but a safety incident.	Compliant
Non-Compliance Notification				
A26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	DPIE notification letter 5/08/21, Ref: DOC21/868668	Unapproved out of hours work was undertaken in July 2021 and was not reported to DPIE until 5/8/21. Was reported as a non-compliance with conditions A26 and C7. This work related to unapproved work finishing concrete until 9.45pm. Residents weren't notified prior to or as soon as practicable after (Was raised by residents who came over to discuss late noisy works/ interested in work being done with crew onsite). Was reported to Mace to few days after, and then investigated. Self reported to DPIE as a non-compliance.	Non-Compliant (reported prior to audit)
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.	DPIE notification letter 5/08/21, Ref: DOC21/868668	Unapproved out of hours work was undertaken in July 2021 and was not reported to DPIE until 5/8/21, as a non-compliance with conditions A26 and C7. Letter details all relevant details, as per conditions, residents weren't notification, as soon as practicable. Included status table of condition and action to address compliance. Self reported to DPIE as a non-compliance.	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

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Revision of Strategies, Plans and Programs				
A29	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition A32;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition 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>AW Edwards incident report sent to DPIE and certifier on 8/10/21, Ref: DOC21/1000587</p> <p>DPIE email notification 2/9/21 Certifier notification 3/9 via Aconex</p>	<p>No compliance reports prepared or due within audit period.</p> <p>No environmental incident within audit period. After (non-environmental) incident notification, AW Edwards incident report to DPIE and certifier on 8/10/21, Ref: DOC21/1000587, included reference to review of plans in accordance with condition A29.</p> <p>Previous environmental audit undertaken 14/05/21, report finalised 12/7/21. Review of CEMP and sub plans undertaken within 3 months of the finalisation of the audit report, no changes made to plans. Note: this audit will trigger another review of plans within 3 months (will be confirmed during next audit)</p> <p>Notified DPIE and certifier that a review of plans was being undertaken. Plans revised 16/9/21 - only minor amendments to PMP (procedural and covid related, no changes to CEMP or sub plans).</p>	Compliant
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>	CEMP - Rev E, 25/2/21 (CEMP, included in PMP - Rev G 23/9/21)	Only minor amendments to PMP undertaken during audit period (to safety and covid requirements), no changes to CEMP or sub plans within audit period. Notification as per condition A29.	Compliant
Compliance Reporting				
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 document, compliance 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. No compliance reports prepared or required during audit period.	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

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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. No new notifications during audit period.	Compliant
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. Note: 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.	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 12/10/21.	REF dealt with stage 1 demolition of buildings. Noted CDVC2 (inground, excavation, piling, footings, Slab on ground) - Closed and Satisfied. References structural drawings and design certificate issued by Meinhardt - Bonacci. PCA Matrix sighted. CDVC 3 related to above ground structures/ superstructure. CDVC 4 signoff by certifier sighted, dealt with supplementary information to CDVC 2 & 3. Aconex from Phillip Chun on 12/10/21 noted satisfaction of condition B3.	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.	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 21/10/21 Letter 25/10/21 from DoE/ SINSW to DPIE, DOC21/1139830	Last audit noted that drawings and an external wall system design certificate to be provided prior to the issue of CDVC3 and CDVC4. PCA Matrix sighted. CDVC 3 related to above ground structures/ superstructure. Brick facade on street with aluminium screening, no flammable material. Façade drawings and external wall system design certificate issued as part CDVC3 and CDVC4. Aconex from Phillip Chun on 21/10/21 noted satisfaction of B4. Submitted to DPIE for information in accordance with condition.	Compliant
Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Consultation records: • 5 Feb Telstra • 1 Feb Council Sageview prepared delap on 21/12/20 • 4/02/21 - submitted to Council • 10/02/21 - submitted to certifier • 26/2/21 - submitted to DPIE	Relevant utilities and services consulted, including: Ausgrid, Council (Sydney), Jemena, NBN, Sydney Water, Telstra. No additional service consultation or changes to services during audit period. Council (delap), report submitted, Sageview prepared delap 21/12/20 Reports submitted during previous audit period.	Compliant Compliant Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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). An additional dilapidation survey may be required prior to the commencement of Stage 2 works.	Compliant
Community Communication Strategy				
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</p> <p>CCS, Version 3, Dec 2020</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html</p>	<p>CCS prepared and submitted to DPIE, no change to CCS during audit period. Community notification and project updates also provided via the project SINSW website: https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html</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				
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>	Alternative pathways approval received 26/02/21 after request for alternative certification process.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Outdoor Lighting				
B9	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.	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 5/11/21.	Lighting installation has commenced for Stage 1, however, it is not yet complete. Aconex from Phillip Chun on 5/11/21 noted satisfaction of B9 regarding design compliance.	Compliant
Demolition				
B10	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.		No demolition works undertaken in Stage 1 under SSD. Demolition for Stage 1 managed under REF (Dept of Education/ SINSW), however works were managed in a safe manner with safety plans in place. Stage 2 will require demolition of existing school buildings.	Not Triggered
Environmental Management Plan Requirements				
B11	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). Note: • 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.	CEMP - Rev E, 25/2/21 (PMP Rev G 23/9/21) 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 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 During audit period, only minor revisions of the Project Plan (CEMP is part of the PMP), such as updates to covid requirements, distribution list and procedures. Rev G of the PMP has not yet been issued to Mace. Recommendation - PMP should be sent to PCA and DPIE for information and added to website.	Compliant Recommendation
Construction Environmental Management Plan				
B12	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B7;	Submitted to certifier - 25/02/21 DPIE acknowledgement of receipt B12 -B17 1/03/21 CEMP - Rev E, 25/2/21, within PMP Rev G 23/9/21	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 prior to the commencement of construction. 2 minor revisions during audit period - not within CEMP sections, related to covid and safety/ procedures, no changes to references (noted below) in CEMP section. 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 Sections 5.13.4 and 5.13.5	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B14);</p> <p>(f) Construction Soil and Water Management Sub-Plan (see condition B15);</p> <p>(g) Biodiversity Management Sub-Plan (see condition B16);</p>		<p>Section 5.11.14, Appendix 6.10</p> <p>Section 5.11.10</p> <p>Prepared, refer to below</p> <p>Prepared, refer to below</p> <p>Prepared, refer to below</p> <p>Prepared, refer to below</p>	
B13	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(d) detail heavy vehicle routes, access and parking arrangements.</p>	<p>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</p>	<p>CTPMSP prepared and sent to certifier and DPIE. No changes to plan during audit period. Plan addresses relevant requirements, as detailed in:</p> <p>Appendix G</p> <p>Appendix H</p> <p>Section 5</p> <p>Section 4.3</p>	Compliant
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. No changes to plan during audit period. Plan addresses relevant requirements, as detailed in:</p> <p>Appendix A</p> <p>Section 9.</p> <p>Recommendation: could be revised to include general noise mitigation measures, suggestions added in audit report.</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 Recommendation

