

# INDEPENDENT AUDIT NO. 3 | OPERATIONS | AUDIT REPORT

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EAST LEPPINGTON PRIMARY SCHOOL - SSD 9476

APRIL 2022

## Authorisation

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## Document Revision History

Revision	Date	Details
1.0	07/04/22	For issue
2.0	19/04/22	Final

**Report Name:** East Leppington Primary School – SSD 9476 – Independent Audit No. 3 | Operations | Audit Report

**Project No.:** 409

**Prepared for:**

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## EXECUTIVE SUMMARY

The NSW Department of Education – School Infrastructure NSW (SINSW) are responsible for delivering a new primary school in East Leppington. The Project involves a new public primary school that will accommodate 1,012 students, comprising 44 classrooms, a hall, an administration/staff centre, library resource centre, amenities and storage, staff car parking and site services. The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 08 September 2020 (State Significant Development 9476) subject to conditions.

SSD 9497 Schedule 2, CoC C34 requires that Independent Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements*.

This Report presents the findings from the third Independent Audit on the Project (the first for operations). It relates to the period of 5 October 2021 (commencement of operations) to the end of March 2022. The Independent Audit seeks to fulfil the requirements of CoC C34, verify compliance with the relevant CoCs; and assess the effectiveness of environmental management on the Project.

Notification of commencement of operations was provided on 1 June 2021 (with a target commencement date for day 1 term 3 (12 July 2021)). COVID restrictions resulted in actual operations commencing on day 1 term 4 (5 October 2021).

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel from TSA Management. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements. In summary:

- There were 161 CoCs assessed
- Two (2) non-compliances were identified against the CoCs. These related to the timing of the submission of this Independent Audit Report and the content of the Operational Stormwater Management Plan.
- All the findings from the previous Independent Audit have been closed.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from TSA Management (representing SINSW) for their high level of organisation, cooperation and assistance during the Independent Audit.



## 1. INTRODUCTION

### 1.1 Project overview

The NSW Department of Education – School Infrastructure are responsible for delivering the East Leppington Primary School (the Project), located at the corner of Commissioners Drive and Elkhorn Street. The Project is approximately 45 kilometres southwest of the Sydney Central Business District (CBD), 30 kilometres southwest of Parramatta CBD and 13 kilometres south of the proposed Western Sydney Airport.



*Figure 1 East Leppington Primary School location (East Leppington Primary School – Environmental Impact Statement)*

The Project involves the construction and operation of a new public primary school that will accommodate 1,012 students. The development will consist of 44 classrooms, a hall, an administration/staff centre, library resource centre, amenities and storage, staff car parking and site services.

The Project is designed to accommodate the increasing population and educational needs of East Leppington and will be easily accessible for the primary school aged population anticipated in the Precinct.

Construction and use of a new educational establishment to accommodate approximately 1,012 students including:

- General learning areas
- Multipurpose hall
- Covered Outdoor Learning Areas (COLA)
- Administration area
- Staff area including amenities
- Student amenities
- Library
- Canteen
- Storage
- Assembly court
- Landscaping
- Pedestrian circulation
- Vehicle circulation, bulk waste pad, staff car parking, bus zone and bicycle storage area; and
- Internal open space.

The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 08 September 2020 (State Significant Development 9476) subject to conditions.

An application to modify the consent (Modification 1) was prepared to incorporate revised designs including the landscaping layout, layout and design of covered walkways that connect the site entrances to the school buildings, and proposed earthworks. Modification 1 was approved on 8 September 2020.

A second application to modify the consent (Modification 2) was prepared to delete conditions D36 and D37 which are considered redundant, and incorporate an amendment to the overall site plan and its reference within the consent. Modification 2 was approved on 23 June 2021.

TSA Management have been appointed as the client representative on behalf of School Infrastructure NSW (SINSW). Hansen Yuncken were the principal contractor undertaking the works. Construction works were completed in July 2021, however COVID restrictions resulted in actual operations commencing on day 1 term 4 (5 October 2021).

## 1.2 Approval requirements

Conditions of Consent (CoC) C33 – C38 of Schedule 2 of SSD 9476 set out the requirements for undertaking Independent Audits (IA or audits). The CoCs give effect to the Department of

Planning, Industry and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

### 1.3 The audit team

In accordance with Schedule 2, CoC C33 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Derek Low (Auditor Lead): Master of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283).
- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498).

Approval of the Audit Team was provided by the Department on 15 October 2020. The letter is presented in Appendix B.

