



Independent Environmental Audit Darlington Public School Redevelopment SSD 9914

MAY 2022 AUDIT

Prepared for:

Department of Education - School Infrastructure NSW

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1 EXECUTIVE SUMMARY

SNC-Lavalin Atkins has been engaged by Department of Education - School Infrastructure NSW (SINSW) to undertake an audit of the State Significant Development (SSD) at Darlington Public School (the Project). The audit is required by the SSD 9914 Development Consent Conditions C42 – C47. This is the third 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 the 10 May 2022, 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 for the stage of the works
- > The site is operating in an environmentally responsible manner, and in 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.
- > All non-conformance and recommendations raised during the previous audit report have been closed out prior to this audit.
- > No non-conformances were raised within the period.
- > Three (3) recommendations were made during the audit and strategies/ methods to implement and foster environmental management improvement opportunities included:
 - o Condition A31 - It is recommended that the Project consult with DPE to get clarification on whether an operational compliance report is required for the post occupation phase of Stage 1 or whether the requirement to prepare operational compliance reports is deferred until completion of the whole development.
 - o Condition B28 (b) – It is noted during the audit that Traffic Controllers (Vari Group) had developed draft traffic and access plans, dated 21/04/22, in readiness for Stage 2 works that were inconsistent with the SSD conditions and TPMSP. It is recommended that these plans for Stage 2 are revised to ensure they are consistent with the TPMSP and traffic controllers are made aware of their obligations under relevant SSD conditions.
 - o Part E Conditions – Due to the staged nature of the works, staged operation will occur and several of the Part E conditions may be relevant after the handover and occupation of Stage 1. It is recommended that the application of each condition is reviewed to assess any obligations that may be triggered particularly those conditions with maintenance and

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monitoring obligations that may commence at the end of Stage 1, eg Conditions E5, E12 and E16.

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

As works move into Stage 2, the project team is well placed to manage environmental impacts which are expected to be similar to those already successfully implemented for Stage 1.

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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 (DPE 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 May 2022 Works Notification (Department of Education and SINSW), Stage 1 works are nearing completion, and includes the construction of a three storey building containing 12 innovative learning spaces, school administration area, library and preschool. Works on Stage 2 of the project will start on Monday 23 May 2022 and will include another seven new learning spaces, new staff facilities, new hall, new canteen and covered outdoor learning areas (COLAs).

Ground disturbance activities in Stage 1 are complete and the area has been remediated to the satisfaction of the EPA site auditor and is suitable for interim occupation.

At the time of the audit, the Stage 1 buildings and surrounding outdoor areas were complete with only minor finishing and defect rectification works underway to prepare for the handover of Stage 1. When Stage 1 has been finished, the school will move into and occupy the newly completed Stage 1 buildings 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: 0439 183 662 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 10th May 2022, within approximately 26 weeks of the previous audit, which was undertaken on the 5th November 2021. The audit focused on issues that were relevant to the current stage of works, notably preparation works for the handover of the Stage 1 works for school occupation.

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3 AUDIT METHODOLOGY

3.1 APPROVAL OF AUDIT TEAM

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

3.2 DEVELOPMENT OF AUDIT SCOPE

The audit scope was developed to ensure the Project was assessed against all regulatory requirements the Project is operating under. The audit scope is further addressed in the Audit Program and in Section 2.4 of this audit report. To audit scope focused on those conditions relevant to the current stage of works and will be refined over time as the project works progress. As detailed in Section 2.1 of this report, the project is currently in Stage 1 and is preparing to handover the Stage 1 works on 23/5/22. On completion of Stage 1, the school will move into the newly completed Stage 1 buildings and site 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
- > Jonathan Breen – AW Edwards, WHSE Manager

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- > Salina Pyakurel – 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 10 May 2022. The site visit was completed in the morning and the weather was cloudy and cool. A walk-around of the entire site and within the Stage 1 buildings was undertaken under the supervision of AW Edwards and Mace Group personnel. During the site inspection, environmental controls on-site appeared to be operating effectively, this included:

- > Tree Protection Zones
- > Erosion and sediment controls
- > Waste management and housekeeping
- > Material laydown and storage areas
- > Hoarding and fencing
- > Landscaping
- > No-go zones
- > Spill kits.

Refer to Appendix B for site photographs and descriptions.

3.6 CONSULTATION

DPE Compliance were consulted with in relation to the confirmation of auditors, as per Condition C42. DPE 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 (DPIE, 2020).

Prior to the commencement of the audit, DPE and the Department of Education were also consulted on 26 April 2022 in relation to the scope of the upcoming audit, and to provide feedback on the status and performance of the Project.

Feedback from DPE included:

- > To ensure the audit is conducted in accordance with Condition C43 of Development Consent SSD 9914, and in accordance with the Department’s Independent Audit Post Approval Requirements.
- > To check previous audit recommendations to see if the actions accepted in the Proponent’s Response have been implemented by the Project.
- > To review communications from the community to the Project to see if any have been listed as ‘enquiries’ when they could be considered a ‘complaint’ and therefore should be recorded on the Project complaints register.
- > A note that the previous audit included a number of non-compliances which had already been actioned by the Project and no audit recommendations were made for these, however in accordance with the Independent Audit Post Approval Requirements recommendations must be proposed by the auditor to address each non-compliance identified.

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These comments are addressed within the audit checklist included in Appendix C.

Feedback from the Department of Education included comments on the project performance and an overview of upcoming works. No issues were raised for consideration during the audit.

Copies of Agency consultation is included in Appendix D.

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	0	Section 4.4
Not triggered	40	Appendix C
Recommendations identified during the audit	3	Section 4.5
Other		
Penalty notices issued during audit period	0	Section 1.1
Non compliances recorded during the audit period	0	Section 4.4
Complaints reported during audit period	0	Section 4.7
Incidents recorded during the audit period	0	Section 4.8

4.2 ASSESSMENT OF COMPLIANCE

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Table 6 and **Figure 1** provide summaries of the assessment of compliance per the relevant section of the consent conditions.

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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	30	0	4
Part B – Prior to commencement of construction	33	31	0	2
Part C – During construction	52	48	0	4
Part D – Prior to occupation or commencement of use	33	21	0	12
Part E – Post occupation	19	1	0	18

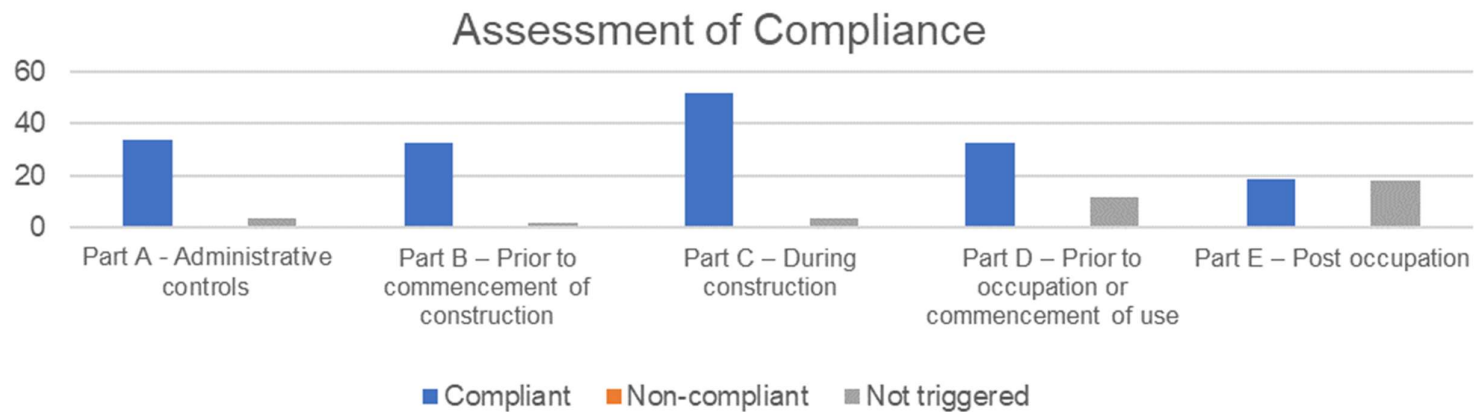


Figure 1: Assessment of compliance

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4.3 PENALTY NOTICES

No penalty notices have been issued from relevant regulatory authorities including DPE, Environmental Protection Authority (EPA), or by the City of Sydney Council.

4.4 NON-COMPLIANCES

No non-compliances were raised during the audit period.

4.5 RECOMMENDATIONS

Three (3) recommendations and opportunities for improvement were identified during the audit. These are summarised in Table 7 below, and include an outline of strategies/ methods to implement and foster these environmental management opportunities.

Table 7: Recommendations identified during the audit period

ID	Relevant CoA	Requirement	Findings/ Recommendation
DPS 03 REC 01	Condition A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	It is recommended that the Project consult with DPE to get clarification on whether an operational compliance report is required for the post occupation phase of Stage 1 or whether the requirement to prepare operational compliance reports is deferred until completion of the whole development.
DPS 03 REC 02	Condition B28 (b)	<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>(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</p>	<p>It was noted during the audit that Traffic Controllers (Vari Group) had developed draft traffic and access plans, dated 21/04/22, in readiness for Stage 2 works that were inconsistent with the SSD conditions and TPMSP. (Note: No works were completed onsite based on these Stage 2 draft plans).</p> <p>It is recommended that these plans for Stage 2 are revised to ensure they are consistent with the TPMSP and traffic controllers are made aware of their obligations under relevant SSD conditions.</p>

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ID	Relevant CoA	Requirement	Findings/ Recommendation
DPS 03 REC 03	Part E Conditions	Part E – Post Occupation Conditions (specifically Conditions with maintenance and monitoring obligations)	<p>Due to the staged nature of the works, staged operation will occur and several of the Part E conditions may be relevant after the handover and occupation of Stage 1.</p> <p>It is recommended that the application of each condition is reviewed to assess any obligations that may be triggered particularly those conditions with maintenance and monitoring obligations, specifically for Conditions E5, E12 and E16.</p>

4.6 PREVIOUS AUDIT ACTIONS

The following table (Table 8) summarises the non-compliances and recommendations identified during the previous audit period, and actions taken by the project team to resolve them during the current audit period.

Table 8: 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			
<p>Condition A26</p> <p>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.</p>	DPS 02 NC 01	<p>Unapproved out of hours work (OOHW) was undertaken on 13/07/21 and this was not reported to DPE until 5/8/21.</p> <p>This work related to unapproved work finishing concrete until 9.45pm. Residents weren't notified prior to or as soon as practicable after.</p>	<p>Was reported to Mace on 21/07/21 (approx. 7 days after the unapproved OOHW) and then investigated. Should have been notified to DPE by 27/07/21. Self reported to DPE 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.</p> <p>Non-compliance closed</p>
<p>Condition C4</p> <p>Construction, including the delivery of materials to and from the site,</p>	DPS 02 NC 02	<p>Non-compliance for unapproved out-of-hours work (OOHW) associated with finishing concrete on 13 July 2021 (due to late</p>	<p>OOHW was reported to Mace on 21/07/21 (approx. 7 days after the unapproved OOHW) and then investigated. Self reported to DPE</p>

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Relevant compliance requirement	Unique ID number	Details of the non-compliance/ recommendation	Actions taken/proposed to address non-compliance/ recommendation
<p>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>delivery and poor weather) until 9.45pm.</p> <p>This work was unapproved and outside the construction hours indicated in C4.</p>	<p>as a non-compliance on 5/08/21 against conditions A26 and C7.</p> <p>Actions required to address the non-compliance include reporting the non-compliance to DPE. On 4/03/22, a notification was raised by DoE to DPE Ref DOC22/179026 - to close out the non-compliance audit finding.</p> <p>Similar OOHW were undertaken within the audit period, and these were completed in accordance with the relevant conditions, including providing notification to affected residents.</p> <p>Non-compliance closed</p>
<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 OOHW) and then investigated. Self reported to DPE 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>During the audit period, the complaints register was updated to include details of the original complaint made on 13/07/21.</p> <p>Non-compliance closed</p>
Recommendations			
<p>Condition B11</p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental</p>	DPS 02 REC 01	<p>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.</p>	<p>CEMP/ PMP was sent to PDE during the audit period and is available on the Planning portal website.</p> <p>Recommendation closed</p>

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Relevant compliance requirement	Unique ID number	Details of the non-compliance/ recommendation	Actions taken/proposed to address non-compliance/ recommendation
Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).		Recommendation - PMP should be sent to PCA and DPE for information and added to website.	
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)	DPS 02 REC 02	CNVMP could be revised to include general noise mitigation measures, including reasonable and feasible measures. Suggestions included in Appendix E of the previous audit report.	CNVMP was reviewed and revised in audit period in consultation with the acoustic consultant. Updates to the plan included changes to vibration requirements for Stage 2. Update to include general mitigation was considered as part of this review, however, it was determined that the PMP (section 5.11.11) and project risk register sufficiently addressed general noise mitigation measures. The revised CNVMP was sent to DPE and has been uploaded to the Planning Portal. Recommendation closed
Condition B17 A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers.	DPS 02 REC 03	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.	The Driver Code of Conduct was provided to DPE as part of the updated CTPMP. Recommendation closed
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).	DPS 02 REC 04	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.	Toolbox talk undertaken on 21/12/21 to remind the workforce to reduce radio use when outside to reduce potential impacts on the local community. Recommendation closed
Condition C17 Vibratory compactors must not be used closer than 30 metres from residential buildings unless	DPS 02 REC 05	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.	Maps within CNVMP have been updated to include the distance to nearest receivers on the Stage 2 Sensitive Receiver's Maps that is available on the Planning Portal.