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
B15	<p>The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:</p> <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>SWMP prepared by Bonacci - Rev2, 25/02/21 CEMP - Rev E, 25/2/21 2/03/21 - certifier acceptance DPIE acknowledgement of receipt B12 -B17 1/03/21</p>	<p>CSWMSP prepared and sent to certifier and DPIE. No changes to plan during audit period. Plan addresses relevant requirements, as detailed in: 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 Section 2.8.2</p>	Compliant
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>(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.</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. No changes to plan during audit period. No vegetation removal undertaken during audit period. Plan addresses relevant requirements, as detailed in:</p> <p>Section 2.1</p> <p>Section 2.2</p>	Compliant
B17	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	<p>Appendix D to the CTPMP prepared by Traffix, 11/2/21 2/03/21 - certifier acceptance DPIE acknowledgement of receipt B12 -B17 1/03/21 Truck driver induction 31/07/21 (updated)</p>	<p>Driver Code of conduct prepared and sent to certifier and DPIE. Some changes due to changes in site conditions/ covid, access changes, QR code sign in. Recommendation - ensure changes to the Driver Code of Conduct have these been included in the version included in Appendix D of the CTPMP and is uploaded to the SINSW project website. Plan addresses relevant requirements, as detailed in:</p> <p>p1-3</p> <p>p1-3 p1 p4-11, Truck Routes</p>	Compliant Recommendation
Construction Parking				
B18	<p>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.</p>	<p>Construction worker transport strategy prepared by AW Edwards, Rev 2 - Certifier acceptance 25/02/21</p>	<p>Construction worker transport strategy prepared and documents available public transport options (bus, train), carpooling, bike riding and walking options for workforce. No changes to strategy during audit period.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 12/10/21.	Stage 1 works progressing well, including progressive fitout of buildings. CDVC 4 signoff by certifier sighted, dealt with supplementary information to CDVC 2 & 3. Aconex from Phillip Chun on 12/10/21 noted satisfaction of conditions B19 and B20 regarding the design and assessment of noise of mechanical plant and equipment.	Compliant
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.	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 12/10/21.	CDVC 4 signoff by certifier sighted, included evidence that SSDA Acoustic Assessment recommendations incorporated into design. Aconex from Phillip Chun on 12/10/21 noted satisfaction of conditions B19 and B20.	Compliant
Archaeological Inspection– Historic Archaeology				
B21	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: (a) the south-west corner of the site be inspected and tested by an archaeologist after demolition; (b) if relics are found then: (i) archaeological recording recommended in accordance with the Archaeological research design in section 6.0 of the Casey and Lowe Report; and (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.		No heritage on site relevant to Stage 1 works. South west corner of school will be managed as part of stage 2 works. Some elements (separately addressed by specific conditions have been addressed during audit period).	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. Check status during next audit.	Not Triggered
Biodiversity				
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. Sighted statement from the Biodiversity Conservation Fund, Reference: BCF174 DPIE correspondence, 16/02/2021, DOC 21/120936	During previous audit, non compliance noted, self reported and addressed - as clearing commenced prior to Biodiversity/ ecosystem credit being finalised. Now closed out. Ecosystem credits formalised. No vegetation clearing has been undertaken during audit period.	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

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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				
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). This continued during the earlier part of the audit period, prior to established of building foundations, as per established agreements and approved plans.	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>	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 12/10/21.	CDVC 4 signoff by certifier sighted, dealt with supplementary information to CDVC 2 & 3. Aconex from Phillip Chun on 12/10/21 noted satisfaction of condition B27. Construction of area not complete, will be planned for later in stage 1.	Compliant
Construction Access Arrangements				
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>	Traffix prepared CTPMSP, 11/02/21, latest revision r02v06, 26/2/21 Certifier satisfaction with condition received 25/02/21	<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. "</p> <p>Due to the stage of the Stage 1 development, vehicle access into the site is not possible. All deliveries are to approved street work zone for crane movement into site. For concrete pours during audit period, concrete trucks were parked up in work zone, with pumped line into site to deliver concrete.</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." Not relevant now for Stage 1, as buildings dominate site and vehicle access within site is not possible. Appendix E swept path also includes movement paths to and from street work zone, which are now applicable to Stage 1.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.		Not applicable. No shared access arrangements with adjoining properties is proposed.	
Public Domain Works				
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>	Site Inspection - 5/11/21	<p>Agreement now reached on future public domain works, due to commence in xmas holidays. Minor concrete pour on footpath today, temporary repair after hydrant installation (temporary works). Check status of public domain works next audit.</p> <p>Check status of guarantee, at next audit. Should be in place and formalised, prior to commencement of public domain works.</p>	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> <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>	Email with council 3/11/21	<p>Public domain plan is being drafted and revised after council consultation. Email of 3/11/21 latest (of several) and meeting undertaken on 18/8 regarding kerb and gutter and traffic and signage agreements.</p> <p>Agreement reached with council pending public domain plan approval. Check status of stage 1 public domain plan approval during next audit.</p>	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Site Contamination				
B31	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.	RAP- R.001, Rev 4, 19/08/20 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1)	EPA accredited auditor for project and site is Rebecca Hall from Zoic. RAP (Amended) in place and works undertaken in accordance with plan. Greencap (visited site weekly during in ground works) are the site hygienist and witness contaminated spoil movements and assess clean fill, as noted further in B32. Final clearance certificate and report will be issue on completion of project, interim report will be issued after completion of finished level for Stage 1.	Compliant
Hazardous Materials and Asbestos Management Plan				
B32	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: (a) comply with the recommendations of the Hazardous Materials Survey prepared by Douglas Partners and dated 20 April 2018; (b) apply to the entire site (the entirety of existing Lot 100 DP 623500 and Lot 592 DP 752049); and (c) include arrangements and procedures to be implemented prior to and during construction as well as on an ongoing operational basis.	HMAP prepared by Greencap, Ver 4, 23/2/21 Certifier satisfaction 25/02/21	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." Remediation for Stage 1 complete, however the final clearance certificate will not issued til project completion, however interim report and clearance certificate will be issued for Stage 1. As noted in Sections 1; 3.2 Legislative Requirements; 7.2 SWMS; 4 ACM Remediation Tech Specification; 5.8 Provision of Clearance Certification 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)." Addressed by amended RAP and subsequent soil testing. Addressed in Section 4.8. 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: <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. Asbestos removal and containment works for Stage 1 complete, however the final clearance certificate will not be issued til project completion.	Compliant
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 9/2/21 letter, Ref 18-0630cddic1. Photographic archival record report, GML, Issue 4, Sept 2021. Email 30/9/21 to NSW Heritage and council.	GML 9/2/021 letter to confirm archival recording done, and report pending. Photographic archival recording report now complete, Sept 21, by GML, issue 4. Sent to NSW heritage 30/9 and Council 30/9 via email.	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 05/11/21 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				
C2	<p>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>	<p>Hammertech register and records observed, includes maintenance records, daily inspection, log book records. Site inspection 5/11/21 Scissor lifts mainly on site, eg 10/9 scissor lift inducted, includes maintenance checklist, annual inspection 20/9. Tower Crane - 20/4/21 remote controlled arrived, subject to 3 monthly check with maintenance check, daily check prior to operation. Concrete line pump 2/6, removal from site 22/9, maintenance checklist sight.</p>	<p>Well managed onsite. All plant and equipment are maintained appropriately, as detailed in provided documentation. 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. Hammertech also provides prompt for maintenance check. Hazard observations also undertaken - via Hammertech Hammertech register - noting plant/ equipment onsite or offsite Plant onsite during audit - mainly scissor lifts and tower crane. Further plant noise mitigation detailed in Section 9 of the NVMP.</p>	<p>Compliant</p>
Demolition				
C3	<p>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.</p>		<p>No demolition work until stage 2 for existing school buildings. Stage 1 demolition complete in previous audit period and undertaken under an REF (as per Staging Report).</p>	<p>Not Triggered</p>