### 1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 9439 Schedule 2, CoC C34. CoC C34 states:

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

This Independent Audit seeks to fulfill the requirements of CoC C34, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

### 1.5 Audit scope

This Independent Audit relates to the Project works from the period of 5 October 2021 (commencement of operations) to the end of March 2022 (the audit period).

The scope of the Independent Audit comprises:

- an assessment of compliance with:
  - all conditions of consent applicable to the phase of the development that is being audited.
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
  - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.



- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment
  - the physical extent of the development in comparison with the approved boundary
  - incidents, non-compliances and complaints that occurred or were made during the audit period
  - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
  - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

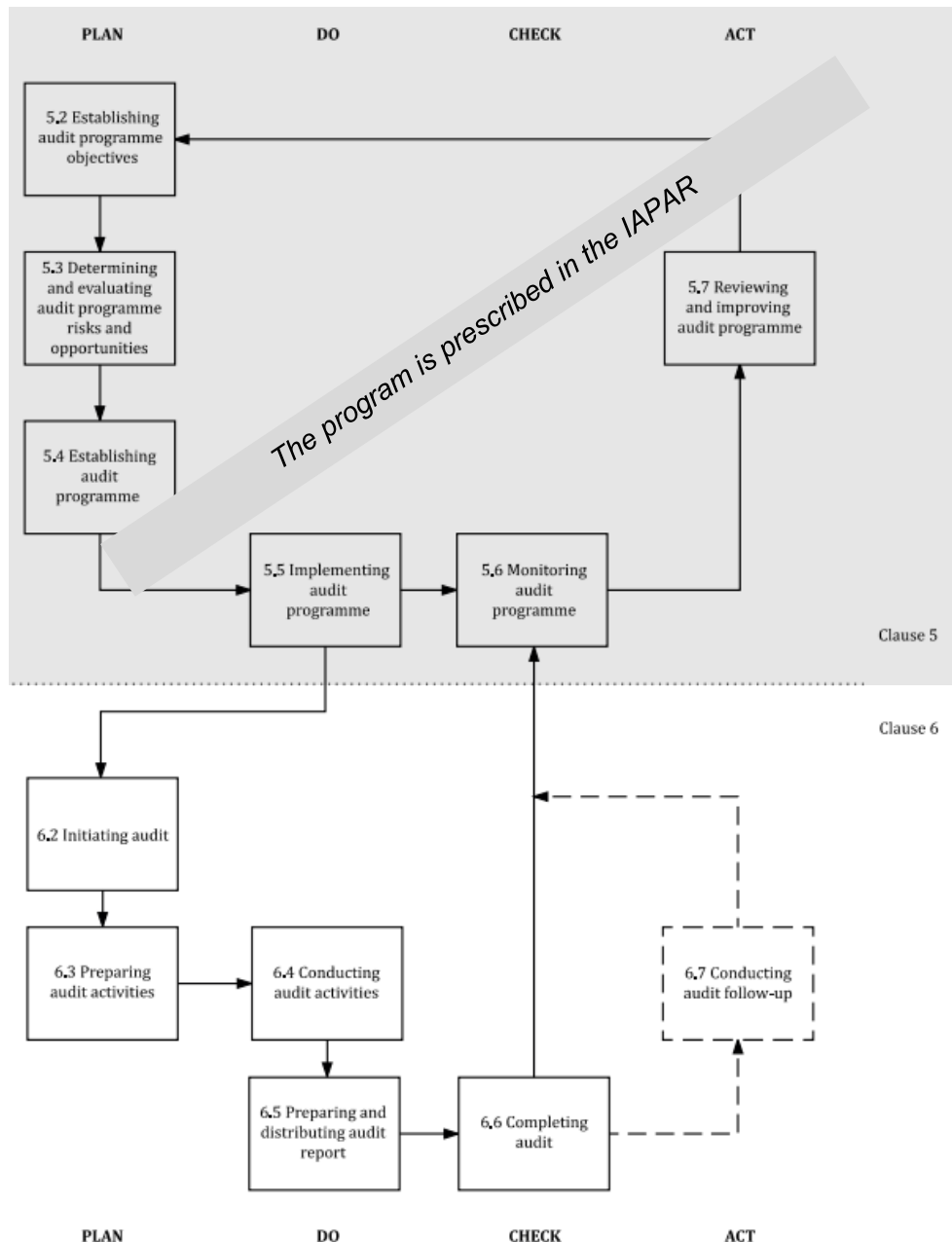


Figure 2 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 2.2 Audit process detail