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Relevant compliance requirement	Unique ID number	Details of the non-compliance/ recommendation	Actions taken/proposed to address non-compliance/ recommendation
vibration monitoring confirms compliance with the vibration criteria specified in condition C16.			Recommendation closed
Condition 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.	DPS 02 REC 06	Some minor site housekeeping issues observed with a few 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.	Housekeeping raised regularly within inspection checklists and observed to be well handed during the audit site inspection. A toolbox talk was completed prior to the site shutdown over Christmas (21/12/21) and reminded work crews on need to maintain good housekeeping practices in work zones. Recommendation closed
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.	DPS 02 REC 07	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.	No washout bay was observed on site during audit inspection, as the site is preparing for the handover of Stage 1 areas. As noted on the audit response letter, brick washout water was retained onsite, in accordance with site's standard water management approach and no water was discharged from site as part of the works. Recommendation closed
Conditions D1 - D33 PART D – Prior to the commencement of operation.	DPS 02 REC 08	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.	Numerous Part D conditions have been triggered during the audit period, as the Project prepares for the handover of Stage 1. These are noted in the audit checklist in Appendix C. The project team have been proactive in ensuring these pre-operational conditions have been met and are included, where relevant on the Interim Crown Occupation Verification Certificate (ICOVC2). Recommendation closed

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4.7 COMPLAINTS

No complaints were recorded during the audit period.

4.8 INCIDENTS

No environmental incidents recorded to date.

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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 (CEMP), as part of the Project Management Plan (PMP)
- > Construction Traffic and Pedestrian Management Sub Plan (CTPMP)
- > Construction Noise and Vibration Management Sub Plan (CNVMP)
- > Construction Soil and Water Management Sub Plan (CSWMP)
- > Community Consultation Strategy (CCS)
- > Biodiversity Management Sub Plan (BMSP)
- > Remediation Action Plan (RAP)
- > Hazardous Materials and Asbestos Management Plan (HMAMP).

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.

Since the last audit, the CEMP/ PMP, CTPMP and the CNVMP were revised to include updated project information and management measures.

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. Findings include:

- > Environmental documentation and records were prepared and up to date, including planning for pre-operational and operational conditions
- > Permanent stormwater drainage installed for stage 1. Erosion and sediment controls were installed prior to site stabilisation and no sediment or dirty water runoff observed offsite
- > Consultation records and evidence of correspondence with stakeholders i.e. DPE and Certifying Authority, was easily accessible, documented and presented to the auditor in a timely manner
- > Contamination and remediation management were undertaken in a proactive and well organised manner. Stage 1 remediation works complete, and interim site audit advice provided
- > No mud or sediment tracking on public roads was observed from the Project site
- > No fugitive dust emissions were observed

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- > No excessive noise and vibration were noted
- > Tree Protection Zones were in place and consistently installed across the site
- > General house keeping was to a high standard.
- > Non-conformances and recommendations raised during the previous audit had been actioned and assessed as being closed out.

The site is operating within the approved boundary, and this is delineated with site fencing and permanent project fencing along the Stage 1 boundary. Site is constrained, as the building dominates the site footprint and multiple work zones have been under construction during the audit period.

No non-conformances were raised within the period.

Three (3) recommendations were made during the audit and strategies/ methods to implement and foster environmental management improvement opportunities included:

- > Condition A31 - It is recommended that the Project consult with DPE to get clarification on whether an operational compliance report is required for the post occupation phase of Stage 1 or whether the requirement to prepare operational compliance reports is deferred until completion of the whole development.
- > Condition B28 (b) – It is noted during the audit that Traffic Controllers (Vari Group) had developed draft traffic and access plans, dated 21/04/22, in readiness for Stage 2 works that were inconsistent with the SSD conditions and TPMSP. It is recommended that these plans for Stage 2 are revised to ensure they are consistent with the TPMSP and traffic controllers are made aware of their obligations under relevant SSD conditions.
- > Part E Conditions – Due to the staged nature of the works, staged operation will occur and several of the Part E conditions may be relevant after the handover and occupation of Stage 1. It is recommended that the application of each condition is reviewed to assess any obligations that may be triggered particularly those conditions with maintenance and monitoring obligations that may commence at the end of Stage 1, eg Conditions E5, E12 and E16.

5.4 ACTUAL AND PREDICTED IMPACTS

The following issues were identified as potential impacts 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

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- > Biodiversity
- > Waste
- > Construction hours.

Several of these issues and activities were observed on site as having the potential to contribute to adverse environmental impacts, however, due to the stage of the works, the Stage 1 site subject to the audit was very stable. 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 until the site was stabilised and drains were connected and live.
- > Hoarding and security fencing around the perimeter of site. Some fencing has been removed with the addition of permanent fencing developed as part of Stage 1.
- > Tree Protection Zones around all vegetation to be protected. Stage 1 protection consists mainly of street trees.
- > Landscaping – works have progressed within the Stage 1 area to install landscaping in accordance with the landscaping design.
- > Public Domain – works have been undertaken to complete the public domain works in consultation with council in areas previously impacted by the works, eg to repair roads, kerbs, footpaths and reinstate removed street furniture.

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 largely complete and handover is expected late May 2022, after which, Stage 2 will commence. Ground disturbance activities in Stage 1 are now complete and the area has been remediated to the satisfaction of the EPA site auditor and is suitable for interim occupation.

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 thorough understanding of the conditions of approval and the project requirements. The Project team is well organised and has a strong focus on compliance and document control. The Project team displays a positive culture, are well organised and open and honest regarding lessons learnt.

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.

As works move into Stage 2, the project team is well placed to manage environmental impacts which are expected to be similar to those already successfully implemented for Stage 1.

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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: Golden Grove Street frontage of Stage 1



Photo 2: Golden Grove St including public domain works

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Photo 3: Tree protection of street trees



Photo 4: New public domain works island and temporary work zone sign over permanent sign



Photo 5: Finishing works within stage 1



Photo 6: Landscaping within Stage 1

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Photo 7: Street frontage, landscaping and pump room doors

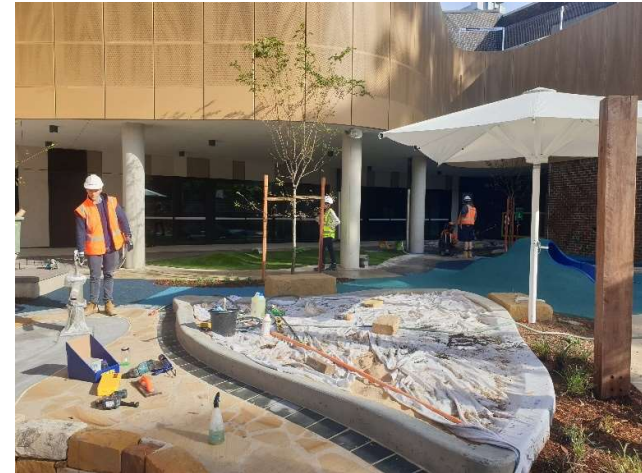


Photo 8: Finishing works for Stage 1 outdoor play areas



Photo 9: Landscaping, paths and hoarding



Photo 10: Project site notice

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Photo 11: Project hoarding and landscaping



Photo 12: Covered landing within Stage 1 building

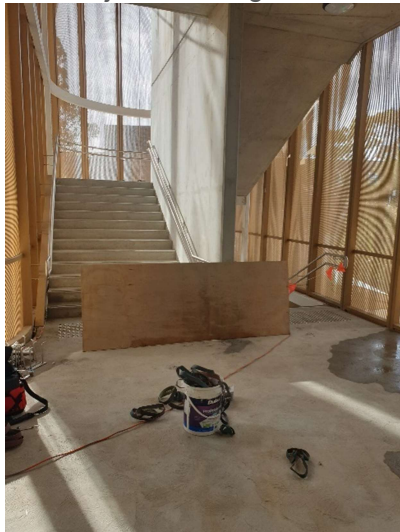


Photo 13: Stairwell within Stage 1 building, finishing works underway



Photo 14: Learning spaces within Stage 1 building

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Photo 15: Waste room and bins onsite

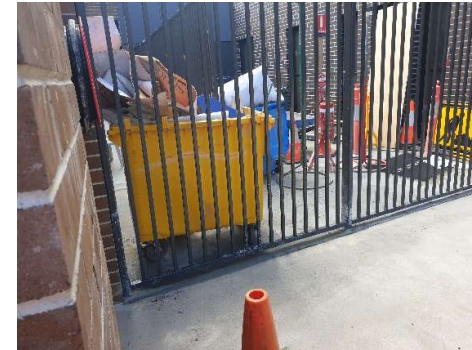


Photo 15: Skip bins and material laydown areas on site

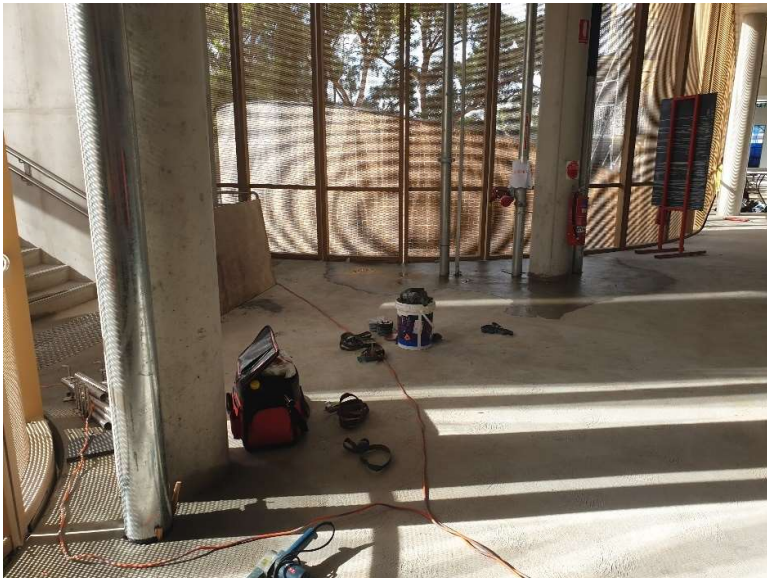


Photo 16: Covered landing and stairwell within Stage 1 building



Photo 17: Overlooking library and basketball court, hoarding visible

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Photo 18: Landscaping and permanent drains