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Construction Hours				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <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) Project update August 2021 Project works notification - August 2021, detailed extended work hours due to covid work order (No 2) 2021 NVMP, Rev 0, 27/01/2021 CEMP, Rev E, 25/2/21, within PMP Rev G 23/9/21 Complaints register - November 2021 Site inspection - 5/11/21</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. It is a SINSW requirement to remove contaminated material (eg asbestos) out of school hours, generally during Saturday shift.</p> <p>Works notification in August 2021 detailed the extended work hours permitted under (COVID-19 Development-Construction Work Days) Order (No 2) 2021). These extended hours are 7:00am to 6:00pm Monday to Friday, 7:00am to 5:00pm Saturday and 9:00am to 5:00pm Sunday.</p> <p>Non-compliance for unapproved out-of-hours work (OOHW) associated with finishing concrete after hours on 13 July 2021 (due to late delivery and poor weather) until 9.45pm. Non-complaint, as works not approved as OOHW, works were audible (due to complaint) and works undertaken outside of standard construction hours. Future pours undertaken within approved hours. Community member spoke to crew onsite regarding out-of hours works, and this is to be registered as a complaint on the complaints register (post audit). As notification to community was not undertaken before or after OOHW, a non-compliance was self reported on 5/08/21 against conditions A26 and C7.</p> <p>Saturday shift extended under Covid Work Order (No2).</p>	Non-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 Hammertech, AWEwards induction Site Notice Project works notification - August 2021, covid work order (No 2) 2021</p> <p>Project works notification - August 2021, detailed extended work hours due to covid work order (No 2) 2021</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>Only during concrete pours or occasional with hand tools</p> <p>Work day on Saturday usually done by 1pm, extended hours permitted under covid work order. Prioritise noisier work early to avoid noisy work impacts after 1pm.</p>	Compliant
C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <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>	<p>Project works notification - August 2021, detailed extended work hours due to covid work order (No 2) 2021</p>	<p>Non-compliance for out-of-hours work associated with finishing concrete after hours in July 2021 (due to late delivery and poor weather), future pours within approved hours. Was self reported on 5/08/21 as a non-compliance with conditions A26 and C7.</p> <p>No other OOHW were undertaken during audit period.</p> <p>Concrete finishing works associated with non-compliance were not noisy, consisted of helicopter in operation to smooth slab. As neighbour came to discuss work, would not be considered inaudible. Complaints register to be updated to record as a complaint (post audit).</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	DPIE notification letter 5/08/21, Ref: DOC21/868668	Non-compliance for out-of-hours work associated with finishing concrete after hours on 13 July 2021 (due to late delivery and poor weather), future pours within approved hours. Was self reported on 5/08/21 as a non-compliance with conditions A26 and C7. Didn't inform affected residents prior to or asap afterwards, as required by condition. Consulted with affected resident undertaken to close non-compliance.	Non-compliant (reported prior to audit)
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Site inspection 5/11/21	No rock breaking or other noisy works, installation of metal on metal fixtures is noisiest work, school back from lockdown, not raised as noise issue in school interface meetings. Screw piles used.	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, within PMP Rev G 23/9/21 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. Review and minor revisions of PMP undertaken during audit period (procedural, covid related). Review of CEMP undertaken during period, however, no changes required. Several subplans investigated further during audit to review application onsite. SWMS used to extract mitigation measures from plans. Noted onsite simultaneous use of several radios by numerous work crews. NVMP Section 9.7.4 details the formulation of work practices to reduce noise generation. Project update (March 2021) included in NVMP detailed avoiding the use of radios or stereos outdoors where neighbours can be affected. Recommendation: toolbox radio use onsite and formulate work force practices to minimise noise impacts on community. Also recommend revision of NVMP to include addition of general noise mitigation measures (suggested included in audit report appendix).	Compliant Recommendation
Construction Traffic				
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must 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 Site inspection - 5/11/21	All construction plant were observed to be contained within the site and vehicles within approved on street work zone during audit. Site constraints limit access within site, on street work zone in place. 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 of extension by council - Hoarding permit, B/2021/117 , renewal date 27/9, til 3/12/21 Site inspection 5/11/21 Site diary 5/11/21	Council approved hoarding over footpath in association with approved on street work zone. Issues with sensitive existing street trees. Hoarding originally issued for 8 weeks in error, extension sought til 30/12, granted til 3/12/21. NSW Govt branding is on the site perimeter fencing on shade cloth. No 3rd party advertising observed. No graffiti observed during site audit. Recent graffiti overnight and was removed morning of audit (within 24 hours). Site diary note referenced. Site tagged with graffiti periodically and removed immediately after.	Compliant
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 Works notification - 23/8/21 Site inspection 5/11/21	No obstruction of public way observed during site inspection. Manually managed with traffic controls, controllers and approved on street work zone. Darlington Lane not used for construction traffic. Temporary setup of mobile crane in Darlington Lane to enable works (lift formwork shutters due to weight restrictions on existing crane), however, this did not obstruct through traffic. Community informed via works notification.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Construction Noise Limits				
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	CNVMP prepared by Acoustic logic 27/01/21, Rev 0 Project Notification - August 2021 Site inspection 5/11/21 Complaints Register - November 2021	Project works undertaken in accordance with CNVMP, no excessive noise generated during audit, and no complaints recorded. As noted in C4 and C7, a complaint is to be recorded post audit regarding unapproved OOHW that were raised by a member of the community directly to the project team. Measures to address complaint have been taken and the issue was recorded as a non-compliance by the team (and within this audit report). CVNMP and project notifications detail standard construction hours, covid work order extension of hours and measures to reduce impacts. Stage 2 will have acoustic barriers installed, check during next audit. Fortnightly interface meeting undertaken with school, with 2 week look ahead and month look ahead for disruption notices. Noise meter used periodically to monitor NML, however, not calibrated. Field tool only, to provide some quantitative measure beyond site observations. As noted in C9, recommend revising NVMP to include general "feasible and reasonable" noise mitigation measures.	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.	Works Notifications - 8 June 2021 and 1 March 2021 Roof slab register - 11/10/21 Site inspection - 5/11/21	No approved out of hours works undertaken during audit period, 1 incident of unapproved out of hours work for concrete finishing works (non-compliance raised previously). Works notification dated 8th June informed the community of upcoming concrete pours and likely impacts. Details of concrete pours provided, eg 11/10 for roof slab pour. All trucks were within approved hours and outside school drop-off and pickup times. 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.	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 5/11/21 Hammertech maintenance and inspection records	Quackers used onsite, as noted in Hammertech plant records. If quacker not working, plant stood down. No major plant currently onsite, scissor lifts have reverse alarms and flashing lights. Crane has alarm when first started or if started after break.	Compliant
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	CNVMP prepared by Acoustic logic 27/01/21, Rev 0 Community Complaints Register - November 2021 Site inspection - 5/11/21 Acoustic Logic - vibration monitoring report 14/5/21 Rev0 20210058.4/1405A/R0TH	Vibration levels are deemed compliant with Condition C16 during works and are addressed in Sections 6.2 and 8 of the CNVMP. No vibration concerns noted during audit. Vibrating rollers used, screw piling near IXL, vibration monitoring undertaken near building (due to heritage status), no exceedance noted. Screw piling less vibration intensive. No issues or vibration complaints received.	Compliant