### 2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditees.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

On 6 December 2021 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

*Table 1 Key issues and areas of focus raised during consultation*

Stakeholder	Issues and Focus	How Addressed
Department of Planning and Environment	<p>The Department confirmed that it:</p> <ol style="list-style-type: none"> <li>1. does not have any key issues outside of the audit scope it would like examined; and</li> <li>2. has not identified any other parties or agencies that are required to be consulted with for this particular audit.</li> </ol>	<p>This audit was conducted in accordance with condition C34 and the IAPAR.</p> <p>No other parties were consulted with</p>

### 2.2.2 Preparing audit activities

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

The primary documents reviewed prior to and after the site visit are as follows:

- *Environmental Impact Statement, East Leppington Primary School*, RPS Group, Revision 4, 1 November 2019 (the EIS).
- *Response to Submissions, East Leppington Primary School*, RPS Group, Revision 4, 14 April 2020 (the RtS).
- *Development Consent SSD 9476*, (incorporating modifications 1 and 2).
- *Community Communication Strategy, New Primary School for Leppington*, NSW Department of Education, September 2020 (the CCS)
- *School Travel Plan*, Ason Group, 26 May 21
- *Stormwater Management Plan*, Northrop, 22 April 2021
- *Operational Waste Management Plan*, Dept of Education, 24 June 2021

- *Emergency Management Plan (Operational Management Plan)*, Department of Education, July 2021
- *Heritage Interpretation Plan*, Perumal Murphy Alessi, April 2021

### 2.2.3 Site personnel involvement

The Independent Audit was conducted under COVID restrictions. Interviews were conducted remotely on 10 and 17 January 2022. File transfers occurred on 1 April 2022.

TSA Management represented SINSW for the Independent Audit. The following personnel took part:

- Faith Tran – Intern – TSA
- Jaron Hoffenberg – Project Manager – TSA
- Rob McKnight – Project Director – TSA
- Derek Low – Auditor – WolfPeak.

### 2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

During the opening meeting the objectives and scope of the IA, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

### 2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

### 2.2.6 Site inspection

School was in session at the time of the Independent Audit site inspection, on 1 February 2022. Therefore the inspection was restricted to publicly accessible areas and photos were limited. Photos are presented in Appendix F.

### 2.2.7 Document review

The IA included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendix A.

### 2.2.8 Generating audit findings

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

- relevant records, documents and reports.
- interviews of relevant site personnel.
- photographs.
- figures and plans; and
- site inspections of relevant locations, activities and processes.

## 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the descriptors from Table 2 of the IAPAR. These are replicated in Table 2 below.

*Table 2: Compliance status descriptors*

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

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

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

## 2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9476 applicable to the works being undertaken, and selected commitments from the following plans:

- *School Travel Plan*, Ason Group, 26 May 21
- *Stormwater Management Plan*, Northrop, 22 April 2021
- *Operational Waste Management Plan*, Dept of Education, 24 June 2021
- *Emergency Management Plan (Operational Management Plan)*, Department of Education, July 2021, and
- *Heritage Interpretation Plan*, Perumal Murphy Alessi, April 2021.

The evidence sighted against each requirement is detailed within Appendix A.

#### 3.2 Non-compliance, Observations and Actions

This Section, including Table 3, presents the non-compliances and observations from the Independent Audit. There were no actions open from the second Independent Audit. Detailed findings against each requirement are presented in Appendix A.

- There were 161 CoCs assessed
- Two (2) non-compliances were identified against the CoCs. These related to the timing of the submission of this Independent Audit Report and the content of the Operational Stormwater Management Plan.
- All the findings from the second Independent Audit were closed at the time of finalising that second Independent Audit.



Table 3 Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
OpIA1_1	C37	Non-compliance	<p>Requirement: <i>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.</i></p> <p><b>Non-compliance: This Independent Audit commenced on 10/01/22 with the site inspection occurring on 01/02/22. The Audit Report has not been submitted within 2 months of the site inspection.</b></p>	Submit the Audit Report and the response to the findings to the Planning Secretary.	SINSW / TSA  Upon completion of the Audit Report.	OPEN
OpIA1_2	D25	Non-compliance	<p>Requirement: <i>Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>maintenance schedule of all stormwater quality treatment devices;</i></li> <li>(b) <i>record and reporting details;</i></li> <li>(c) <i>relevant contact information; and.</i></li> <li>(d) <i>Work Health and Safety requirements.</i></li> </ul> <p><b>Non-compliance: With regards to D25(b), other than a statement that records and reporting should be completed there is no detail on what this activity constitutes.</b></p>	Review and update the Stormwater Management Plan (which represents the OMP) to detail what record and reporting needs to occur.	SINSW / TSA  Within the timeframe specified by A32 and A33.	OPEN