Photo 19: Hoarding adjacent to library

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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 10/05/22	Environment performance and mitigation measures in place, including erosion, traffic management and tree protection measures. Stage 1 largely complete, some minor works being undertaken in readiness for handover of stage (expected by 23/5/22). Environmental management and compliance well managed by the Project teams.	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: <ul style="list-style-type: none"> • 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 DPE 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 DPE. Some findings and comments received following the issue of the previous audit report. These were considered and the report was revised and subsequent actions taken on the project to close out the issue (1 issue of community complaint initially recorded as a community interaction, but involved out of hours works).	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 in audit period.	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/ PMP - Rev G 23/9/21 TPMSP - Ver7, 21/03/22 SWMP - Rev2, 25/02/21 NVMP - Rev 1, 11/03/22 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) in audit period to reference new project staff. Currently finalising revision and project will update project website when complete. Other revisions to plans in audit period included the TPMSP and the NVMP.</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 and look head meetings have been replaced with transition meetings with Mace and the school to prepare for handover of Stage 1. The construction lookahead meetings will start again in stage 2.</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 DPE 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 DPE.</p> <p>Still in stage 1 - largely complete and handover expected by 23/5/22.</p> <p>No changes to staging report during audit period.</p>	Compliant
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p>	<p>Staging Report, 22/02/21, Version 1.5 DPE 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>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging</p>		<p>Staged operation of Stage 1 expected by 23/5/22, with Stage 1 works largely completed and minor defect and finishing works currently underway in readiness for Stage 1 handover. 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 there will be a shift from old school to new school to allow stage 2 to commence. As noted, handover is expected late May 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>	
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report, 22/02/21, Version 1.5 DPE approval letter, Jake Shackleton, 26/02/21	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.	Compliant
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Staging Report, 22/02/21, Version 1.5 DPE approval letter, Jake Shackleton, 26/02/21	Section 5 of the Staging Report notes those conditions/ obligations which are deferred to Stage 2, as noted they do not apply to Stage 1 works or are relevant to final occupation only.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<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>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)</p>	Staging Report, 22/02/21, Version 1.5 DPE approval letter, Jake Shackleton, 26/02/21	<p>CEMP and subplans, not staged, but will be subject to revisions during project. Minor revisions to CEMP/ PMP, TPMSP and NVMP in audit period. Some conditions/ obligations are deferred to Stage 2, as noted they do not apply to Stage 1 works or are relevant to final occupation only - detailed in Section 5 of the Staging Report.</p> <p>Includes:</p> <ul style="list-style-type: none"> • Demolition Work Plans, under condition B10. No demolition works included in 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
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/ PMP - Rev G 23/9/21 TPMSP - Ver7, 21/03/22 SWMP - Rev2, 25/02/21 NVMP - Rev 1, 11/03/22 BMSP - Rev 2, 11/02/21 CCS - Ver3, Dec 2020 DoE letter to DPE, 3/5/22, Ref: DOC22/316173	CEMP and plans, not staged, but will be subject to revisions, as required, during project. All required plans submitted to DPE for approval/ satisfaction, as detailed under condition B12-B16. Minor revisions to PMP/ CEMP, TPMSP and NVMP in audit period (generally minor relating to safety and covid management requirements, attached documents and updates to measures). Letter sent to DPE, 3/05/22 to advise of revisions to various plans and included reference to extent of changes and other reviews of plans undertaken (eg of CCS - no changes made).	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 Philip Chun	Certifier (PCA/ BCA) is Philip Chun - also assesses DDA (Disability Discrimination Act obligations). Extract from PCA matrix sighted. Noted CDVC (crown design verification certificate) 2 and 3 - Closed and Satisfied. References structural drawings and design certificate issued by Meinhardt - Bonacci. CDVC 3 related to above ground structures/ superstructure. CDVC 4 signoff sighted by certifier, dealt with supplementary information to CDVC 2 & 3. Additional PCA signoff will be required for stage 2 (to be checked at next audit). Pending signoff, final design CDVC 5 will address design aspects for Stage 2.	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 Philip Chun, 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 Philip Chun dated 12/10/21, noted satisfaction of A18. CDVC 5 (pending) includes external walls and cladding - materials used for stage 1 will also be used in stage 2 (streamlining approval process for Stage 1 approved materials).	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.	Compliant
A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.		Noted.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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>	<p>CEMP/ PMP - Rev G 23/9/21 NVMP - Rev 1, 11/03/22 BMSP - Rev 2, 11/02/21 RAP - R.001,Rev 4, 19/08/20</p>	<p>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.</p> <p>Table 2 of BMSP details monitoring/ inspection requirements.</p> <p>RAP (amended) section 12.5.1 details air monitoring during asbestos removal.</p> <p>Environmental audit obligations addressed in Section 2.8 of the CEMP/ PMP.</p>	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> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report;</p>	<p>CEMP /PMP - Rev G 23/9/21 CCS - Ver3, Dec 2020 Complaints Register - March 2022 SINSW project website: https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html</p>	<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 DPE project portal.</p> <p>Plans on website. Works notifications and project updates are also included on website. New project update currently being drafted.</p> <p>Project audit report and audit response for previous audit included on website documenting environmental performance and measures to address findings.</p> <p>Project updates and works notification included on project SINSW website: Project update - December 2021 project update - April 2022 Works Notification - 1 April 2022 Works Notification - May 2022 Stage 1 Welcome Pack</p> <p>Complaints Register updated monthly on project website: latest dated March 2022 - SINSW manage process. https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html</p> <p>Project audit reports and audit responses included on website documenting environmental performance.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(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.		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 online 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 made due to changes in site conditions, access, QR code sign in obligations. For stage 2 expect that process will largely remain the same and only changes will include entry, site sheds and work area locations.	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/ PMP - Rev G 23/9/21	No environmental incidents recorded to date. Incident management addressed in Sections 5.16, 5.16 and Appendix 6.13 of the CEMP. No incidents in audit period - Project proud of period of 7 months with no first aid/ treatment or safety incidents.	Compliant
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.		No incidents in audit period.	Not Triggered
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.	DoE letter to DPE 4/03/22, Ref: DOC22/179026	No non-compliances occurred in current audit period. A non-compliance was raised and reported after comments were raised from DPE after the issue of the previous audit report relating to condition C4, that resulted in an additional non-compliance for an OOHW event. After the issue of revision 2 of the audit report, a notification was raised by DoE to DPE on 4/3/22 Ref DOC22/179026 - notification of NC for C4 to close out the audit finding.	Compliant
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	DoE letter to DPE 4/03/22, Ref: DOC22/179026	Non-compliance notification letter detailed all relevant details, as per conditions. Included status table of condition and action to address 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;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>DoE letter to DPE, 4/02/22 Revision of plan in accordance with A29</p> <p>Aconex to certifier 7/2/22 condition A29 - review undertaken</p> <p>DoE letter to DPE, 3/5/22, Ref: DOC22/316173</p>	<p>No compliance reports prepared or due within audit period, as not required under PAR, 2020.</p> <p>No environmental incident within audit period.</p> <p>Previous environmental audit undertaken 5/11/21, report finalised 17/12/21 (rev1) and 25/02/22 (rev 2, after DPE comments considered). Audit in Nov 21, report finalised 25/02/22 and review of plans required by 25/05/22 (condition states submission of an audit, not an audit report, however, other sections of condition reference a report being the trigger - therefore, this has been interpreted as the condition intent). Otherwise review required by 5/2/22 (if audit date the trigger for a review). For either interpretation of condition, reviews of plans within the timeframe required were undertaken to satisfy the condition.</p> <p>A review of the CEMP and 2 sub plans - NVMP and TPMSP - were undertaken within 3 months of completion of the previous audit report. These were submitted to the DPE on 3/05/22. Letter included reference to extent of changes and other reviews of plans undertaken (eg of CCS - no changes made).</p> <p>Note: this audit will trigger another review of plans within 3 months (by approximately 10 Aug 2022) and will be confirmed during next audit</p> <p>Nil</p> <p>Notified DPE and certifier that a review of plans was being undertaken, as noted above.</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>	<p>CEMP/ PMP - Rev G 23/9/21</p> <p>NVMP - Rev 1, 11/03/22</p> <p>CCS - Ver3, Dec 2020</p> <p>DoE letter to DPE, 3/5/22, Ref: DOC22/316173</p> <p>Correspondence to DPE - 3/05/22 (post acknowledgement receipt from DPE same date).</p> <p>TPMSP, Ver7, 21/03/22</p> <p>Correspondence to DPE - 21/03/22</p>	<p>NVMP updated 11/03/22 in consultation with specialist acoustic consultant - Acoustic Logistic.</p> <p>Correspondence to DPE - 3/05/22 post acknowledgement receipt from DPE same date. And updated CTPMSP and CEMP/ PMP, letter noting extent of changes.</p> <p>TPMSP updated 21/03/22 and sent to DPE on same date, change to an appendix to remove covid health limits. Not sent to certifier (condition notes "or").</p>	Compliant
Compliance Reporting				
A31	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>		<p>As detailed in the compliance reporting PAR document, 2020, compliance reports are not required until occupation (operation).</p> <p>The revised PAR's 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.</p> <p>No compliance reports prepared or required during audit period. Will be prompted in next period.</p> <p>Recommendation: Consult with DPE to get clarification on whether an operation compliance report is required for the post occupation phase of Stage 1 or whether the requirement to prepare operational compliance reports is deferred until completion of the whole development.</p>	<p>Not Triggered</p> <p>Recommendation</p>

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
A32	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.		Not relevant to the current stage of works	Not Triggered
A33	The Applicant must make each Compliance Report publicly available within 60 days of submitting it to the Planning Secretary.		Not relevant to the current stage of works	Not Triggered
A34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.		Noted	Not Triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter from Karissa Kendall to DPE, Ref DOC21/78053, Lodged on 22/2/21 Letter from Jacqueline Sellen of SINSW to DPE, 30/3/22, Ref DOC22/260393	Started construction of Stage 1 on 4 March 2021, letter lodged 22/02/21, documenting expected start date of 1 March 2021. Notification sent in March 2022 for the expected commencement of operation of Stage 1. Notification will be required shortly for the commencement of commencement of construction of Stage 2.	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 DPE, Ref DOC21/78053, Lodged on 22/2/21 Letter from Jacqueline Sellen of SINSW to DPE, 30/3/22, Ref DOC22/260393	As detailed above. Letters acknowledged conditions B1 and B2 as the relevant conditions, and expected commencement and operation of Stage 1, respectively.	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 Philip Chun, 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 Philip Chun on 12/10/21 noted satisfaction of condition B3. CDVC 5 pending for Stage 2.	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 Philip Chun, clarification provided on Aconex 21/10/21 Letter 25/10/21 from DoE/ SINSW to DPE, DOC21/1139830 Letter from Jacqueline Sellen of SINSW to DPE, 12/05/22	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 Philip Chun on 21/10/21 noted satisfaction of B4 for Stage 1. Submitted to DPE for information in accordance with condition. Letter also sighted from DoE to DPE for Submission of External Walls and Cladding Products and Systems Certificate in accordance with Condition D3 (for Stage 1) CVCD 5 will address for Stage 2, and may potentially already address satisfaction of condition, due to similar materials. (For Stage 2 - Expected in ground footings - OSD (2), basement, end of July, then structure commences)	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(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;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	<p>Consultation records:</p> <ul style="list-style-type: none"> • 5 Feb Telstra • 1 Feb Council <p>Sageview prepared delap on 21/12/20, revised/ checked 28/03/22</p> <ul style="list-style-type: none"> • 29/04/22 - email from Council, confirming receipt of revised delap • 16/04/22 - submitted to certifier (Aconex) <ul style="list-style-type: none"> • 4/02/21 - submitted to Council • 10/02/21 - submitted to certifier • 26/2/21 - submitted to DPE 	<p>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. Consultation undertaken related to the whole development, not just Stage 1.</p> <p>Council (delap), report submitted, Sageview prepared delap 21/12/20 covered stage 2 - checked/ revised 28/03/22 as part of post construction Survey (Stage 1 area), refer to condition D12c for more information. This included notifications to:</p> <p>Council - D12c - 29/04/22 from Council email - confirming receipt. Certifier - 16/04/22 Aconex - for revised delap DPE - not required, as a post construction report Reports submitted during previous audit period.</p>	<p>Compliant</p> <p>Compliant</p> <p>Compliant</p>
Pre-Construction Dilapidation Report				
B6	<p>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.</p>	<p>Sageview prepared delap on 21/12/20, revised/ checked 28/03/22</p> <ul style="list-style-type: none"> • 4/02/21 - submitted to Council • 10/02/21 - submitted to certifier 	<p>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), survey covered whole development. An additional dilapidation survey was not required prior to Stage 2, however, the report was revised and checked, 28/3/22.</p> <p>Post construction delap noted above and in condition D12 includes public infrastructure - notes made to revise/ check report since initial survey.</p>	<p>Compliant</p>
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 Kendall to DPE</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 DPE, there were no change made to the 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>	<p>Compliant</p>