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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 previous audit, it was 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). No need for compaction for slab on ground, as suspended slabs on ground on piles used. There will be some minor compaction required for pathways, however this will be relatively minor and undertaken with compactor plate machine. Recommendation: update NVMP for Stage 2, 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.	Acoustic Logic - vibration monitoring report 14/5/21 Rev0 20210058.4/1405A/R0TH	Vibration limits and objectives included in Section 6.2 of the CNVMP and are based on C16 and 17, with some site specific aspects. Testing and monitoring undertaken near IXL building, report prepared - no exceedances recorded.	Compliant
Trees approved for removal				
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 non conformance for early tree removal detailed in previous audit). No trees removed during current audit period. BMSP includes pre-clearing requirements within Table 2, and within Section 5.11.8 of the CEMP. Additional tree removal required for Stage 2 - verify during next audit.	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 of extension by council - Hoarding permit, B/2021/117 , renewal date 27/9, til 3/12/21 Site inspection 5/11/21 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). Tree protection on street trees in place and photos included in audit report.	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, check status in future audits and when stage 2 commences. To be assessed prior to Stage 2	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(b) submit a report documenting the findings of the investigations for the approval of the Planning Secretary that details the design changes and methods and measures to retain the trees. Where it has been concluded that the retention of a tree would prevent the objectives of the landscape design and/or project overall being achieved, sufficient details must be provided to support the conclusions, including:</p> <p>(i) alternative landscape design options considered;</p> <p>(ii) details of levels or other critical factors;</p> <p>(iii) advice from appropriately qualified persons; and</p> <p>(c) submit an updated Tree Protection Plan (scaled drawing) to the Planning Secretary that reflects the outcome of the investigations and shows the tree protection zones, structural root zones and canopies for trees affected by the proposed development.</p>		<p>To be assessed and reported prior to Stage 2</p> <p>To be assessed and reported prior to Stage 2</p>	
Tree Protection				
C22	<p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <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>(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>	<p>Permit for clearing vegetation - 6 May 2021, permit no 2021/195334.</p> <p>Site inspection - 05/11/21</p>	<p>No tree trimming of street trees, except minor trimming approved by council for installation of hoarding. Permit for clearing vegetation - 6 May 2021. Trimmed included branches of 2 trees. T62 not permitted to be trimmed.</p> <p>Trees observed with tree protection measures 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>Noted. Nil incursion into tree protection zones, to date.</p>	<p>Compliant</p> <p>Not Triggered</p> <p>Not Triggered</p> <p>Not Triggered</p>

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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> <p>(v) six Flindersia australis (200L pot size), three Banksia integrifolia (200L pot size) and one Magnolia grandiflora (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>	FGMT, 10/9/21, Rev H Mona Zhang Site inspection 5/11/2021	<p>Landscaping plan for stage 1 has been revised and finalised, but has not yet been submitted to DPIE.</p> <p>Landscaping works scheduled to commence in Jan 2022. Garden beds observed to be constructed, during site inspection.</p> <p>Landscape Plan includes details as required by condition C23, relevant to Stage 1.</p>	Compliant

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, within PMP Rev G 23/9/21 HMAMP, Ver 4, 23/2/21 Site inspection 5/11/21 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. Recent light rain would act to suppress too. Building dominates site, not much exposed soil. Measures in place included: Perimeter shade cloth on scaffold/fence, hoarding, covering stockpiles and no trucks onsite. Drills or jack hammering into concrete are vacuumed up and often have vac attachment (also now safety issue for silica dust). Checked regularly within site checklist. More issue for asbestos mgt, asbestos removed and capped and retained onsite, under advice of site auditor and hygienist (cap and contain strategy). Final report won't be issued until project finished, interim report for stage 1 will be issued (til stage 2 complete and then final clearance certificate issued).	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; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	CEMP - Rev E, 25/2/21, within PMP Rev G 23/9/21 HMAMP prepared by Greencap, Ver 4, 23/2/21 Site inspection 5/11/21 Inspection clearance reports - 28/5/21 HMAMP, Ver 4, 23/2/21 Decontamination Methodology	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 onsite during inspection. Building dominates site, not much exposed soil. Stockpiles on site not covered, but heavier gravel and between building and hoarding not exposed to wind, limit dust generation potential. Undertaken, in accordance with CEMP and HMAMP and by law. Several loads removed from site during audit period and prior to establishment of building footprint. These included loads removed on 15/5, 22/5, 29/5, 12/6, 3/7, 5/7. Hygienist testing every stockpile. During audit, road observed to be clean of tracked dirt, and building footprint limits vehicle entry onto site. Deliveries managed via approved on street work zone. Prior to establishment of building footprint and during audit period, several loads of soil were removed from site. Records of plant leaving site provided, and due to risk of asbestos dust geofabric lined site tracks were used until marker layer established. Asbestos supervisor inspected plant and provided clearance certificates in accordance with HMAMP and decontamination methodology. Clean road, no sweeping undertaken to date. Managed via on street work zone. No landscaping undertaken to date, geofabric berms on perimeters used to stabilise site. Stockpiles minimal on site and building footprint dominates site limiting exposed surfaces.	Compliant
Imported Soil				
C26	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	RAP and amended RAP - R.001, Rev 4, 19/08/20 Imported Materials Register, last entry 4/6/21 Imported Material Register, dated 4/6/21	Detailed in RAP, section 12.12. Hygienist keeps records of imported soil to ensure compliance with C26 requirements. Copies maintained onsite within register and observed during audit, latest entry 4/6/21. Some delays to allow receipts for materials received. Hygienist visits site material is to be imported from and confirms it is the same material when delivered to site. Some stockpiles onsite, mainly gravel, aggregate. 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 Checked and register maintained by Hygienist. Available on request to certifier.	Compliant

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Disposal of Seepage and Stormwater				
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 Bonacci site inspection report - 16/7/21	During construction, the method of construction water management detailed on ESCP - No water discharged offsite. Controls installed, including geofabric covered drains, silt fence, coir logs and geofabric berms on perimeter. Water collects in lower south- eastern section of Stage 1 (protected by controls) then seeps into ground. Site dominated by building and exposed soil very limited. 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. Meinhardt-Bonacci carried out a site inspection for the upper ground pour 9, 16/7/21. Highlighted mainly engineering matters for concrete placement. No environmental issued identified. Basketball court (exempt development) piped stormwater 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 temporary pipe). Check status at next audit after Stage 1 complete. New drains within building currently capped and blocked to prevent disposal of dirty water offsite during works.	Compliant
Emergency Management				
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. Toolboxes undertaken weekly (Monday morning) or as required and prestarts are daily.	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;	04/06/2021 Bonacci drawings (reference 1191701C C031 Stage 1, C032 Stage 2) PCA signoff confirmed by aconex on 12/10	Aconex from Phillip Chun (PCA) on 12/10/21 noted satisfaction of condition C29, with reference to Bonacci stormwater connection drawings. 2 onsite site detention tanks designed for inclusion in stage 2, none in stage 1.	Compliant