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

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

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

A review was conducted of the:

- *School Travel Plan*, Ason Group, 26 May 21
- *Stormwater Management Plan*, Northrop, 22 April 2021
- *Operational Waste Management Plan*, Dept of Education, 24 June 2021
- *Emergency Management Plan (Operational Management Plan)*, Department of Education, July 2021, and
- *Heritage Interpretation Plan*, Perumal Murphy Alessi, April 2021.

The documents are adequate for the works being undertaken, noting however the deficiencies identified in Section 3.2 (OpIA1\_2 and OpIA1\_3) that need to be addressed.

### 3.4 Summary of notices from agencies

To the Auditor's knowledge no formal notices were issued by the Department during the audit period.

### 3.5 Other matters considered relevant by the Auditor or DPIE

Other than the non-compliances identified (presented in Table 3 above) there were no other matters considered relevant by the Auditor. No issues were raised by the Department during the consultation in preparation for this Independent Audit.

### 3.6 Complaints

No complaints have been received since the commencement of operations.

The complaints register is available on the Project website.

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/d/denham-court-public-school1/2022/Denham\\_Court\\_Public\\_School\\_-\\_complaints\\_register\\_-\\_February\\_2022.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/d/denham-court-public-school1/2022/Denham_Court_Public_School_-_complaints_register_-_February_2022.pdf)

### 3.7 Incidents

The Project has not identified any incidents as defined by the Consent.

### 3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project during the audit period. A summary of the assessment is presented in Table 4.

*Table 4 Summary of predicted versus actual impacts*

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Amenity	Overall, there are no significant overshadowing impacts caused to adjoining residential receivers	The design is being implemented (as verified by the Certifier through the granting of the Crown Certificate).	Y
Bushfire / Hazards	The assessment concludes that the proposed buildings will not be within bushfire prone land, and will be greater than 100m from woodland hazard, and 50m from the grassland hazard located within the drainage corridors to the east. Specific asset protection zones (APZ) are not required and AS 3959 BALS do not apply to the buildings.	Refer to response to CoC D8, D32, D33, D34, E14. Asset Protection Zones appear to have been established and maintained.	Y
Privacy	The proposed development will provide no unreasonable privacy impacts. Reasoning provided includes set back, planting and surrounding land uses.	The design is being implemented (as verified by the Certifier through the granting of the Crown Certificate).	Y
Operational noise	Traffic, plant and equipment and general operations noise profiles are expected to increase from the pre-existing environment but be within the applicable noise criteria in each instance.	The operational noise assessment in D6, E7/E8 found noise levels to be compliant with the applicable noise criteria. No complaints have been received.	Y
Operational traffic	The development is estimated to generate up to 638 vph in the AM school peak and 526 vph in the PM school peak; the majority of these trips will be generated to and from the on-street set down areas. The on-street set down space available immediately adjacent to the school provides more than enough capacity to meet the peak drop-off and pick-up demand in both the AM and PM school peak periods.	Refer D19, D20, D21, D22, D23, D26, E6 and E9.  The School Travel Plan has been prepared and appears to have been implemented.  Assessment of traffic volumes does not form part of this audit.  Set backs for kiss and drop have been verified against the approved design by the Certifier.  No complaints have been received.	Y
Operational waste	It is estimated that the proposed development will produce approximately 4,432 litres of waste per	The Auditor cannot verify whether waste volumes are accurate or otherwise. That being said the Operational Waste Management Plan	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>week, and 2,200 litres of recycling per week. This would include:</p> <ul style="list-style-type: none"> <li>• General Waste (food scraps, napkins, scraps from the canteen); and</li> <li>• General recycling (paper, mixed plastic 1-7), plastic bottles, cardboard, mixed metals, aluminium cans).</li> </ul> <p>Both would be cleared weekly and will be collected before 8 am and after 4 pm to minimise noise impacts to adjoining neighbours. A waste collection point has been incorporated into the design of the proposed development to allow for easy access.</p>	<p>has reflected these values. The auditor notes finding OpIA1_3 with regards to content of the Operational Waste Management Plan not including all recommendations from the EIS.</p> <p>No complaints have been received regarding waste management.</p>	

## 4. CONCLUSIONS

This Report presents the findings from the first Independent Audit on the operation of the Project (the third Independent Audit in total). It relates to the period of 5 October 2021 (commencement of operations) to the end of March 2022 (the audit period).