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Ecologically Sustainable Development				
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Letter 23/02/21 from SINSW: Request to Implement Sustainable Schools Certification (alternative certification) DPE 26/02/21 from Jake Shackleton	Alternative pathways approval received 26/02/21 after request for alternative certification process.	Compliant
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 Philip Chun, clarification provided on Aconex 5/11/21.	Lighting installation has been undertaken for Stage 1. Aconex from Philip Chun on 5/11/21 noted satisfaction of B9 regarding design compliance. During next audit in Stage 2, confirm if this has been satisfied for the whole development, or just Stage 1.	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.	Demolition Work Plan (DWP) for Stage 2, Metropolitan Demolitions Group, Issue 4, 16/03/22 Letter from Jacqueline Sellen of SINSW to DPE, 31/05/22 Demolition Compliance Statement – 25/05/2022 Evidence of Submission to Certifier – 28/05/2022, acknowledgement received 30/5/22	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. For Stage 2, DWP prepared by Metropolitan Demolitions Group. Demolition Compliance Statement, dated 25/5/22 sighted, which states DWP prepared in accordance with SSD conditions, specifically B10, C19 and C20. Documents submitted to DPE 31/5/22 and Certifier 28/5/22 (post audit records supplied)	Compliant
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/PMP Rev G 23/9/21 TPMSP - Ver7, 21/03/22 SWMP - Rev2, 25/02/21 NVMP - Rev 1, 11/03/22 BMSP - Rev 2, 11/02/21 CCS - Ver3, Dec 2020 DPE post approval - 3/05/22 DPE letter (no date), Ref: SSD-9914-PA-25 (on planning portal) Email DoE 9/05/22 to SINSW comms to update website with latest plans	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) completed, such as updates to covid requirements, distribution list and procedures. Some subplans were also updated (as noted in evidence and in relevant conditions below). Recommendation from previous audit noted that PMP should be sent to PCA and DPE for information and added to website. Plans were forwarded to DPE for information and correspondence with Comms team to update website with latest. As previously noted above some revisions to PMP and subplans: DPE post approval - CNVMP, TPMSP, PMP - lodged 3/05/22 and letter sighted noting receipt of revised plans. Email 09/05/22 Kate Burgess DOE - to comms to update CNMP, TPSMP, PMP/ CEMP on SINSW website - this is pending.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Construction Environmental Management Plan				
B12	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of: (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;</p> <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (e) Construction Noise and Vibration Management Sub-Plan (see condition B14); (f) Construction Soil and Water Management Sub-Plan (see condition B15); (g) Biodiversity Management Sub-Plan (see condition B16);</p>	<p>Submitted to certifier - 25/02/21 DPE acknowledgement of receipt B12 -B17 1/03/21 CEMP/ PMP Rev G 23/9/21 DPE post approval - 3/05/22 DPE letter (no date), Ref: SSD-9914-PA-25 (on planning portal)</p>	<p>CEMP will be subject to revisions during project, but covers both Stage 1 and 2 works. All required plans submitted to DPE/ certifier for approval/ information, as indicated prior to the commencement of construction. Update to PMP/ CEMP since last audit (as noted above, minor changes to plan) and this has been provided to DPE for information. DPE post approval CEMP/ PMP - lodged 3/05/22 and letter sighted noting receipt of revised plans.</p> <p>Appendices 6.1 Project Scope; Construction Hours, Section 1.2 Appendices Section 6.3 Project Organisation Chart and Contact Details; Section 2.2.3 Section 5.11.5 Section 5.11.6 Sections 5.13.4 and 5.13.5 Section 5.11.14, Appendix 6.10 Section 5.11.10 Prepared, refer to below Prepared, refer to below Prepared, refer to below Prepared, refer to below</p>	Compliant
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); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements.</p>	<p>Traffic prepared CTPMSP, 11/02/21, latest revision version 7, 21/03/22 2/03/21 - certifier acceptance DPE acknowledgement of receipt B12 -B17 1/03/21 and revised plan 3/05/22</p>	<p>CTPMSP prepared and sent to certifier and DPE prior to the commencement of construction. CTPMSP updated in audit period following the previous audit. Plan addresses relevant requirements, as detailed in:</p> <p>Appendix G Appendix H Section 5 Section 4.3</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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, revised in period, Rev 1 11/03/22</p> <p>2/03/21 - certifier acceptance</p> <p>DPE acknowledgement of receipt B12 -B17 1/03/21 and revised plan 3/05/22</p> <p>Stage 2 Sensitive Receiver Map - 14/06/22</p>	<p>CNVMP prepared and sent to certifier and DPE. CVNMSP revised in audit period following previous audit recommendation and in preparation for Stage 2 works, including additional vibration requirements for stage 2 and distances to receivers (in Stage 2 map on planning portal website).</p> <p>Plan addresses relevant requirements as detailed in Appendix A</p> <p>Section 9.</p> <p>Recommendation from previous audit included a suggestion to revise plan to include general noise mitigation measures. This was considered, but was not part of the plan revision, as it was determined that the PMP (section 5.11.11) and project risk register sufficiently addressed general noise mitigation measures.</p> <p>Section 9.3, Appendix B</p> <p>Section 10, Appendix B</p> <p>Section 10, Appendix B</p> <p>Sections 9.9 and 10</p> <p>Sections 9.7.7 and 9.7</p>	Compliant
B15	<p>The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:</p> <p>(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</p> <p>2/03/21 - certifier acceptance</p> <p>DPE acknowledgement of receipt B12 -B17 1/03/21</p>	<p>CSWMSP prepared and sent to certifier and DPE. No changes to plan during audit period.</p> <p>Plan addresses relevant requirements, as detailed in:</p> <p>Appendix B - CV & Council Consultation</p> <p>Section 2.8.1</p> <ul style="list-style-type: none"> • Sections 2.8.1 and 2.8.2 • Appendix A Soil and Water Management Plan • CEMP Appendix 6.15 Erosion and Sediment Control Plan (ESCP) <ul style="list-style-type: none"> • Sections 2.8.1; 2.8.2 and 2.8.3 • Appendix A Soil and Water Management Plan • CEMP Appendix 6.15 Erosion and Sediment Control Plan (ESCP) <p>Section 2.6</p> <p>Section 2.8.2</p>	Compliant
B16	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p>	<p>BMSP prepared by Eco Logical 11/02/21, Rev 2</p> <p>2/03/21 - certifier acceptance</p> <p>DPE acknowledgement of receipt B12 -B17 1/03/21</p>	<p>BMSP prepared and sent to certifier and DPE. No changes to plan during audit period. No vegetation removal undertaken during audit period, however additional vegetation removal will be required as part of the Stage 2 works. Plan addresses relevant requirements, as detailed in:</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(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 (b) additional mitigation measures and actions for Microbats set out in Table 2 of the supplementary letter dated 30 July 2020 and prepared by Eco Logical Australia.		Section 2.1 Section 2.2	
B17	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Appendix D to the CTPMP prepared by Traffix, 11/2/21 and revised 21/03/22 2/03/21 - certifier acceptance DPE acknowledgement of receipt B12 -B17 1/03/21 and revised plan 3/05/22 Truck driver induction 31/07/21	Driver Code of Conduct prepared and sent to certifier and DPE. Some changes in audit period due to changes in site conditions/ covid, access changes, QR code sign in. These have been included in the TMSP that was revised in the audit period, to address the recommendation from the previous audit. Plan addresses relevant requirements, as detailed in: p1-3 p1-3 p1 p4-11, Truck Routes	Compliant
Construction Parking				
B18	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Construction worker transport strategy prepared by AW Edwards, Rev 2 - Certifier acceptance 25/02/21	Construction worker transport strategy prepared and documents available public transport options (bus, train), carpooling, bike riding and walking options for workforce. No changes to strategy during audit period or required for Stage 2.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B19	Prior to installation of mechanical plant and equipment a detailed assessment of mechanical plant and equipment must be undertaken by a suitably qualified person as recommended in the SSSA 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 Philip Chun, clarification provided on Aconex 12/10/21. PMNA Pulse Memo dated 1/09/21	Stage 1 complete, with only minor finishing works in readiness for handover end of May 2022. CDVC 4 signoff by certifier sighted, dealt with supplementary information to CDVC 2 & 3. Aconex from Philip Chun on 12/10/21 noted satisfaction of conditions B19 and B20 regarding the design and assessment of noise of mechanical plant and equipment. Determined that referenced documents in the CDVC 4 relate to the whole development, not only Stage 1, specifically the PMNA Pulse Memo dated 1/09/21, which lists other relevant conditions - and references the design drawings for both stages.	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 Philip Chun, clarification provided on Aconex 12/10/21. PMNA Pulse Memo dated 1/09/21	CDVC 4 signoff by certifier sighted, included evidence that SSSA Acoustic Assessment recommendations incorporated into design. Aconex from Philip Chun on 12/10/21 noted satisfaction of conditions B19 and B20m for the whole development.	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:	Casey and Lowe, 9/05/22 - pre-commencement assessment process for stage 2	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 below have been addressed during audit period). Casey and Lowe, 9/05/22 - undertook a pre-commencement assessment for stage 2 - to establish the process to address condition requirements. They plan to come to site during early demolition, when the slab exposed to investigate.	Not triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(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.			
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. Casey and Lowe engaged, as noted above.	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 DPE correspondence, 16/02/2021, DOC 21/120936	During previous audit periods, 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
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 DPE correspondence, 16/02/2021, DOC 21/120936 acknowledges payment	DOC 21/120936 DPE 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.	Traffic prepared CTPMSP, 11/02/21, latest revision V7, 21/03/22	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, including for Stage 2 SINSW requirement is to remove contaminated material (eg asbestos) out of school hours, mainly on weekend (Saturday). this will likely continue during Stage 2.	Compliant
Operational Waste Storage and Processing				
B27	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;	CDVC 4 PCA signoff 1/10/21 Philip Chun, clarification provided on Aconex 12/10/21.	CDVC 4 signoff by certifier sighted, dealt with supplementary information to CDVC 2 & 3. Aconex from Philip Chun on 12/10/21 noted satisfaction of condition B27. Bay inside fence for bins/ skips - construction complete for Stage 1 - photos taken of stage 1 area and constructed as per design.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.			
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> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	<p>Traffix prepared CTPMSP, 11/02/21, latest revision V7 21/03/22 Certifier satisfaction with condition received 25/02/21 Council work zone approval - 23/03/21, ref 2021/037899 417-445 Email from Council, 9/5/22, confirming end date of work zone Site Inspection - 10/05/22</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 (prior to its demobilisation) or movement by hand into site. Street work zone in use at time of audit until 21/5/22, then will move to Stage 2. Email from Council confirming end date of 21/5/22.</p> <p>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, which includes reference to Stage 2 works.</p> <p>"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. Noted during audit that Vari Group - Traffic Controllers - developed own plans, dated 21/04/22 in readiness for Stage 2 - note that draft plans are inconsistent with TMPSP. These were draft plans for works for Stage 2 that had not commenced.</p> <p>Recommendation: ensure plans developed and implemented for Stage 2 are revised and are consistent with the relevant SSD conditions.</p> <p>Not applicable. No shared access arrangements with adjoining properties is proposed.</p>	Compliant Recommendation
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>	<p>Site Inspection - 10/05/22 Payment of bond (tree, public domain) - City of Sydney - 22/12/21 lodgement of bond acknowledged in letter of approval 21/12/21, Ref: PDP/2021/32AL/2021/38 Council email 10/05/22</p>	<p>Agreement now reached on future public domain works, and works undertaken outside Stage 1 frontage. For Stage 1, works included - new footpath, new kerb/ gutter for portion affected, installed decomposed granite around trees, built island and installed plants to match existing. Email from Council 10/05/22 - pending signoff following rectification of minor defects.</p> <p>Guarantee/ bond u in place prior to commencement of public domain works. Payment of bond (tree, public domain) - City of Sydney - 22/12/21 lodgement of bond acknowledged in letter of approval 21/12/21, PDP/2021/32AL/2021/38 - Council will hold bond til the end of the whole development.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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>	<p>Stamped plans sent to certifier - 2/03/22 Submission of public domain plan/ drawings to council - 16/12/21 via email Council - City of Sydney - 22/12/21 Ref: PDP/2021/32AL/2021/38</p>	<p>Last audit, agreement reached with council pending public domain plan approval. Stamped public domain plans sent to certifier - 2/03/22 Submission of public domain plan/ drawings to council - 16/12/21 via email to application City of Sydney email included supporting information for undertaking works - ROP, TCP, insurances, SWMS. City of Sydney Council letter - 22/12/21 noting approval of public domain plan PDP/2021/32AL/2021/38</p>	Compliant
Site Contamination				
B31	<p>Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p>	<p>RAP- R.001, Rev 4, 19/08/20 Letter Douglas Partners, 18/8/20, Re: Response to Interim Auditors Advice (IA1) Interim audit advice (IA4), 29/04/22 Letter from DPE to DoE, 19/05/22, Ref: SSD-9914-PA-29</p>	<p>EPA accredited auditor for project and site is Rebecca Hall from Zoic, changed name to Geosyntec in audit period. RAP (Amended) in place and works undertaken in accordance with plan. Stage 1 remediation works complete and IA4 notes "based on the review of the currently available information, that Early Works and Stage 1 Area (as defined in a Figure attached to the interim advice letter) have been remediated and where contamination remains has been suitably capped and are therefore suitable for interim occupation". Some conditions to consider for future works. Greencap 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. Letter from DPE noted interim advice received and conditions for final handover of site "Once all contamination works are completed and reviewed by an EPA Accredited Site Auditor, the final Site Audit Statement (under Section A1 or Section A2) will be issued to the Planning Secretary and Certifier in accordance with condition D27 of the project Development Consent"</p>	Compliant
Hazardous Materials and Asbestos Management Plan				
B32	<p>Prior to the commencement of construction, a Hazardous Materials and Asbestos Management Plan prepared by a suitably qualified and experienced consultant must be submitted to the satisfaction of the Certifier. The plan must:</p> <p>(a) comply with the recommendations of the Hazardous Materials Survey prepared by Douglas Partners and dated 20 April 2018;</p>	<p>HMAP prepared by Greencap, Ver 4, 23/2/21 Certifier satisfaction 25/02/21</p>	<p>HMAP in place. Plan notes, prepared to "safely manage asbestos impacted soils during remediation and redevelopment/upgrading works being undertaken at Darlington School, within the construction area. The sites requires remediation to be made suitable for its intended land use as a primary school." Remediation for Stage 1 complete, however the final clearance certificate will not issued til project completion, however interim advice, occupation and clearance certificate will be issued for Stage 1. Refer to IA4 notes and DPE response noted in B31 and D27.</p> <p>As noted in Sections 1; 3.2 Legislative Requirements; 7.2 SWMS; 4 ACM Remediation Tech Specification; 5.8 Provision of Clearance Certification</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(b) apply to the entire site (the entirety of existing Lot 100 DP 623500 and Lot 592 DP 752049); and</p> <p>(c) include arrangements and procedures to be implemented prior to and during construction as well as on an ongoing operational basis.</p>		<p>Addressed in Section 1 and Appendix A Figures. Plan notes "at the time of writing, a data gap assessment (i.e. further investigation) is currently ongoing on the midsection of the site, underneath block C and in the north section, specifically the TPZ. The investigation carried out by Greencap will include analysis of asbestos (AF/FA analysis and bonded ACM), TRH, PAH, metals and leachate (ASLP)." Addressed by amended RAP and subsequent soil testing.</p> <p>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:</p> <ul style="list-style-type: none"> • Inspection of the asbestos removal work site prior to commencement of the excavation / removal works; • Undertake control asbestos fibre air monitoring during removal works within and surrounding the removal area. Clearance asbestos fibre air monitoring to be undertaken within the removal work areas after removal has occurred; and • Conduct visual inspections of work and excavation areas and provide asbestos clearance reports. <p>Asbestos removal and containment works for Stage 1 complete, however the final clearance certificate will not be issued til project completion.</p>	
Archival recording				
B33	<p>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.</p>	<p>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.</p>	<p>GML 9/2/21 letter to confirm archival recording done. Photographic archival recording report now complete, Sept 21, by GML, issue 4. Sent to NSW heritage 30/9/21 and Council 30/9/21 via email.</p>	Compliant
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>Site inspection 10/05/22 Photograph of site entry Hazard and Observation Checklist, 11/4/22</p>	<p>Site notice is prominently displayed at site boundary in accordance with condition C1. Sighted and photograph included in audit report. Checked in weekly checklist, dated 11/04/22</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(e) the notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.			
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Maintenance and inspection records sighted during audit, including: Tower crane - 16/11/21 - 3 monthly check of service - everything satisfactory for operation - Active Crane Hire. Scissor lift - came to site 6/05/22 - 29/04/22 serviced. Telehandler - hammertech records - 11/03/22 - annual inspection and service - checklist with photo records of bits of plant Hazard and Observation Checklist, 13/04/22	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 telehandler. Further plant noise mitigation detailed in Section 9 of the NVMP. Weekly checklist, 13/04/22 (undertaken prior to Easter shutdown) noted all mobile plant service up to date.	Compliant
Demolition				
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS2601-2001: The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.	Demolition Work Plan (DWP) for Stage 2, Metropolitan Demolitions Group, Issue 4, 16/03/22 Letter from Jacqueline Sellen of SINSW to DPE, 31/05/22 Demolition Compliance Statement – 25/05/2022 Evidence of Submission to Certifier – 28/05/2022, acknowledgement received 30/5/22	No demolition work required until stage 2 for existing school buildings. Stage 1 demolition works complete early in project and undertaken under an REF (as per Staging Report). Demo plans for Stage 2 included in drawing set - FJMT For Stage 2, DWP prepared by Metropolitan Demolitions Group. Demolition Compliance Statement, dated 25/5/22 sighted, which states DWP prepared in accordance with SSD conditions, specifically B10, C19 and C20. DWP includes sequence and work method, SWMS for proposed demo, prepared by demo specialists, CV included. Documents submitted to DPE 31/5/22 and Certifier 28/5/22 (post audit records supplied)	Compliant
Construction Hours				
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.	Hammertech, AWEwards induction - (no date, online) Project works notification - May 2022, details work hours NVMP, Rev 1, 11/03/22 CEMP/ PMP Rev G 23/9/21 Complaints register - May 2022 Site Inspection - 10/05/22	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, and this was generally undertaken during a Saturday shift. During previous audit, a non-compliance was raised 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. As noted in condition A26, after the issue of revision 2 of the previous audit report, a notification was raised by DoE to DPE on 4/3/22 Ref DOC22/179026 - notification of NC for C4 to close out the audit finding. Future pours and works undertaken within approved hours, unless permitted under condition C5. Saturday shift extended under Covid Work Order (No2). Was only undertaken occasionally, however work order provisions have now been repealed (as at 31/3/22) and extended hours are only as per SSD conditions.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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 (b) between 1pm and 4pm, Saturdays.</p>	<p>CNVMP prepared by Acoustic logic revised 11/03/22 Rev1 Hammertech, AWEwards induction Site Notice</p>	<p>Noted provision for extended hours, included in site documentation and site notices. NVMP Section 4.1 details working hours, including allowable extended hours permitted for quiet works under condition C5. No issues observed or complaints received regarding allowable extended working hours. During audit period, some works were undertaken for quiet works, including after 1pm on a Saturday shift - this included rollers/ painters (7/5/22), and other works - such as cleaning, painting, sweeping, plastering.</p> <p>Trades generally finish around 4 - 5pm on weekdays Work day on Saturday usually done by 1pm, some finishing works undertaken after 1pm, as noted above, especially in preparation for handover.</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 (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	<p>CNVMP prepared by Acoustic logic revised 11/03/22 Rev1 Hammertech, AWEwards induction Site Notice Project works notification, 1/4/22</p>	<p>Works were undertaken on 30/03/22 for concrete finishing works beyond 7pm - and as per C7, nearby residents were notified asap the next day 1/04/22 via letter box drop (Works notification letter 1/04/22) and project staff hand delivered to local residents. Notification on SINSW website.</p>	Compliant
C7	<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>	<p>Project works notification, 1/4/22 Complaints register, March 2022</p>	<p>Affected residents informed the next day after works to finish concrete on 31/3/22 went beyond 6pm (and 7pm as permitted under C5). As noted in works notification "Due to an issue with the concrete mix which delayed it setting, work extended outside the project's approved hours of 7 am to 6 pm on the evening of Thursday 31 March 2022. We apologise for any inconvenience this may have caused, and thank you for your understanding". Non-compliance from previous audit (also associated with finishing concrete after hours on 13 July 2021) was self reported on 5/08/21 as a non-compliance with conditions A26 and C7. Consultation was undertaken with affected resident to close out non-compliance and the complaints was recorded on the Complaints Register.</p>	Compliant
C8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.</p>	<p>Site inspection 10/05/22</p>	<p>No noisy works undertaken in audit period. Works consisted mostly of internal fitout.</p>	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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/ PMP Rev G 23/9/21 TPMSP -Ver7, 21/03/22 SWMP - Rev2, 25/02/21 NVMP - Rev 1, 11/03/22 BMSP - Rev 2, 11/02/21 CCS - Ver3, Dec 2020 DoE letter from Jacqueline Sellen to DPE, 23/02/22, Ref DOC22/157265 Toolbox talk record, 21/12/21 sighted Hammertech, AWEwards induction (no date)	Construction activities well managed on site and appear to be undertaken in accordance with the CEMP and its sub-plans. Minor revisions of CEMP/PMP, TPMSP and NVMP undertaken during audit period. Several subplans investigated further during audit to review application onsite. SWMS used to extract mitigation measures from plans. Recommendation from previous audit regarding the simultaneous use of radios by work crews addressed through the revision of the site induction and a toolbox talk undertaken on 21/12/21, as noted in DoE letter. Mace and SINSW implement CCS, including updating records on website. During this audit, no radio noise noted. Other environmental features of site included drains within Stage 1 connected, and during wash down of bricks, all washout was contained onsite.	Compliant
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 - Ver7, 21/03/22 Council work zone approval - 23/03/21, ref 2021/037899 417-445 Email extension of work zone email correspondence 13/04/22, Ref 2022/020498 Email from Council, 9/5/22, confirming end date of work zone Site Inspection - 10/05/22 Hazard and Observation Checklist, 11/04/22	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. Work zone still in place until 21/5/22, then will move to stage 2. 9/05/22 - email from Council - confirming end date of 21/5/22. Work zone and tower crane removed 27/01/22 Construction boundary fence removed to enable the public domain works and finishing/ landscaping works. Weekly checklist, 11/04/22 noted that temporary traffic signage in place, as required	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, expired 6/2/22 Site inspection 10/05/22 Graffiti register, last entry 11/03/22 Hazard and Observation Checklist, 22/04/22	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. Email from Council 31/01/22 stating B class hoarding expires 6/2/22 - removed after removal of tower crane permit B/2021/117/4 not renewed as no longer needed. NSW Govt branding is on the site perimeter fencing on shade cloth. No 3rd party advertising observed. Majority removed with removal of construction boundary fence. No graffiti observed during site audit. No tagging on brick wall - protection spray installed on wall 11/03/22 last graffiti - covered with white paint spray - graffiti register maintained by site - noting date identified and date cleaned. Weekly checklist, 22/04/22 noted hoarding secure (on edge of Stage 1) and shade cloth clean of graffiti	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 - Ver7, 21/03/22 Site Inspection - 10/05/22 ROP #45111 from City of Sydney, 25/01/22	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. Road Opening permit (ROP) sought for public domain works - same number as previous, but renewed with date and payment. ROP# 45111, 25/01/22.	Compliant