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Unexpected Finds Protocol – Aboriginal Heritage				
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 - Rev E, 25/2/21, within PMP Rev G 23/9/21	Included within CEMP, 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 - Rev E, 25/2/21, within PMP Rev G 23/9/21	No unexpected heritage finds to date.	Compliant
Waste Storage and Processing				
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 - Oct 2021 CEMP - Rev E, 25/2/21, within PMP Rev G 23/9/21 Site inspection 5/11/21 Hazard and Observation Checklist - 23/06/2021	Bingo bins onsite, off site segregation of waste. Report provided with quantities - 93.14% of waste recycled to date (assists green star rating) CEMP addresses waste management in Section 5.11.15, including disposal, recycling and onsite management. Some minor site housekeeping issues observed with a few bottles, cans, discarded waste and broken cement or mortar bags within building, but otherwise well managed. Noted in checklist and housekeeping monitored regularly. Recommendation - undertake site clean up prior to Xmas shutdown and toolbox talk work crews on need to maintain good housekeeping practices in work zones.	Compliant Recommendation
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, within PMP Rev G 23/9/21 Sighted copies of waste records for offsite spoil disposal - 1/07/21 Greencap inspection notes - 15/5/21 and classification records: 1 July 2021 C107251 SP8&9: J169905; 10/6, SP7; SP6 4/6/21 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1) Site inspection - 5/11/21	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. Total of 1388 tonnes removed since audit, includes 431.92 tonnes asbestos. Hygienist testing every stockpile. Hazardous and restricted waste classification and asbestos soil in exported soil register, every soil stockpile had to have soil classification - Greencap records 1 July 2021 C107251 SP8&9: J169905; 10/6, SP7; SP6 4/6/21.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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 5/11/21	Concrete waste water washout metal bath established onsite, lined with plastic and disposed to bin for offsite disposal/ recycling once dry. Brick mortar mixing observed onsite during inspection. Various portable mixers onsite to facilitate brickwork. Hand tool washout tubs used to wash tools observed on site. Recommendation: During upcoming brick washing, ensure acidic wash mix is contained and managed onsite and not discharged/ allowed to runoff offsite.	Compliant Recommendation
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 - Oct 2021 CEMP - Rev E, 25/2/21 Site inspection 5/11/21 Exported soil and ACM removal register - 1/07/21	Bingo records for October provided. Includes waste type and tonnage, recycled component. Spoil offsite, with ACM component, recorded on Exported soil and ACM removal register - records quantities, and disposal location. Records maintained by Hygienist.	Compliant
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) Sighted copies of waste records for offsite spoil disposal - 1/07/21 Greencap inspection notes - 15/5/21 and classification records: 1 July 2021 C107251 SP8&9: J169905; 10/6, SP7; SP6 4/6/21 Site inspection - 5/11/21 Airsafe summary clearance certificate dated 23/7/21	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). Hazardous and restricted waste classification and asbestos soil in exported soil register, every soil stockpile had to have soil classification. Spoil disposed offsite, with ACM component, recorded on ACM removal register records quantities, and disposal location. Stage 1 clearance certificate provided by Airsafe confirming asbestos works complete. Includes air monitoring records and clearance certificate for removal of the air monitoring requirements.	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.		External lighting is not installed to date, construction temporary compound lighting turned off every day.	Not Triggered
Site Contamination				
C38	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: (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; (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	HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20 CEMP - Rev E, 25/2/21, within PMP Rev G 23/9/21 Sighted copies of waste records for offsite spoil disposal - 1/07/21 Greencap inspection notes - 15/5/21 and classification records: 1 July 2021 C107251 SP8&9: J169905; 10/6, SP7; SP6 4/6/21 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1) RAP addendum V2 30/10/21, by Greencap Site inspection - 5/11/21	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. Spoil taken to licenced facilities, after onsite validation by hygienist and waste classification. Total of 1388 tonnes removed since audit, includes 431.92 tonnes asbestos. Hygienist tested every stockpile prior to offsite disposal. RAP addendum V2 30/10/21 prepared, response pending from site auditor. Unexpected contamination finds detailed in Section 5.11.14 and Appendix 6.10 of the CEMP. As detailed in RAP and addendum. Validation and classification done by hygienist, and hygienist is notified of when spoil is removed from site to verify. Considerable site soil testing undertaken, and every stockpile removed from site is classified by Greencap (Site hygienists) Noted	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.		RAP addendum V2 30/10/21 prepared by Greencap, response pending on report from site auditor	
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 RAP addendum V2 by Greencap 30/10/21 HMAP, Ver 4, 23/2/21 CEMP - Rev E, 25/2/21 Site inspection 5/11/21	Remediation for stage 1 largely complete using cap and contain strategy, as detailed in RAP. Marker layer marks limit of contamination, capping layers provide protection to this. Site Hygienist oversees works, and provides records and inspection notes during critical remediation tasks, as noted in approved plans. Stage 1 remediation complete, pending interim site audit statement for Stage 1. 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. RAP addendum V2 prepared by Greencap, dated 30/10/21 - pending response from site auditor	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).		Pending interim audit advice/ statement on completion of Stage 1. Then final report issued on completion of the project.	Not Triggered
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 and classification records: 1 July 2021 C107251 SP8&9: J169905; 10/6, SP7; SP6 4/6/21 Site inspection 5/11/21	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 for Stage 1 largely complete, 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. Works will overall result in a significant reduction in contamination risk, due to the methods and works undertaken.	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 undertaken and further addressed within Audit Program and Audit Report.	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;	Audit report and proponent's responses included on SINSW website	The initial audit report and responses to findings was prepared and available on the SINSW website: https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html#category-reports	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Letter to DPIE dated 7/7/21, Reference: DOC21/743185		
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.	Letter to DPIE dated 7/7/21, Reference: DOC21/743185 https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html#category-reports	The initial audit report (Draft 25/6, final 12/7) and the proponent's responses to findings was prepared and available on the SINSW website: https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html#category-reports .	Compliant
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; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.		Not relevant to the current stage of works Draft issued to Mace, only recently started commissioning meetings to address requirements of operational readiness. Project staff will liaise with school where required to determine school requirements.	Not Triggered
C49	Operational readiness work must only be undertaken in accordance with the details submitted under condition C48 and the following requirements: (a) no more than 15 staff are involved in operational readiness work on site at any one time; (b) no more than 5 vehicles may access the school related to the operational readiness work; (c) no students or parents are permitted on the site; and (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.		Not relevant to the current stage of works. However, for Stage 1, this will be further determined prior to handover. To be verified at next audit.	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Art Strategy				
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.	CDVC 4 PCA signoff 1/10/21 PhillipChun Consultation record with Government Architect NSW (Carol Marra), 1/6/21 GML 9/2/21 letter, Ref 18-0630cddic1. Photographic archival record report, GML, Issue 4, Sept 2021. Email 30/9/21 to NSW Heritage and council.	Aconex record noting PCA satisfaction of conditions C50 and C51, dated 1/10/21. Consultation record with Government Architect NSW (Carol Marra), 1/6/21 for meetings. On 13 and 19 August they provided responses they were satisfied.	Compliant
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.	FJMT art strategy document, 11/8/21 CDVC 4 PCA signoff 1/10/21 PhillipChun Consultation record with Government Architect NSW (Carol Marra), 1/6/21 Photographic archival record report, GML, Issue 4, Sept 2021. Email 30/9/21 to NSW Heritage and council.	FJMT art strategy document, 11/8/21. Aconex record noting PCA satisfaction of conditions C50 and C51, dated 1/10/21. Consultation record with Government Architect NSW (Carol Marra), 1/6/21 for meetings. On 13 and 19 August they provided responses they were satisfied.	Compliant
Aboriginal Cultural Heritage				
C52	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: (a) continuation of Aboriginal community engagement for internal design; (b) archival recording of the existing school prior to demolition; (c) transferring the existing movable art collection to the new school; (d) photographing of murals which cannot be retained, and printing on large canvasses; and (e) incorporation of spaces in the new school for the creation of new art.	GML 9/2/21 letter, Ref 18-0630cddic1. Photographic archival record report, GML, Issue 4, Sept 2021. Email 30/9/21 to NSW Heritage and council.	GML archival recording and further consultation with committee undertaken in accordance with condition. Photographic archival record report, GML, Issue 4, Sept 2021 sent to NSW Heritage and Council. Will incorporate artefacts (existing movable art collection), in school possession in Stage 2.	Compliant
PART D PRIOR TO COMMENCEMENT OF OPERATION				
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.		Due to the staged nature of the works, staged operation will occur and several of these conditions will be relevant prior to Stage 2. Recommendation - Notification of operation of various Stage 1 elements required, ensure sufficient notice is provided and approval sought as per relevant condition.	Not Triggered Recommendation