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel from TSA (representing SINSW).

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

- There were 161 CoCs assessed
- Two (2) non-compliances were identified against the CoCs. These related to the timing of the submission of this Independent Audit Report and the content of the Operational Stormwater Management Plan.
- All the findings from the previous Independent Audit have been closed.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from TSA Management for their high level of organisation, cooperation and assistance during the Independent Audit.

## 5. LIMITATIONS

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## **APPENDIX A – SSD 9476 CONDITIONS OF CONSENT**

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																																																												
SCHEDULE 2																																																																																																																
PART A ADMINISTRATIVE CONDITIONS																																																																																																																
Obligation to Minimise Harm to the Environment																																																																																																																
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this audit table	Harm to environment during operations is negligible. The Project team / auditee has developed plans for operations and these appear to have been implemented where relevant, in most cases.	C																																																																																																												
Terms of Consent																																																																																																																
A2	<div>The development may only be carried out:<div><div>(a) in compliance with the conditions of this consent;</div><div>(b) in accordance with all written directions of the Planning Secretary;</div><div>(c) generally in accordance with the EIS, RtS and <b>approved modification applications</b>;</div><div>(d) in accordance with the approved plans in the table below:</div></div><table><tr><th colspan="4">Architectural drawings prepared by <i>Perumal Pedavoli Architects</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Drawing</th><th>Date</th></tr><tr><td>NHQC2-LP-AR-DWG-00_S002</td><td>29</td><td>OVERALL SITE PLAN</td><td>17/11/2020 03.05.2021</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_002</td><td>F</td><td>SITE PLAN</td><td>13/11/2020</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_011</td><td>E</td><td>COMPOSITE FLOOR PLAN LEVEL 00 BLOCK A&amp;B</td><td>18/08/2020</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_012</td><td>D</td><td>COMPOSITE FLOOR PLAN LEVEL 00 BLOCK E</td><td>18/08/2020</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_013</td><td>D</td><td>COMPOSITE FLOOR PLAN LEVEL 01 BLK A&amp;B, LEVEL 00 BLK C&amp;D</td><td>18/08/2020</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_014</td><td>D</td><td>COMPOSITE FLOOR PLAN LEVEL 02 BLK A&amp;B, LEVEL 01 BLK C&amp;D</td><td>18/08/2020</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_015</td><td>D</td><td>COMPOSITE FLOOR PLAN LEVEL 02 BLOCK C</td><td>18/08/2020</td></tr><tr><td>NHQC2-LP-AR-DWG-00_S021</td><td>2</td><td>COMPOSITE ROOF PLAN – PART 1</td><td>16/11/2020</td></tr><tr><td>NHQC2-LP-AR-DWG-00_S022</td><td>2</td><td>COMPOSITE ROOF PLAN – PART 2</td><td>16/11/2020</td></tr><tr><td>NHQC2-LP-AR-SSDA-00_101</td><td>D</td><td>SOUTH &amp; 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Implementation of design as per the approved drawings is verified by the Certifier.</div> <div>There have been no written directions from the Planning Secretary.</div> <div>Whilst some non-compliances were identified, these were not substantial in nature and were not significant in number. Other than these few events, compliance is being achieved in all other respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.</div>	C
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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.				Interview with auditees 10/01/22 and 17/01/22	The Project team / auditee have not identified any directions from the planning Secretary during the audit.	NT																																								
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.				-	Noted. This Audit assess compliance with the conditions of this consent and the most recent versions of the documents listed. No conflicts identified.	NT																																								
Limits of Consent																																															
A5	This consent lapses five years after the date of consent unless work is physically commenced.				Interview with auditees 10/01/22 and 17/01/22	Works physically commenced 15/09/20	C																																								
Student, Staff and Visitor Numbers																																															
A6	The student population and associated staff numbers must not exceed 940 and 60 respectively				Project Info Board April 2021  Interview with auditees 10/01/22 and 17/01/22	Internal documents and external communications state that the school is designed for 940 and 60.  COVID restrictions in place during 2021 meant that actual attendance was below capacity.	C																																								
A7	No more than a total of 1000 people may be accommodated on the site at any one time.				Project Info Board April 2021  Interview with auditees 10/01/22 and 17/01/22	Internal documents and external communications state that the school is designed for 940 and 60.  COVID restrictions in place during 2021 meant that actual attendance was below capacity.	C																																								
Prescribed Conditions																																															
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.				Part 6, Division 8A of the EPAA  Site signage 20/05/21	Part 6, Division 8A of the EPAR relates to prescribed conditions for:  - compliance with the BCA (Crown Certificates received) - erection of signs	C																																								