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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 11/03/22 Rev 1 Project Works Notification - May 2022 Site Inspection - 10/05/22 Complaints Register - May 2022	Project works undertaken in accordance with CNVMP, no excessive noise generated during audit, and no complaints recorded. CVNMP and project works notifications detail standard construction hours and measures to reduce impacts. Stage 2 will have acoustic barriers installed, if required. Speed panels have been installed as part of stage 1 for the building penetrations in the areas where stage 2 will ultimately connect up to and that may have contributed to noise within the operational section of stage 1 (after handover). These provide acoustic treatment (amongst other benefits - safety/ restricting access, fire wall properties). Fortnightly interface meetings and look head meetings have been replaced with transition meetings with Mace and the school. The construction lookahead meetings will start again in stage 2. Disruption notices are prepared for any expected disruptions/ access changes to the school, these have included temporary layback of stage 2, hoarding movements. The disruption notice includes details of the work methodology and controls. AW Edwards send to Mace - these are approved by SINSW and school, reviewed by Mace. Noise meter used periodically to monitor NML, however, not calibrated. Field tool only, to provide some quantitative measure beyond site observations.	Compliant
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Project Works Notification - May 2022 Site Inspection - 10/05/22	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. During audit period, there were no issues with out of hours deliveries. During the tower crane removal on 27/01/22, these works were undertaken during standard work hours, as the crane couldn't be on the road during peak hour traffic - to ensure compliance with City of Sydney road regulations. This also coincided with the school holidays.	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 - 10/05/22 Hammertech maintenance and inspection records CNVMP prepared by Acoustic logic 11/03/22 Rev 1 Complaints Register - May 2022	Standard reversing beeper used onsite, as noted in Hammertech plant records. If beeper not working, plant stood down. No major plant currently onsite, scissor lifts have reverse alarms and flashing lights. No OOHW undertaken or large volume of plant used onsite, therefore standard reserving beepers did not present any problems.	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 11/03/22, Rev 1 Community Complaints Register - May 2022 Site Inspection - 10/05/22 Stage 2 Sensitive Receiver Map	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. CVNMP updated for vibration, within Section 8: Ground Vibration Impacts; Section 8. Safeguards to Protect sensitive Receivers; and Section 9.4: Vibratory Compactors. Vibrating rollers used, screw piling early in project for works near IXL building and vibration monitoring undertaken - no exceedance noted. Refer to previous audit reports for details. For Stage 2, the NVMSM was update to include distance measurements to the nearest sensitive receivers - this is included on the Planning Portal website 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 11/03/22, Rev 1 Community Complaints Register - May 2022 Site Inspection - 10/05/22 Stage 2 Sensitive Receiver Map	Limited vibration intensive plant used onsite. No need for compaction for slab on ground, as suspended slabs on ground on screw piles used - similar for Stage 2. There will be some minor compaction required for pathways, however this will be relatively minor and undertaken with compactor plate machine. 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). A recommendation was made to include the distance to nearest receivers and this has been undertaken on the Stage 2 Sensitive Receiver's Maps.	Compliant
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 CNVMP prepared by Acoustic logic 11/03/22, Rev 1	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. CNVMP updated, includes some new mitigation measures but no changes to limits. Updates to Section 8: Ground Vibration Impacts; Section 8. Safeguards to Protect sensitive Receivers; and Section 9.4: Vibratory Compactors.	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/ PMP Rev G 23/9/21 Hazard and Observation Checklist, 22/04/22 and Monthly Site Safety and Environmental Checklist, 5/04/22	Tree removal completed for Stage 1 (trees listed in arborist report were removed). 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. As per conditions, some trees within the Stage 2 area have been investigated for retention as listed in C21. Weekly and monthly checklists includes prompt to ensure tree protection in place. Photos saved to checklist of tree/ trunk protection.	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, expired 6/2/22 Site Inspection - 10/05/22 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. As part of public domain and landscaping works, installed decomposed granite around tree bases.	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:	AW Edwards - condition C21 Satisfaction report, Rev A - 7/02/22 Moore Trees Arboricultural Investigation Report, 18/08/21 DPE letter, 25/03/22, Ref:SSD-9914-PA-22 Tree Management Plan – Stage 2, Zone 3, dated 13/01/22	Condition C21 satisfaction report and supporting Arborist investigation report prepared to address condition requirement regarding investigations to potential retain specific trees within the Stage 2 work area. Ultimately it was determined that: trees 9, 10, 11 are to be retained; and trees 4 & 5 have to be removed, as they are in the footprint of the OCD. Reports sent to DPE 16/02/22, requested additional info via RFI no amendments to report required. DPE letter dated 25/03/22 noting: "The Department has carefully reviewed the Arboricultural investigation report and I note that the report: - has been reviewed by the Applicant and no issues have been raised; and - addresses the information required under condition C21 of SSD 9914.	Compliant

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	<p>(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;</p> <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>Refer SSDA Condition C21 Satisfaction Report, Pages 3-29, Refer Appendix A, Moore Trees Response to SSDA Regarding Trees 4, 5, 9, 10, 11 Refer Appendix C, Paul Vezgoff Moore Trees Arborist Curriculum Vitae</p> <p>Refer SSDA Condition C21 Satisfaction Report, Pages 3-29</p> <p>Refer Appendix B of SSD Condition C21 Satisfaction Report – Tree Management Plan – Stage 2, Zone 3</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>	<ul style="list-style-type: none"> Permit for clearing vegetation - 6 May 2021, permit no 2021/195334. AW Edwards - condition C21 Satisfaction report, Rev A - 7/02/22 Moore Trees Arboricultural Investigation Report, 18/08/21 DPE letter, 25/03/22, Ref:SSD-9914-PA-22 Tree Management Plan – Stage 2, Zone 3, dated 13/01/22 Site inspection - 10/05/22 	<p>No tree trimming of street trees, except minor trimming as approved by council for installation of hoarding. Permit for clearing vegetation - 6 May 2021. Trimming included branches of 2 trees. T62 not permitted to be trimmed. Golden Grove and Abercrombie street tree are protected - tree protection on Abercrombie installed 4/05/22. No permits for tree clearing required by council during audit period.</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>Refer to condition C21, however, as part of Stage 2 works, trees 9, 10, 11 are to be retained; and trees 4 & 5 have to be removed, as they are in the footprint of the OCD. To be examined further at next audit, after Stage 2 commences.</p>	<p>Compliant</p> <p>Not Triggered</p> <p>Not Triggered</p>

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<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>Noted. Nil incursion into tree protection zones, to date. Street trees along Golden Grove Street had decomposed granite installed around tree bases, in accordance with approved public domain works, refer to photos in audit report.</p>	Compliant
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>FGMT, 10/9/21, Rev H Mona Zhang Site inspection 10/05/22 Landscape Plan for Stage 1, Rev B dated 22/02/22 DPE letter, 01/03/22, Ref: SSD-9914-PA-20</p>	<p>Landscaping plan for Stage 1 has been revised and finalised, and submitted to DPE. Various correspondence sent to DPE including plan 20/01/22, received RFI4/02, responded 10/2 with revised plan, via email. Letter from DPE notes that plan contains the relevant information under conditions C20, C21 and C23 and meets the requirements of condition C23.</p> <p>However, the letter notes that it applies only to Stage 1 and a revised Landscape Plan will be required to be developed and submitted for Stage 2.</p> <p>Landscaping works undertaken in Jan 2022. Garden beds observed to be constructed, during site inspection.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<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>			
Air Quality				
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	CEMP/ PMP Rev G 23/9/21 HMAMP, Ver 4, 23/2/21 Site Inspection - 10/05/22 Interim audit advice (IA4), 29/04/22 Hazard and Observation Checklists on Hammertech - 4/5/22 and 11/04/22	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. Building and finishing works for Stage 1 resulted in very stable site with little exposed soil. Recent rain would act to suppress any potential dust too. Measures in place included: Perimeter shade cloth on scaffold/fence (prior to its removal with permanent facade 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). During finishing works, used vacuum cleaner rather than sweeping to limit dust to control dust in final stages of stage 1. Checked regularly within site checklist, photos included of work areas, with good housekeeping observed. More issue for asbestos mgt, asbestos removed and capped and retained onsite, under advice of site auditor and hygienist (refer to previous audit report during inground works). Final report and clearance certificate will be issued on project completion, IA4 received and notes "based on the review of the currently available information, that Early Works and Stage 1 Area (as defined in a Figure attached to the interim advice letter) have been remediated and where contamination remains has been suitably capped and are therefore suitable for interim occupation".	Compliant
C25	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	CEMP/ PMP Rev G 23/9/21 HMAMP prepared by Greencap, Ver 4, 23/2/21 Decontamination Methodology Site Inspection - 10/05/22	<p>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, however asbestos removal and remediation complete during previous audit periods. Undertaken, in accordance with CEMP and HMAMP. Building dominates site, not much exposed soil. No stockpiles observed onsite, however, during audit period, stockpiles required for landscaping and backfill.</p> <p>Undertaken, in accordance with CEMP and HMAMP and by law. No soil removed during audit period, however several loads were imported to site (largely for landscaping) and all loads were covered.</p> <p>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, usually via bulk bags and 600 dumper (motorised wheel barrow) to move into site. Tracks and paths stabilised during audit, not tracked sediment observed.</p> <p>Clean road. Managed via on street work zone. Footpath swept from work zone to site when required.</p> <p>Landscaping works undertaken during audit period and complete for stage 1, including those required for the Stage 1 public domain areas.</p>	Compliant