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.		Required prior to for Stage 1 operation	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.		Required prior to for Stage 1 operation	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.		Required prior to for Stage 1 operation	Not Triggered
Warm Water Systems and Cooling Systems				
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.		Required prior to for Stage 1 operation	Not Triggered
Outdoor Lighting				
D6	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>		Required prior to for Stage 1 operation	Not Triggered
Mechanical Ventilation				
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>		Required prior to for Stage 1 operation	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.		Required prior to for Stage 1 operation	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.		Required prior to Stage 1 operation	Not Triggered
Structural Inspection Certificate				
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>		Required prior to Stage 1 operation	Not Triggered
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.		Either required prior to for Stage 1 operation or deferred to completion of the Project.	Not Triggered
Post-construction Dilapidation Report				
D12	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p>		Required prior to for Stage 1 operation	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>		Either required prior to for Stage 1 operation or deferred to completion of the Project.	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>		Either required prior to for Stage 1 operation or deferred to completion of the Project.	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>		Either required prior to for Stage 1 operation or deferred to completion of the Project.	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> <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>		Required prior to for Stage 1 operation	Not Triggered
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>		Either required prior to for Stage 1 operation or deferred to completion of the Project.	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
D18	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		Either required prior to for Stage 1 operation or deferred to completion of the Project.	Not Triggered
Drop-off/pick-up facilities				
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>		Either required prior to for Stage 1 operation or deferred to completion of the Project.	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> <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>		Either required prior to for Stage 1 operation or deferred to completion of the Project.	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<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>			
Utilities and Services				
D21	<p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>		<p>Either required prior to for Stage 1 operation or deferred to completion of the Project.</p>	<p>Not Triggered</p>
Stormwater Operation and Maintenance Plan				
D22	<p>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.</p> <p>The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>		<p>Either required prior to for Stage 1 operation or deferred to completion of the Project.</p>	<p>Not Triggered</p>
Signage				
D23	<p>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.</p>		<p>Either required prior to for Stage 1 operation or deferred to completion of the Project.</p>	<p>Not Triggered</p>
D24	<p>Prior to the commencement of operation, way-finding signage must be installed within the site.</p>		<p>Required prior to for Stage 1 operation</p>	<p>Not Triggered</p>
D25	<p>Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.</p>		<p>Required prior to for Stage 1 operation</p>	<p>Not Triggered</p>
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>Either required prior to for Stage 1 operation or deferred to completion of the Project.</p>	<p>Not Triggered</p>

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(d) detail the materials to be reused or recycled, either on or off site; and (e) include the Management and Mitigation Measures included in Section 7 of the EIS.			
Site Contamination				
D27	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.		Required prior to for Stage 1 operation - likely obtain an interim site audit statement for Stage 1, followed by a final site audit statement on completion of the project.	Not Triggered
Landscaping				
D28	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition C23.		Required prior to for Stage 1 operation	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.		Either required prior to for Stage 1 operation or deferred to completion of the Project.	Not Triggered
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.		Either required prior to for Stage 1 operation or deferred to completion of the Project.	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Archaeological Salvage – Historic Archaeology				
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.		Either required prior to for Stage 1 operation or deferred to completion of the Project.	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.		Either required prior to for Stage 1 operation or deferred to completion of the Project.	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.		Either required prior to for Stage 1 operation or deferred to completion of the Project.	Not Triggered
PART E POST OCCUPATION				
			Part E not relevant to current Stage 1 audit	
Out of Hours Event Management Plan				
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) 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;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) details of the use of the school hall and sports court, where applicable, restricting use before 8am and after 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.</p>		Not yet in operation for either Stage 1 or Stage 2. Following completion of Stage 1, a review of these conditions should be undertaken to determine if any are relevant to Stage 1 post occupation.	Not Triggered
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.			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;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) details of the use of the school hall and sports court, where applicable, restricting use before 8am and after 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(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				
E6	<p>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.</p>			Not Triggered
Community Communication Strategy				
E7	<p>The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.</p>			Not Triggered
Environmental Management Plan				
E8	<p>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.</p>			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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
E10	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of 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.			Not Triggered
Unobstructed Driveways and Parking Areas				
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not Triggered
School Transport Plan				
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

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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				
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.	GML 9/2/21 letter, Ref 18-0630cddic1. Photographic archival record report, GML, Issue 4, Sept 2021. Email 30/9/21 to NSW Heritage and council.	GML 9/2/021 letter to confirm archival recording done, and report pending. Photographic archival recording report now complete, Sept 21, by GML, issue 4. Sent to NSW heritage 30/9 and Council 30/9 via email.	Compliant
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
Legal Notices				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.		Noted, no notices served	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 12/10/21	Part of design and assessed by BCA/ PCA, who are also compliant in DDA. Aconex from Phillip Chun on 12/10/21 noted satisfaction of AN4 and AN6.	Compliant
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 as detailed in condition B5. Approvals pending for future connections.	Compliant
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.	CDVC 4 PCA signoff 1/10/21 PhillipChun, clarification provided on Aconex 12/10/21	Utility consultation undertaken as detailed in condition B5. Aconex from Phillip Chun on 12/10/21 noted satisfaction of AN4 and AN6.	Compliant
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				
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

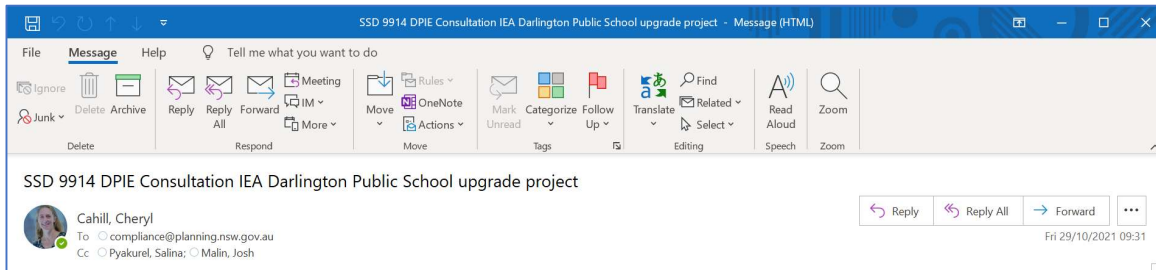
Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Speed limit authorisation				
AN12	<p>At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <p>(a) a copy of the conditions of consent;</p> <p>(b) the proposed school commencement/opening date;</p> <p>(c) two sets of detailed design plans showing the following:</p> <p>(i) accurate Site boundaries;</p> <p>(ii) details of all road reserves, adjacent to the Site boundaries;</p> <p>(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;</p> <p>(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;</p> <p>(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and</p> <p>(vi) all existing and proposed street furniture and street trees.</p>		Minor changes to school zone to suit redesigned school required in future stages	Not Triggered
Fire Safety Certificate				
AN13	<p>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.</p>		Not relevant to the current stage of works	Not Triggered
Appendix 2				
WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
1	<p>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.</p>	<p>CEMP - Rev E, 25/2/21 Incident report submitted to DPIE 8/10/21, Ref: DOC21/ 1000587</p>	<p>No environmental incidents to date. Incident management included in section 5.15 of the CEMP. One safety incident within audit period on 10/9, as detailed in A24. A written incident notification was prepared and sent. Notification was not within timeframes detailed, but as recorded as an incident and not related to an environmental incident, not a non-compliance too (in accordance with A28).</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
2	<p>Written notification of an incident must:</p> <p>(a) identify the development and application number;</p> <p>(b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</p> <p>(c) identify how the incident was detected;</p> <p>(d) identify when the applicant became aware of the incident;</p> <p>(e) identify any actual or potential non-compliance with conditions of consent;</p> <p>(f) describe what immediate steps were taken in relation to the incident;</p> <p>(g) identify further action(s) that will be taken in relation to the incident; and</p> <p>(h) identify a project contact for further communication regarding the incident.</p>		No environmental incidents to date. Incident management included in section 5.15 of the CEMP. Incident report noted above included relevant details.	Compliant
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 environmental incidents to date. Safety incident included relevant details	Compliant
4	<p>The Incident Report must include:</p> <p>(a) a summary of the incident;</p> <p>(b) outcomes of an incident investigation, including identification of the cause of the incident;</p> <p>(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</p> <p>(d) details of any communication with other stakeholders regarding the incident.</p>		No environmental incidents to date. Safety incident included relevant details	Compliant



APPENDIX D – AGENCY CONSULTATION

SSD - 9914	Independent Environmental Audit - Darlington Public School	25/02/2022
5203683	School Infrastructure NSW	Rev 2



To the DPIE Compliance Team,

Please forward this email to the compliance officer overseeing the Darlington Public School upgrade project, SSD 9914.