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Imported Soil				
C26	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>RAP and amended RAP - R.001, Rev 4, 19/08/20</p> <p>Imported Materials Register, last entry 28/04/22</p>	<p>Detailed in RAP, section 12.12.</p> <p>Hygienist keeps records of imported soil to ensure compliance with C26 requirements. Copies maintained onsite within register and observed during audit, latest entry 28/04/22. Some delays to allow receipts for materials received. Material imported within audit period associated with clean soil, topsoil and mulch for landscaping purposes. Hygienist visits site material is to be imported from and confirms it is the same material when delivered to site (even for landscaping soil).</p> <p>Sighted register, includes details of: Date; Imported Material Type; Imported By (Contractor); Quantity Imported (tonne); Total Imported (tonne); Hygienist Tested Offsite?; Hygienist Approved (Yes/No); Location</p> <p>Checked and register maintained by Hygienist. Available on request to certifier.</p>	Compliant
Disposal of Seepage and Stormwater				
C27	<p>Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.</p>	<p>Environment Control Map (ECM), Stage 1, plotted 27/1/21.</p> <p>CEMP/ PMP Rev G 23/9/21, Appendix 6.15 ESCP</p> <p>Sydney Water Developer Compliance Certificate, Case 182991, signed 23/02/22</p> <p>Hazard and Observation Checklists on Hammertech - 4/5/22 and 11/04/22</p> <p>ICOVC2, Philip Chun, 13/05/22</p> <p>Site inspection 10/05/22</p>	<p>ECM included soil and water management notes, along with ESCP included in Appendix 6.15 of the CEMP. Both address soil and construction water management. During construction, the method of construction water management detailed on ESCP - No water discharged offsite.</p> <p>Controls installed and used during the Stage 1 works included geofabric covered drains, silt fence, coir logs and geofabric berms on perimeter. Water collected in lower south-eastern section of Stage 1 (protected by controls) then seeped into ground. These have all now been removed, as Stage 1 works largely completed and ready for handover.</p> <p>During audit observed that site dominated by Stage 1 building and exposed soil very limited. Permanent drains installed, connected and now live. Prior to finishing works, connected drains protected with plywood or covers.</p> <p>No Bonacci inspections undertaken during audit period, due to the low erosion risk associated with the site due to the stage of works.</p> <p>Final stormwater to be signed off by certifier and council on completion of the whole development, Sydney Water Compliance Certificate for Stage 1 sighted and included in ICOVC2.</p>	Compliant
Emergency Management				
C28	<p>The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction</p>	<p>Hammertech, AWEwards induction - (no date, online)</p> <p>Specific training for emergency management undertaken, 22/11/21 and 21/02/22</p> <p>CEMP/ PMP - Rev G 23/9/21</p> <p>Site inspection 10/05/22</p>	<p>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.</p> <p>Specific training for emergency management undertaken during audit period, including excavation - emergency drills - oil spillage training - 22/11/21, site evacuation - 21/02/22, Temp scaffold evacuation. During audit inspection was informed and shown that due to nature of site (until whole development complete), there are insufficient emergency evacuation stairs - therefore temporary emergency evacuation stairs have been installed in temporary scaffold behind Stage 1 for emergency use until project complete.</p>	Compliant
Stormwater Management System				
C29	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance with applicable Australian Standards and the City of Sydney's Stormwater Drainage Manual, technical specifications, standards and policies;</p> <p>(d) incorporate on-site detention in accordance with Sydney Water requirements;</p>	<p>04/06/2021 Bonacci drawings (reference 1191701C C031 Stage 1, C032 Stage 2)</p> <p>PCA signoff confirmed by Aconex on 04/07/21 and 12/10/21</p>	<p>Aconex from Philip Chun (PCA) on 12/10/21 noted satisfaction of condition C29, with reference to Bonacci stormwater connection drawings.</p> <p>Design complete for both stages, as confirmed on 4/07/21 that the operational stormwater management system covers both stages.</p> <p>2 onsite site detention tanks designed for inclusion in stage 2, none in stage 1.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(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;			
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/ 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/ 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 reports sighted - Jan - Apr 2022 CEMP/ PMP Rev G 23/9/21 Site Inspection - 10/05/22 Hazard and Observation Checklists - 11/04/22 and 21/04/22	Bingo bins onsite, off site segregation of waste. Reports provided with quantities Jan- Apr 22, recyclable quantities 91.23% (assists green star rating) CEMP addresses waste management in Section 5.11.15, including disposal, recycling and onsite management. Housekeeping good onsite, no issues observed. Noted in checklist 11/4, notes to clean mechanical plant room, noted as closed out by 2/5/22. Notes bins to be emptied, expected the next day. Similar for checklist 21/4/22 for minor housekeeping required on stairs - recorded as closed out by 2/05/22. Site instructions to staff during final finishing and handover preparation is to clean as you go. Previous audit recommendation to undertake site clean up prior to Xmas shutdown and toolbox talk work crews on need to maintain good housekeeping practices in work zones - completed, as noted on 21/12/2021 toolbox record.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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/ PMP Rev G 23/9/21 Bingo Waste reports sighted - Jan - Apr 2022 Sighted copies of waste records for offsite spoil disposal - 1/07/21 Bingo Waste reports sighted - Jan - Apr 2022 Site Inspection - 10/05/22	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. No soil removed offsite during audit period, only material coming onsite for landscaping purposes. Other waste removed from site undertaken by Bingo Bins, as noted in condition C32.	Compliant
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site Inspection - 10/05/22 DoE letter from Jacqueline Sellen to DPE, 23/02/22, Ref DOC22/157265	No concrete washout bay established on site at time of audit, previous washout tray removed as works progressed. Any minor pours undertaken with use of disposable/ recyclable washout bags. No washout / rinse water was disposed of offsite or allowed to enter any drains. Brick mortar mixing observed onsite during previous audit and included as a recommendation to ensure acidic wash mix is contained and managed onsite and not discharged/ allowed to runoff offsite during brick washing. This was undertaken and all washout water was monitored to ensure it was retained onsite, as noted in DoE audit response letter.	Compliant
C35	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Bingo Waste reports sighted - Jan - Apr 2022 CEMP/ PMP Rev G 23/9/21 Site Inspection - 10/05/22 Exported soil and ACM removal register - last entry 1/07/21	Bingo records provided. Includes waste type and tonnage, recycled component. No other waste removed during audit period. For project - spoil offsite, with ACM component, recorded on Exported soil and ACM removal register - records quantities, and disposal location - nil during audit period. 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 Sighted copies of waste records for offsite spoil disposal - last entry 1/07/21 Site Inspection - 10/05/22 Airsafe summary clearance certificate dated 23/7/21 Interim auditor advice (IA4), 29/04/22 Letter from DPE to DoE, 19/05/22, Ref: SSD-9914-PA-29	Air monitoring done in accordance with HMSP, under guidance of site hygienist. No hazardous material removed during audit period. During Stage 1 works (during prior audit periods) spoil and exposed soil was watered down and disposal to approved licenced facilities. 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. Stage 1 remediation works complete and IA4 notes "based on the review of the currently available information, that Early Works and Stage 1 Area (as defined in a Figure attached to the interim advice letter) have been remediated and where contamination remains has been suitably capped and are therefore suitable for interim occupation". Some conditions to consider for future works, as noted on DPE letter.	Compliant
Outdoor Lighting				
C37	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Lighting Installation Certificate, 1/04/22, Kerfoot - Luke Horinek. Interim Crown Occupation Verification Certificate (ICOVC2), 13/05/22	External lighting for Stage 1 is now installed, certified for stage 1 as noted by installation certificate verifying complies with AS. (Item 42 in ICOVC2)	Compliant
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:	HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20 CEMP/ PMP Rev G 23/9/21	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, and HMAP. Spoil taken to licenced facilities, after onsite validation by hygienist and waste classification. Considerable	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;</p> <p>(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</p> <p>(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.</p>	<p>Sighted copies of waste records for offsite spoil disposal - last entry 1/07/21 RAP addendum V2 30/10/21, by Greencap Interim audit advice (IA4), 29/04/22 Letter from DPE to DoE, 19/05/22, Ref: SSD-9914-PA-29 Site Inspection - 10/05/22</p>	<p>volume of spoil, including asbestos removed from site (as detailed on offsite waste records), however, no spoil or asbestos removed from site during audit period. RAP addendum V2 30/10/21 prepared. Unexpected contamination finds detailed in Section 5.11.14 and Appendix 6.10 of the CEMP. Stage 1 remediation complete, as detailed on IA4 from Auditor "based on the review of the currently available information, that Early Works and Stage 1 Area (as defined in a Figure attached to the interim advice letter) have been remediated and where contamination remains has been suitably capped and are therefore suitable for interim occupation". Letter from DPE noted interim advice received and conditions for final handover of site "Once all contamination works are completed and reviewed by an EPA Accredited Site Auditor, the final Site Audit Statement (under Section A1 or Section A2) will be issued to the Planning Secretary and Certifier in accordance with condition D27 of the project Development Consent". Stage 2 works will commence shortly - RAP in place, will be verified as works progress with a similar process to that undertaken for Stage 1. Contamination noted as less likely for Stage 2 than Stage 1.</p>	
C39	<p>Remediation of the site must be carried out in accordance with:</p> <p>(a) the Remedial Action Plan prepared by Douglas Partners dated August 2020; or</p> <p>(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).</p>	<p>Advice from auditor - 22/3/21 Zoic - Rebekeh Hall RAP- R.001, Rev 4, 19/08/20 RAP addendum V2 by Greencap 30/10/21 HMAP, Ver 4, 23/2/21 CEMP/ PMP Rev G 23/9/21 Interim audit advice (IA4), 29/04/22 Letter from DPE to DoE, 19/05/22, Ref: SSD-9914-PA-29 Site Inspection - 10/05/22</p>	<p>Remediation for stage 1 complete using cap and contain strategy, as detailed in RAP. Marker layer marks limit of contamination, capping layers provide protection to this. Site Hygienist oversaw works, and provided records and inspection notes during critical remediation tasks, as noted in approved plans. IA4 provided by EPA site auditor and submitted to DPE noting "Early Works and Stage 1 Area have been remediated and where contamination remains has been suitably capped and are therefore suitable for interim occupation". Letter from DPE noted interim advice received and conditions for final handover. RAP addendum V2 prepared by Greencap, dated 30/10/21</p>	Compliant
C40	<p>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).</p>	<p>Interim audit advice (IA4), 29/04/22 Letter from DPE to DoE, 19/05/22, Ref: SSD-9914-PA-29 Site Inspection - 10/05/22</p>	<p>Stage 1 remediation complete, as detailed in IA4 from Auditor "based on the review of the currently available information, that Early Works and Stage 1 Area (as defined in a Figure attached to the interim advice letter) have been remediated and where contamination remains has been suitably capped and are therefore suitable for interim occupation". Letter from DPE noted interim advice received and conditions for final handover of site "Once all contamination works are completed and reviewed by an EPA Accredited Site Auditor, the final Site Audit Statement (under Section A1 or Section A2) will be issued to the Planning Secretary and Certifier in accordance with condition D27 of the project Development Consent".</p>	Compliant
C41	<p>The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.</p>	<p>HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20 RAP addendum V2 by Greencap 30/10/21 Interim audit advice (IA4), 29/04/22 Letter from DPE to DoE, 19/05/22, Ref: SSD-9914-PA-29 Site Inspection - 10/05/22</p>	<p>Contamination managed in a very proactive manner, in accordance with RAP and HMAP. Site hygienist attended site regularly during Stage 1 works to evidence movement of spoil and ensure works undertaken as per plans (noted above). Remediation works for Stage 1 complete, using cap and contain strategy to manage pre-existing contamination, with verified clean material only imported and significant quantities of contaminated material (ACM) removed from site. Works will overall result in a significant reduction in contamination risk, due to the methods and works undertaken. IA4 provided by EPA site auditor and submitted to DPE noting "Early Works and Stage 1 Area have been remediated and where contamination remains has been suitably capped and are therefore suitable for interim occupation". Letter from DPE noted interim advice received and conditions for final handover.</p>	Compliant
Independent Environmental Audit				
C42	<p>Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.</p>	<p>DPE letter, 18/2/21, approval of auditors</p>	<p>Auditor approved prior to audit, as detail in DPE letter. Referenced in audit report.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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 in accordance with the PAR, 2020 Guidelines and further addressed within the 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, however this condition has not been actioned on the project to date.	Not Triggered
C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C43 of this consent, or condition C44 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Audit report and proponent's responses included on SINSW website DoE letter from Jacqueline Sellen to DPE, 23/02/22, Ref DOC22/157265 DoE letter from Jacqueline Sellen to DPE, 23/02/22, Ref DOC22/157265	The previous audit report was reviewed by project personnel and SINSW and responses to the findings were prepared. DPE provided an RFI and comments on the audit report and responses, which the project team provided responses to. However DPE requested an amendment to the audit report to address the RFI matters. The revised report (Rev2) and responses were submitted to DPE again on 23/02/22. The audit report and response findings were submitted to DPE with noted cover letter from DoE. Audit Report and responses are available on the SINSW website: https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html#category-reports	Compliant
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.	DoE letter from Jacqueline Sellen to DPE, 23/02/22, Ref DOC22/157265 https://www.schoolinfrastructure.nsw.gov.au/projects/d/darlington-public-school.html#category-reports Independent Environmental Audit Report, SNC Lavalin, 25/02/22, Rev 2	The previous audit report (Rev 1 Draft 06/12/21, final 17/12/21) and the proponent's responses to findings were submitted to DPE (prior to Xmas 2021), however, were not made publicly available within 2 months of undertaking the audit (audit date 5/11/21), as an RFI and comments on the audit report and responses were made by DPE. The project team provided responses to the RFI, however DPE requested an amendment to the audit report to address the RFI matters. The revised report (Rev2) and responses were submitted to DPE again and uploaded to 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:	Interim Crown Occupation Verification Certificate (ICOVC2), 13/05/22	Not relevant to the current stage of works. Clean handover of stage 1 so no partial handover of site. Included as Item 40 on ICOVC2, noting Delineation Mark-up and Compliance Statement to satisfy SSD Condition C48. Project staff liaise with school where required to determine school requirements.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	<p>(i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</p> <p>(ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</p> <p>(d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.</p>			
C49	<p>Operational readiness work must only be undertaken in accordance with the details submitted under condition C48 and the following requirements:</p> <p>(a) no more than 15 staff are involved in operational readiness work on site at any one time;</p> <p>(b) no more than 5 vehicles may access the school related to the operational readiness work;</p> <p>(c) no students or parents are permitted on the site; and</p> <p>(d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.</p>		Not relevant to the current stage of works, as clean handover of Stage 1 then occupation of Stage 2.	Not Triggered
Art Strategy				
C50	<p>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.</p>	<p>CDVC 4 PCA signoff 1/10/21 Philip Chun 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.</p>	<p>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.</p>	Compliant
C51	<p>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.</p>	<p>FJMT art strategy document, 11/8/21 CDVC 4 PCA signoff 1/10/21 Philip Chun 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.</p>	<p>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.</p>	Compliant
Aboriginal Cultural Heritage				
C52	<p>The development must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by GML Heritage and dated 9 June 2020 in relation to the:</p> <p>(a) continuation of Aboriginal community engagement for internal design;</p> <p>(b) archival recording of the existing school prior to demolition;</p>	<p>GML 9/2/21 letter, Ref 18-0630cddic1. Photographic archival record report, GML, Issue 4, Sept 2021. FJMT, Aboriginal Art Workshop, meeting minutes #3, 19/10/21 FJMT, Artwork and Interpretation Schedule, Rev3, 04/03/22 Email 30/9/21 to NSW Heritage and Council.</p>	<p>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), into new school buildings. Proposed Stage 1 art installations detailed during art workshop meetings and within artwork and Interpretation Schedule. Installation of moveable art collection complete for Stage 1.</p>	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(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.			
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.	DoE letter to DPE, 30/03/22, Ref DOC22/260393	Notification of commencement of operation of Stage 1 provided in letter dated 30/03/22, with the expected commencement date of 2/05/22. Commencement has been delayed by a few weeks, until Stage 1 handed over (expected 23/05/22). Includes reference to Stage 1 in letter.	Compliant
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.	DoE letter to DPE, 12/05/22 ICOVC2, Philip Chun, 13/5/22 Email from Rhoebec Clemente of Philip Chun, 30/5/22 External Walls and Cladding Certificate – Philip Chun – 11/05/22	ICOVC2 includes the External Wall System Installation Certificate as Item 7. Correspondence from PCA confirmed condition D2 has been satisfied DoE letter to DPE details relevant documentation that has been supplied to certifier regarding external walls and cladding and lists External Walls and Cladding Certificate – Certifier Approval – Philip Chun – 11/05/22	Compliant
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.	DoE letter to DPE, 12/05/22 ICOVC2, Philip Chun, 13/5/22	External Walls and Cladding Certificate – Certifier Approval – Philip Chun – 11/05/2022 ICOVC2 includes the External Wall System Installation Certificate as Item 7. DoE letter to DPE details relevant documentation that has been supplied to certifier regarding external walls and cladding and lists External Walls and Cladding Certificate – Certifier Approval – Philip Chun – 11/05/22. Notification to DPE provided the next day (within the 7 days requirement of D3).	Compliant
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.	ICOVC2, Philip Chun, 13/5/22	ICOVC2 includes Works-as-Executed Plans to satisfy SSD Condition D4 from Alan Bardsley (Registered Surveyor) 10/05/22 and 24/05/22 as Item 41. Ground Level WAE Drawings signed of Alan Bardsley (Registered Surveyor), 24/3 and 30/3/22	Compliant
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.	Email from Rhoebec Clemente of Philip Chun, 30/5/22	Correspondence from PCA confirmed condition D5 has been satisfied, though not specifically included in ICOVC2 documentation.	Compliant
Outdoor Lighting				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	ICOVC2, Philip Chun, 13/5/22 Email from Rhoebec Clemente of Philip Chun, 30/5/22 Outdoor lighting installation certificate, Kerfoot, Luke Horinek, 01/04/22	Correspondence from PCA confirmed condition D6 has been satisfied, and is included as line item 42 in ICOVC2.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
	(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
Mechanical Ventilation				
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Email from Rheebee Clemente of Philip Chun, 30/5/22 ICOVC2, Philip Chun, 13/5/22	Correspondence from PCA confirmed condition D7 has been satisfied, and is included as line item 13 in ICOVC2 with reference to Mechanical Ventilation Services including Part J Installation Certificate and Commissioning Results from Whiffen & Andrews Air Conditioning 31/03/22 and RICCI Air Conditioning Engineers Pty Ltd 28/03/22	Compliant
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.	ICOVC2, Philip Chun, 13/5/22 Email from Rheebee Clemente of Philip Chun, 30/5/22	Correspondence from PCA confirmed condition D8 has been satisfied, and is included as line item 43 in ICOVC2 with reference to Statement confirming compliance with noise recommendation under SSD Condition B19, to satisfy SSD Condition D8 from AW Edwards, 3/03/22	Compliant
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.	ICOVC2, Philip Chun, 13/5/22 Email from Rheebee Clemente of Philip Chun, 30/5/22 Email from City of Sydney Council, 26/04/22	Correspondence from PCA confirmed condition D9 has been satisfied, and is included in ICOVC2 as line items: 4. Fire Safety Certificate from AW Edwards and various other items from ICOVC2 including 18. with reference to Portable Fire Extinguisher Installation Certificate, 31/03/22; 21. with reference to Lightweight fire rating treatment (CAFCO & Intumescent Paint) Installation Certificates, 18/01/22 and 08/04/22; 22. Lift Installation Certificate and lift fire rated door test report; 24. Fire Door Installation Certificate, 11/04/22. Email sent to council 26/04/22 and email received acknowledging receipt of condition D9 Fire Safety Certificate.	Compliant
Structural Inspection Certificate				
D10	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	ICOVC2, Philip Chun, 13/5/22 Email from Rheebee Clemente of Philip Chun, 30/5/22 DoE letter to DPE, 10/5/22 Email from City of Sydney Council, 04/04/22	Correspondence from PCA confirmed condition D10 has been satisfied, and is included in ICOVC2 as line item 9 with reference to various Structural Installation Certificates. Letter to DPE provides copy of D10 – Structural Inspection Certificate – Certifier Approval – Philip Chun – 5/05/2022 and references documents provided to certifier Email sent to council 0404/22 and email received acknowledging receipt of condition D10 documents.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Compliance with Food Code				
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.		Not required for Stage 1, as no commercial kitchen facilities	Not Triggered
Post-construction Dilapidation Report				
D12	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council for information.	Sageview prepared pre-construction delap on 21/12/20 and post construction delap 28/03/22 • 29/04/22 - email from Council, confirming receipt of revised (post construction) delap • 16/04/22 - submitted to certifier (Aconex) ICOVC2, Philip Chun, 13/5/22 Email from Rhoebec Clemente of Philip Chun, 30/5/22	Sageview prepared pre-construction delap on 21/12/20 and post construction delap (revised/ checked pre-construction delap) on 28/03/22. Reports covered whole development. Notifications prepared and sent to: Council - Email 29/04/22 from Council - confirming receipt. Certifier - 16/04/22 Aconex - for revised delap DPE - not required, as a post construction report Post construction delap noted above included public infrastructure - notes made to revise/ check report since initial survey. Correspondence from PCA confirmed condition D12 has been satisfied, and is included as line item 44 in ICOVC2 with reference to Pre & Post Construction Dilapidation Reports, prepared by Sageview, 21/12/20, 12/01/21 and 28/03/22	Compliant
Protection of Public Infrastructure				
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.	Email from Council 10/05/22 Council letter, 21/12/21, Public Domain Works - Conditions satisfied Council letter, 18/05/22 - Stage 1 Works Acceptance – Public Domain Works Site Inspection - 10/05/22 Payment of bond (tree, public domain) - City of Sydney - 22/12/21 lodgement of bond acknowledged in letter of approval 21/12/21, Ref: PDP/2021/32AL/2021/38	Agreement reached on public domain works, including repairs to public infrastructure outside Stage 1 frontage and works undertaken during audit period. For Stage 1, works included - new footpath, new kerb/ gutter for portion affected, reinstate street furniture (benches), installed decomposed granite around trees, installed traffic island and installed plants to match existing. Guarantee/ bond in place prior to commencement of public domain works and public infrastructure repairs Payment of bond (tree, public domain) - City of Sydney - 22/12/21 lodgement of bond acknowledged in letter of approval 21/12/21, PDP/2021/32AL/2021/38 - Council will hold bond til the end of the whole development.	Compliant
Road Damage				
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Email from Council 10/05/22 - pending signoff Site Inspection - 10/05/22 Payment of bond, Ref: PDP/2021/32AL/2021/38 ROP #45111 from City of Sydney, 25/01/22 Council letter, 21/12/21, Public Domain Works - Conditions satisfied Council letter, 18/05/22 - Stage 1 Works Acceptance	Road repairs/ public infrastructure works were undertaken for Stage 1, as detailed above in Condition D13. No other works were to repair road damage was completed outside of the noted public domain works. For Stage 1, works included - new footpath, new kerb/ gutter for portion affected, reinstate street furniture (benches), installed decomposed granite around trees, installed traffic island and installed plants to match existing. Submission of public domain plan/ drawings to council - 16/12/21 via email to application City of Sydney email included supporting information for undertaking works - ROP, TCP, insurances, SWMS. Road Opening permit (ROP) sought for public domain works - same number as previous, but renewed with date and payment. ROP# 45111, 25/01/22.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Protection of Property				
D15	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Email from Council 10/05/22 - pending signoff following rectification of minor defects. Email to Council, 16/12/21 Site Inspection - 10/05/22	For Stage 1, works included - public domain works for a new footpath, new kerb/ gutter for portion affected, the reinstatement of street furniture (benches), installed decomposed granite around trees, installed traffic island and installed plants to match existing. Submission of public domain plan/ drawings to council - 16/12/21. Footpath bench was removed during works, stored (and protected) and reinstated during public domain works.	Compliant
Bicycle Parking and End-of-Trip Facilities				
D16	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 63 bicycle and 82 scooter parking spaces; (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; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.		Not required for Stage 1, will be completed during Stage 2 prior to handover of the whole development.	Not Triggered
School Zones				
D17	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. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.		At this stage, no change are proposed to School zone signage for either Stage 1 or 2. There have been some discussions regarding a bus zone out the front of the Stage 1 gates, however, no change in signage currently included in scope of works.	Not Triggered
D18	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		No traffic items relating to speed have been altered as part of the project.	Not Triggered
Drop-off/pick-up facilities				
D19	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. Note: All costs associated with the proposed works must be borne by the Applicant.	Council letter, 18/05/22 - Stage 1 Works Acceptance – Public Domain Works	As noted in the 18/05 letter from Council, "City Officers have inspected the site and are satisfied that these areas are sufficiently complete and operational to allow pedestrians and vehicles to safely access the site from the public domain. On this basis, the City generally has no objection to an Interim Occupation Certificate being released subject to" [several conditions relating to the whole development].	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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> <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>		Not required for Stage 1, will be completed during Stage 2 prior to handover of the whole development.	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Utilities and Services				
D21	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Sydney Water Developer Compliance Certificate, Case 182991, signed 23/02/22 ICOVC2, Philip Chun, 13/5/22	Sydney Water Compliance Certificate sighted. During next audit, confirm if this relates to whole development. Included as line item 33 in ICOVC2 with reference to Section 73 Compliance Certificate	Compliant
Stormwater Operation and Maintenance Plan				
D22	Prior to the commencement of operation, an Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	ICOVC2, Philip Chun, 13/5/22 Stormwater Operation and Maintenance Plan (SOMP) Stormwater Quality Treatment System, Meinhardt-Bonacci, Rev 1, 19/04/22 Email from Rhoebec Clemente of Philip Chun, 30/5/22	Correspondence from PCA confirmed condition D22 has been satisfied, and is included as line item 46 in ICOVC2 with reference to Stormwater Operation and Maintenance Plan to satisfy SSD Condition D22 prepared by Bonacci Group (NSW) Pty Ltd, 19/04/22. Plan addresses condition requirements.	Compliant
Signage				
D23	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that any installed digital signage board is capable of having the intensity of its illumination adjusted and that it is capable of being switched off automatically.	ICOVC2, Philip Chun, 13/5/22 Email from Rhoebec Clemente of Philip Chun, 30/5/22	No digital signage proposed on the project. Correspondence from PCA confirmed condition D23 has been satisfied ICOVC2 notes that condition D23 to be completed at Stage 2, in line item 45.	Not Triggered
D24	Prior to the commencement of operation, way-finding signage must be installed within the site.	Site Inspection - 10/05/22	Stage 1 Wayfinding Signage Installed, however not included in PCA checklist or ICOVC2 list.	Compliant
D25	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.		Not required for Stage 1, will be completed during Stage 2 prior to handover of the whole development.	Not Triggered
Operational Waste Management Plan				
D26	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: (a) detail the type and quantity of waste to be generated during operation of the development; (b) restrict waste collection to daytime hours only; (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); (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.	ICOVC2, Philip Chun, 13/5/22 Email from Rhoebec Clemente of Philip Chun, 30/5/22 Operational Waste Management Plan, JBS&G Australia Pty Ltd, Rev 2, 11/02/22	Correspondence from PCA confirmed condition D26 has been satisfied, and is included as line item 47 in ICOVC2 with reference to Copy of Operational Waste Management Plan to satisfy SSD Condition D26 prepared by JBS&G Australia Pty Ltd, 11/02/22	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	Interim audit advice (IA4), 29/04/22 Letter from DPE to DoE, 19/05/22, Ref: SSD-9914-PA-29	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. Stage 1 remediation works complete and IA4 notes "based on the review of the currently available information, that Early Works and Stage 1 Area (as defined in a Figure attached to the interim advice letter) have been remediated and where contamination remains has been suitably capped and are therefore suitable for interim occupation". Letter from DPE noted interim advice received and conditions for final handover of site "Once all contamination works are completed and reviewed by an EPA Accredited Site Auditor, the final Site Audit Statement (under Section A1 or Section A2) will be issued to the Planning Secretary and Certifier in accordance with condition D27 of the project Development Consent".	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.	ICOVC2, Philip Chun, 13/5/22	Included as line item 30 in ICOVC2 with reference to Landscaping Installation Certificate including landscaping management plan prepared by Precision Landscaping, 12/04/22	Compliant
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.	Landscape Management Plan, Precision Landscaping, 12/04/22.	Included as line item 30 in ICOVC2 with reference to Landscaping Installation Certificate including landscaping management plan prepared by Precision Landscaping, 12/04/22. Plan includes Certificate of Warranty, Landscape Establishment Maintenance Schedule, Maintenance Log book and Contact Information. Submitted to certifier, as noted in condition D28 and as referenced in ICOVC2.	Compliant
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.	ICOVC2, Philip Chun, 13/5/22 Email from Rhoebee Clemente of Philip Chun, 30/5/22 Staging Report, approved 21/02/21	Correspondence from PCA confirmed condition D30 has been satisfied. ICOVC2 notes that condition D30 to be completed at Stage 2, in line item 45, with reference to the Staging Report	Not Triggered
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.		This condition will likely be triggered in Stage 2. There were no heritage finds or Archaeological salvage excavations during Stage 1.	Not Triggered
Consolidation of Lots				
D32	Prior to the commencement of operation, unless otherwise agreed by the Planning Secretary, Lot 100 in DP 623500 and Lot 592 in DP 7523049 must be consolidated into one lot on title and the plan lodged with the NSW Land Registry Services.		Not required for Stage 1, will be completed during Stage 2 prior to handover of the whole development.	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	ICOVC2, Philip Chun, 13/5/22 Email from Rhoebie Clemente of Philip Chun, 30/5/22 Staging Report, approved 21/02/21	Correspondence from PCA confirmed condition D33 has been satisfied (or not relevant to Stage 1). ICOVC2 notes that condition D33 is to be completed at Stage 2, in line item 45, with reference to the Staging Report	Not Triggered
PART E POST OCCUPATION				
Part E not relevant to current Stage 1 audit				
Out of Hours Event Management Plan				
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall and sports court, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.		Not yet in operation for either Stage 1 or Stage 2. Following completion of Stage 1. Recommendation: a review of these conditions should be undertaken to determine if any are relevant to Stage 1 post occupation, particularly if maintenance and inspection requirements (such as those included in conditions E5, E12 and E16) commence after Stage 1 and prior to completion of the whole development.	Not Triggered Recommendation
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
E3	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall and sports court, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			Not Triggered
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.			Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Operation of Plant and Equipment				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered
Warm Water Systems and Cooling Systems				
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.			Not Triggered
Community Communication Strategy				
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.			Not Triggered
Environmental Management Plan				
E8	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D27 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.			Not Triggered
Operational Noise Limits				
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in SSDA Acoustic Assessment dated 4 June 2020 and prepared by Acoustic Logic.			Not Triggered
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