Please note the Independent Environmental Audit for Darlington Public School is occurring next Friday and any feedback from the Department on the status and performance of the Project to date would be greatly appreciated for inclusion in the audit scope.

This is the 2nd independent audit for the project – the initial audit was undertaken on the 14/5/2021.

Kind regards,
Cheryl

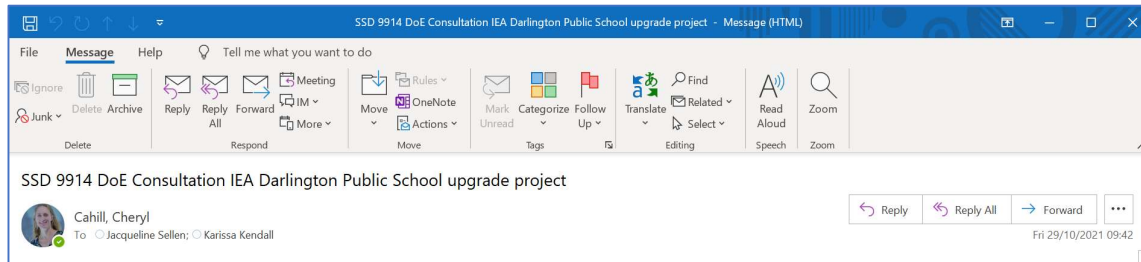
Cheryl Cahill, *B Bus, BAppSc (EnvSc)*
Senior Environmental Consultant
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Hi Jaqueline and Karissa,

As part of the upcoming Independent Environmental Audit for Darlington Public School (SSD-9914), I am contacting you today to seek the Department's feedback on the status and performance of the Project.

As part of the DPIE's Independent Audit Post Approvals Requirements, I am required to consult with stakeholders prior to the audit (next week), to obtain input into the scope development. This will be the 2nd independent audit for the project – the initial audit was undertaken on the 14/5/2021.

If you could please respond to this email before CoB 4/11/2021 – that would be very much appreciated.

Kind regards,
Cheryl

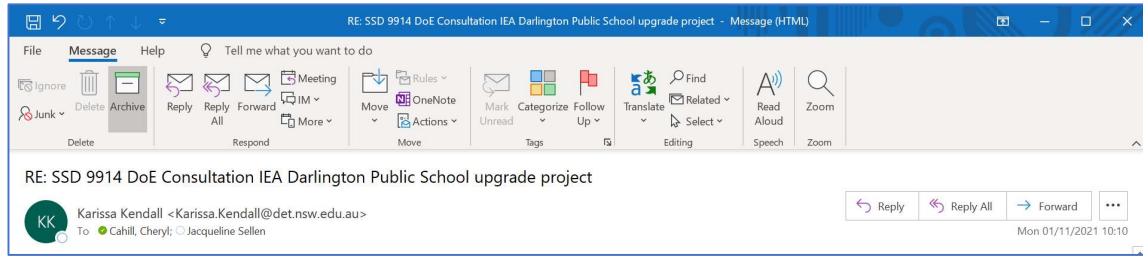
Cheryl Cahill, B Bus, BAppSc (EnvSc)
Senior Environmental Consultant
Environment & Geoscience
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Hi Cheryl,

I hope you have been well.

By way of status the Stage 1 structure is all but complete with roof sheeting to commence shortly.

The project has been progressing well with the only issue being program. AWE haven't been able to maintain program following unexpected finds (hazardous materials) and COVID restrictions.

Kind regards,

Karissa Kendall

Project Director | Infrastructure Delivery

schoolinfrastructure.nsw.gov.au

Level 8, 259 George Street, Sydney, NSW 2000 | GPO Box 33, Sydney, NSW 2001



Education

I acknowledge the homelands of all Aboriginal people and pay my respect to Country.



APPENDIX E – RECOMMENDATIONS FOR GENERAL NOISE MANAGEMENT SAFEGUARDS

SSD - 9914	Independent Environmental Audit - Darlington Public School	25/02/2022
5203683	School Infrastructure NSW	Rev 2

NOISE AND VIBRATION PLAN GENERAL MITIGATION MEASURE RECOMMENDATIONS

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
GENERAL NOISE AND VIBRATION IMPACTS						
NV1	<p>Training will be provided to relevant project personnel, including relevant sub-contractors on noise and vibration requirements from this NVMP through inductions, toolboxes or targeted training. Training will cover the following:</p> <ul style="list-style-type: none"> • Nominated construction hours, restrictions and general requirements for OOHW • Avoiding use of radios or stereos outdoors during standard working hours where residents or school operations may be affected and at all times during work outside standard working hours • Avoiding shouting and minimise talking loudly and slamming vehicle doors • Avoiding communicating and signalling using horns • Where practical, operate machines at low speed or power and switch off when not used rather than left idling for prolonged periods • Minimising reversing • Avoiding dropping materials from height and avoiding metal to metal contact on material 	<p>Toolbox talk</p> <p>Induction</p> <p>Noise and vibration awareness training</p>	<p>Prior to construction</p> <p>Construction</p>	<p>Environmental Manager</p>	<p>Best practice</p> <p>CoA ...</p>	<p>Induction records</p> <p>Toolbox talk records</p>

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
	<ul style="list-style-type: none"> All site personnel will be responsible for managing noise from their work activities and to work in a manner that will minimise noise emissions 					
NV2	<p>Advanced notification of work and potential disruptions would be provided where receivers are likely to experience annoyance from noisy work.</p> <p>The notification may consist of a letterbox drop (or equivalent) detailing work activities, time periods over which these would occur, impacts and mitigation measures. Notification distribution will be a minimum of five business days prior to the start of work.</p>	Notification letter	At least five business day prior to construction commencing	Project Manager Environmental Representative Communications Manager	CoA ..	Notification letter
NV3	<p>Prior to arriving on site, drivers will be advised of designated vehicle routes, parking locations, acceptable delivery hours specific to the site and other relevant practices (i.e. minimising the use of engine brakes and no extended periods of engine idling). This will be communicated using notifications under contract provisions and communication with companies using heavy vehicles.</p>	Induction	Construction	Foreman / Site Engineer	Best practice	Vehicle movement plans Traffic control plans Induction records
NV4	<p>Noise generated by construction will not exceed the National Standard for exposure to noise in the occupational environment of an eight-hour (8hr) equivalent continuous A-weighted sound pressure level of LAeq,8h of 85 dB(A) for any employee working at a location near the work site.</p>	Induction	Construction	Foreman	CoA ..	Site inspection and monitoring records

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
CONSTRUCTION TRAFFIC NOISE						
NV5	Out of hours deliveries will be minimised where possible. Where out of hours deliveries are required, due care will be taken to minimise impacts by no extended periods of engine idling, use of radios instead of shouting, use of non-tonal reversing beepers where possible, avoiding use of chains for lifting or restraining where possible, avoiding local roads where possible, and unloading / loading undertaken during standard hours.	Noise and vibration awareness training	Construction	Foreman Environmental Manager	Best practice	Induction records
CONSTRUCTION NOISE IMPACT FROM CONCURRENT WORKS						
NV6	Work will be coordinated between project construction sites and / or non-project construction works to avoid cumulative noise impacts.	N/A	Construction	Project Manager	CoA ...	Meetings with relevant authorities
NV7	Additional at source or near source mitigation will be considered where construction noise levels may result in cumulative construction noise impacts, where programming is not practical to avoid cumulative noise impacts.	N/A	Construction	Project Manager	CoA ...	Site inspection records
NV8	Community consultation will be undertaken throughout the project to gauge impacts from construction noise and any unknown impacts from concurrent or consecutive sets of construction works.	N/A	Construction	Project Manager Community Manager	CoA ...	Community notification