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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
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

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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.	Photographic archival record report, GML, Issue 4, Sept 2021. FJMT, Aboriginal Art Workshop, meeting minutes #3, 19/10/21 FJMT, Artwork and Interpretation Schedule, Rev3, 04/03/22 Email 30/9/21 to NSW Heritage and Council.	Photographic archival record report, GML, Issue 4, Sept 2021 sent to NSW Heritage and Council. Will incorporate artefacts (existing movable art collection), into new school buildings. Proposed Stage 1 art installations detailed during art workshop meetings and within artwork and Interpretation Schedule. Installation of moveable art collection complete for Stage 1. Information to be provided to certifier for handover of the completed development.	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 and Council on 30/9/21 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
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 Philip Chun, clarification provided on Aconex 12/10/21 Interim Crown Occupation Verification Certificate, 13/05/22, Philip Chun	Part of design and assessed by BCA/ PCA, who are also compliant in DDA. Aconex from Philip Chun on 12/10/21 noted satisfaction of AN4 and AN6. DDA/Accessibility Project Compliance Statement included as Item 31 in ICOVC2, dated 13/05/22	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.	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 Philip Chun, clarification provided on Aconex 12/10/21	Utility consultation undertaken as detailed in condition B5. Aconex from Philip Chun on 12/10/21 noted satisfaction of AN4 and AN6.	Compliant

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
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 undertaken, including delays. Approvals sought for any road occupancy permit or public domain works. Refer to conditions B29, B30 and C12.	Compliant
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.		Approvals sought for any road occupancy permit, refer to condition C12.	Compliant
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.	CEMP/ PMP Rev G 23/9/21	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). Similar site arrangement will be established for Stage 2 works.	Compliant
Hoarding Requirements				
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		As detailed in C11	Compliant
Handling of Asbestos				
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	HMAP, Ver 4, 23/2/21 RAP- R.001, Rev 4, 19/08/20	As detailed in HMAP and RAP, and further detailed B32, C25, C33 and C38	Compliant
Speed limit authorisation				
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.		Minor changes to school zone to suit redesigned school required in future stages	Not Triggered

Approval Condition (ID)	Requirement	Evidence Collected	Independent Audit Findings / Recommendations	Compliance Status
Fire Safety Certificate				
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Interim Crown Occupation Verification Certificate (ICOVC2), 13/05/22, Philip Chun	Not relevant to the current stage of works Fire Safety certificate for Stage 1 included as Item 3 in ICOVC2.	Not Triggered
Appendix 2				
WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.	CEMP/ PMP Rev G 23/9/21	No environmental incidents during audit period (or safety incidents). Incident management included in section 5.15 of the CEMP.	Compliant
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.		No environmental incidents to date. Incident management included in section 5.15 of the CEMP.	Compliant
3	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.		No environmental incidents to date.	Not Triggered
4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.		No environmental incidents to date.	Not Triggered



APPENDIX D – AGENCY CONSULTATION

SSD - 9914	Independent Environmental Audit - Darlington Public School	04/07/2022
5203683	School Infrastructure NSW	Rev 1

Cahill, Cheryl

From: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Sent: 04 May 2022 12:24
To: Cahill, Cheryl
Subject: RE: SSD 9914 - DPE Consultation Public School upgrade project

Good afternoon Cheryl,

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

Please ensure the audit is conducted in accordance with Condition C43 of Development Consent SSD 9914, which requires the audit to be carried out in accordance with the Department's Independent Audit Post Approval Requirements.

In addition to the above, the Department requests that attention is given to the following items in the next audit.

1. Check previous audit recommendations to see if the actions accepted in the Proponent's Response have been implemented by the Project.
2. Review communications from the community to the Project to see if any have been listed as 'enquiries' when they could be considered a 'complaint' and therefore should be recorded on the Project complaints register.
3. The previous audit included a number of non-compliances which had already been actioned by the Project and no audit recommendations were made for these. Please note that a recommendation must be proposed by the auditor to address each non-compliance identified, in accordance with the Independent Audit Post Approval Requirements.

Please also note that Shiraz Ahmed works in the Post Approval area within the Department and is not a compliance officer.

If you have any questions, please do not hesitate to contact me on the details provided below.

Kind regards,

Elizabeth Williamson
Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment

T 02 8289 6610 | M 0447 041 325 | E elizabeth.williamson@planning.nsw.gov.au

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au

Please note my work days are Tuesday, Wednesday & Thursday.



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

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

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

From: Cahill, Cheryl <Cheryl.Cahill@atkinsglobal.com>
Sent: Tuesday, 26 April 2022 11:16 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: SSD 9914 - DPE Consultation Public School upgrade project

To the DPE Compliance Team,

Please forward this email to the compliance officer (previously Shiraz Ahmed) overseeing the Darlington Public School upgrade project, SSD 9914.

Please note the next Independent Environmental Audit for Darlington Public School is occurring on Tuesday 10 May 2022 and any feedback from the Department on the status and performance of the Project within the audit period (since the last audit undertaken on 5/11/2021) would be greatly appreciated for inclusion in the audit scope.

This will be the 3rd independent audit for the project.

Kind regards,

Cheryl Cahill, B Bus, BAppSc (EnvSc)
Senior Environmental Consultant
Environment & Geoscience
Engineering, Design and Project Management

Tel: +61 2 8239 8700
Mob: 0439 183 662

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I work Monday, Tuesday and Friday.



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At Atkins - member of the SNC-Lavalin Group, we work flexible hours around the world. Although I have sent this email at a time convenient for me, I don't expect you to respond until it works for you.

Cahill, Cheryl

From: Jacqueline Sellen <Jacqueline.Sellen@det.nsw.edu.au>
Sent: 26 April 2022 14:51
To: Cahill, Cheryl
Subject: RE: SSD 9914 DoE Consultation IEA Darlington Public School upgrade project

Thanks Cheryl, yes that's correct.

Kind regards

Jacqueline Sellen

Project Director | Delivery

0424 194 440 | jacqueline.sellen@det.nsw.edu.au | schoolinfrastructure.nsw.gov.au

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Education

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From: Cahill, Cheryl <Cheryl.Cahill@atkinsglobal.com>
Sent: Tuesday, 26 April 2022 1:48 PM
To: Jacqueline Sellen <Jacqueline.Sellen@det.nsw.edu.au>
Subject: RE: SSD 9914 DoE Consultation IEA Darlington Public School upgrade project

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Hi Jacqueline,

Thanks for this update. Glad the project is proceeding well.

Just confirming that the audit will still be of the Stage 1 works? As the site is compact, Stage 2 can't really commence until handover of Stage 1, or have they been able to commence with some early Stage 2 works?

Regards,
Cheryl

From: Jacqueline Sellen <Jacqueline.Sellen@det.nsw.edu.au>
Sent: 26 April 2022 11:35
To: Cahill, Cheryl <Cheryl.Cahill@atkinsglobal.com>
Subject: RE: SSD 9914 DoE Consultation IEA Darlington Public School upgrade project

Hi Cheryl,

Thank you for your email. Karissa has moved off Darlington PS, no need to include her moving forward.

Regarding project status, we are on track for handover of Stage 1 and go live date of 23 May 2022. Regarding performance, the team have performed well. We've not had any environmental non-compliances and are gearing up the compliance documentation for handover as we speak.

Our next hurdle will be the transition into Stage 2 works with demo and site works likely containing contamination and possible archaeological artefacts.

Please let me know if you require further information.

Kind regards

Jacqueline Sellen

Project Director | Delivery

0424 194 440 | jacqueline.sellen@det.nsw.edu.au | schoolinfrastructure.nsw.gov.au

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From: Cahill, Cheryl <Cheryl.Cahill@atkinglobal.com>

Sent: Tuesday, 26 April 2022 11:29 AM

To: Karissa Kendall <Karissa.Kendall@det.nsw.edu.au>; Jacqueline Sellen <Jacqueline.Sellen@det.nsw.edu.au>

Subject: SSD 9914 DoE Consultation IEA Darlington Public School upgrade project

[External Email] This email was sent from outside the NSW Department of Education. Be cautious, particularly with links and attachments.

Hi Karissa and Jacqueline,

Hope you are both well.

The Darlington Public School (SSD-9914) is coming up for another Independent Environmental Audit on the 10 May 2022.

As part of the audit preparation, I am seeking the Department's feedback on the status and performance of the Project within the audit period (since 5/11/21) for inclusion in the audit scope. This will be the 3rd independent audit for the project.

This should be an onsite audit, so I might see you at the audit.

Kind regards,
Cheryl

Cheryl Cahill, *B Bus, BAppSc (EnvSc)*

Senior Environmental Consultant

Environment & Geoscience

Engineering, Design and Project Management

Tel: +61 2 8239 8700

Mob: 0439 183 662

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I work Monday, Tuesday and Friday.



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APPENDIX E – INDEPENDENT AUDIT DECLARATION FORM

SSD - 9914	Independent Environmental Audit - Darlington Public School	04/07/2022
5203683	School Infrastructure NSW	Rev 1

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 Independent Environmental Audit**

Date **4 July 2022**

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:

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

Name of Auditor **Cheryl Cahill**

Signature 

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

Company **SNC-Lavalin Atkins**

Company Address **Level 10, 45 Clarence St, Sydney NSW 2000**