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
PLANT AND EQUIPMENT						
NV9	Where reasonable and feasible, noise and vibration impacts will be reduced through the selection of less noise intensive equipment and methods.	Noise and vibration awareness training	Construction	Foreman	CoA ...	Site inspection records
NV10	The distance between noisy plant items and nearby noise sensitive receivers will be maximised where feasible, with equipment orientated within the available space to reduce noise. Additionally, the use of alternative construction and demolition techniques will be considered where reasonable and feasible to reduce construction noise and vibration impacts.	Noise and vibration awareness training	Construction	Foreman	Best practice	Site inspection records
NV11	Boundary screening including noise barriers will be constructed around the site/ construction compounds before the commencement of noisy activities to shield sensitive land user(s).	Noise barriers	Construction	Project Manager	CoA ...	Site inspection records
NV12	Stationary noisy equipment will be enclosed or shielded where reasonably practicable whilst ensuring that the occupational health and safety of workers is maintained. This would apply to plant and equipment such as generators, stationary concrete cutters, stationary vacuum trucks, and stationary jack hammers.	Noise and vibration awareness training	Construction	Foreman	CoA ...	Site inspection records

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
NV13	Plant and equipment will be used and maintained in a proper and efficient manner, in accordance with the manufacturers' specification.	Noise and vibration awareness training	Construction	Foreman	CoA ...	Plant inspection records
NV14	Selection of low noise plant and equipment of appropriate size and power, including alternatives to diesel and petrol engines and pneumatic units such as hydraulic or electric-controlled units where feasible. Select compressors that are silenced or sound-reduced models fitted with acoustic enclosures	This Plan	Construction	Project Engineer Foreman	Best practice	Plant inspection records
NV15	Equipment with non-tonal movement alarms will be used wherever practicable. Non tonal alarms on plant and equipment will be used for out of hours works. Audible alarms to be set to the minimum volume necessary to adequately perform their function.	Noise and vibration awareness training	Construction	Foreman	Best practice	Plant inspection records Site inspection records
NV16	All power-driven work equipment used will have efficient muffler design and be well maintained.	Noise and vibration awareness training	Construction	Foreman	Best practice	Plant inspection records
NV17	Minimise concurrent operation of dominant noise-generating plant to reduce noise impacts	This Plan	Construction	Project Manager Site Engineer	Best practice	Site inspection records

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
NV18	Regularly serviced low sound power equipment will be used where reasonably practicable.	Noise and vibration awareness training	Construction	Foreman	CoA ...	Plant inspection records
NV19	Switch off engines when equipment is not in use for extended periods.	This Plan	Construction	Project Manager Site Engineer	Best practice	Inspection Records
CONSTRUCTION HOURS						
NV20	Construction works are confined to normal working hours: <ul style="list-style-type: none"> Monday to Friday 7 am to 6 pm, Saturday 8am to 1pm No work on Sunday or public holidays.	Induction Manual Inspection Checklist	Construction	All site personnel	CoA...	Induction Manual Inspection Checklist
NV21	Where works are required near noise and vibration-sensitive businesses and critical working areas (such as theatres, laboratories and operating theatres), the Project will consult with the facility to identify sensitive periods, and will schedule the works to avoid times when attendees are more sensitive to noise, unless other reasonable arrangements with the affected institutions are made, at no cost to the affected institution.	N/A	Construction	Project Manager Environmental Manager	CoA ...	Site inspection records Induction records
NV22	Where feasible and reasonable, construction will be carried out during standard daytime	This Plan	Construction	Project Manager	Best practice	Induction records

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
	construction working hours. Works generating high noise and/or vibration levels will be scheduled during less sensitive time periods.			Environmental Manager		Site inspection records
NV23	<p>Unless otherwise permitted, highly noise intensive works that result in an exceedance of the applicable NML at the same receiver will only be carried out:</p> <ul style="list-style-type: none"> • Between 8:00 am and 6:00 pm Monday to Friday • Between 8:00 am and 1:00 pm Saturday • If continuously, then not exceeding three (3) hours with a minimum respite from those activities and works of not less than one (1) hour between each block. <p>Where reasonable and feasible works will be carried out during standard construction hours when near residential receivers.</p>	Induction	Construction	Project Manager Environmental Manager	CoA ...	Induction records Site inspection records
NV24	Where ROL restrictions allow, night works will be programmed to carry out noisy activities (e.g. sawcutting, hydraulic hammering / breaking) prior to 11pm.	Noise and vibration awareness training	Construction	Foreman	CoA ...	Site inspection records
NOISE BARRIERS						
NV25	Noise barriers (such as site hoardings) will be constructed around ancillary facilities. These will be implemented as early as possible.		Prior to construction Construction	Project Manager	Best practice	Site inspection records

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
NV26	Structures will be used as noise barriers where appropriate. These will be implemented as early as possible.	Site layout drawings	Construction	Project Manager Environmental Manager	Best practice	Site inspection records
NOISE AND VIBRATION MONITORING AND INSPECTION						
NV27	The effectiveness of these noise and vibration control measures will be monitored weekly.	Inspection Checklist	Construction	Environmental Manager Site Supervisor	CoA...	Inspection Records
NV28	Attended noise monitoring will be undertaken upon receipt of a complaint, unless monitoring results at or near the receiver for the activity have been collected recently and are within the predicted noise levels. Measured noise levels will be compared to predicted noise levels to confirm that all appropriate mitigation measures have been implemented.		Construction	Environmental Manager	Best practice	Monitoring records
NV29	Periodic compliance noise level spot checks of plant and requirements will be undertaken to ensure the noise performance level predicted is met or whether noise emissions from plant items were higher than predicted. This monitoring will also identify defective silencing requirements on the items of plant.		Construction	Environmental Manager	Best practice	Monitoring records
NV30	If vibration intensive works are required within the minimum working distances, vibration monitoring or attended vibration trials would be undertaken to		Construction	Environmental Manager	Best practice	Monitoring records

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
	ensure that levels remain below the cosmetic damage criterion where possible.					
NV31	<p>Vibration testing will be conducted during vibration generating activities that have the potential to impact on heritage items to identify minimum working distances to prevent cosmetic damage.</p> <p>In the event that the vibration testing and attended monitoring shows that the preferred values for vibration are likely to be exceeded, the construction methodology will be reviewed and, if necessary, additional mitigation measures will be implemented.</p>		Construction	Environmental Manager	CoA ...	Monitoring records
NV32	Seek the advice of a heritage specialist on methods and locations for installing equipment to monitor vibration, movement and noise at heritage-listed structures.	Heritage specialist	Construction	Environmental Manager	CoA ...	Monitoring records
NV33	<p>The project will offer pre-construction condition surveys on the current condition of surface and sub-surface structures identified as at risk from settlement or vibration by the geotechnical model. The surveys and subsequent condition survey reports will be prepared by a suitable qualified and experienced person and will be provided to owners of the structure prior to the commencement of potentially impacting works. Where pre-construction surveys have been undertaken, subsequent post-construction surveys must be undertaken to assess damage to the</p>	Community Communication Strategy	Prior to construction Construction	Project Manager	CoA ...	Monitoring records

ID	Measure / Requirement	Resource needed	When to implement	Responsibility	Reference	Evidence
	surface and sub-surface structures that may have resulted from construction within three months of landowner(s) requests.					



APPENDIX F – INDEPENDENT AUDIT DECLARATION FORM

SSD - 9914	Independent Environmental Audit - Darlington Public School	25/02/2022
5203683	School Infrastructure NSW	Rev 2

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 **17 December 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**