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.</p> <p>Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21</p>	<ul style="list-style-type: none"> <li>- residential building work (not relevant)</li> <li>- entertainment venues (not relevant)</li> <li>- signage for max number of persons in venues (not relevant)</li> <li>- shoring and adjoining properties (no properties are adjoining to the Project).</li> </ul>	
<b>Planning Secretary as Moderator</b>				
A9	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 10/01/22 and 17/01/22	The Project Team / auditees is not aware of any disputes.	NT
<b>Evidence of Consultation</b>				
A10	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>(b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	Refer to evidence sighted under D23, D32, D35, E1, E12	Refer to findings for D23, D32, D35, E1, E12. The evidence demonstrates that consultation was completed for the preparation of documents or was not triggered.	C
<b>Staging</b>				
A11	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>Interview with auditees 10/01/22 and 17/01/22</p> <p>Site inspection 01/02/22</p>	Operations are not staged.	NT
A12	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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);</li> <li>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</li> <li>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ul>	<p>Interview with auditees 10/01/22 and 17/01/22</p> <p>Site inspection 01/02/22</p>	Operations are not staged.	NT
A13	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Interview with auditees 10/01/22 and 17/01/22</p> <p>Site inspection 01/02/22</p>	Operations are not staged.	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A14	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Interview with auditees 10/01/22 and 17/01/22  Site inspection 01/02/22	Operations are not staged.	NT
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A15	The Applicant may: <ul style="list-style-type: none"> <li>(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);</li> <li>(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</li> <li>(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).</li> </ul>	Evidence referred to in Parts D and E of this Audit Table	Operational strategies, plans and programs have not been staged, combined or updated.	NT
A16	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.	Evidence referred to in Parts D and E of this Audit Table	Operational strategies, plans and programs have not been staged, combined or updated.	NT
A17	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.	Evidence referred to in Parts D and E of this Audit Table	Operational strategies, plans and programs have not been staged, combined or updated.	NT
A18	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.	Evidence referred to in Parts D and E of this Audit Table	Operational strategies, plans and programs have not been staged, combined or updated.	NT
<b>Structural Adequacy</b>				
A19	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.  <i>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.  Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21	Crown Certificate confirms compliance with requirements of the BCA.	C
<b>External Walls and Cladding</b>				
A20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.  Fire Engineering Report, East Leppington Public School, Rev FER1.1, 19 June 2020.	Crown Certificate confirms compliance with requirements of the BCA.  The engineers and Certifier have verified that external walls and cladding comply with the relevant requirements of the BCA	C





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Submission records to the Certifier 11/09/2020.</p> <p>Submission records to DPIE, 11/09/2020.</p> <p>Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21</p>		
<b>Design and Construction for Bush Fire</b>				
A21	<p>Water, electricity and gas facilities must comply with the following:</p> <ul style="list-style-type: none"> <li>(a) fire hydrant design, spacing, sizing and pressures must comply with AS2419.1. Fire hydrants must not be located within any road carriageway;</li> <li>(b) ring main systems must be used for urban subdivisions with perimeter roads;</li> <li>(c) fire hose reels must be constructed and installed in accordance with AS/NZS1221 and AS2441;</li> <li>(d) all aboveground water pipes external to the building must be metal including and up to any taps/outlets/fittings;</li> <li>(e) electrical transmission lines should be located underground where possible;</li> <li>(f) overhead electricity lines must have short pole spacing (i.e. 30 metres) except where crossing gullies, gorges or riparian areas. No tree may be closer to an electricity line than the distance set out in in ISSC3 Guideline for Managing Vegetation Near Power Lines; and</li> <li>(g) gas must be installed and maintained as set out in the relevant standard and all pipes external to the building must be metal including and up to any taps/outlets/fittings. Polymer-sheathed flexible gas supply lines must not be used.</li> </ul>	<p>Interview with auditees 10/01/22 and 17/01/22</p> <p>Bushfire Assessment New Primary School – East Leppington, Peterson Bushfire, 21/08/19</p> <p>Installation Certificate, Moeco, saved 08/07/21 (A21a) and g))</p> <p>Installation Certificate, Hansen Yuncken, 29/06/21</p> <p>Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21</p>	The installation certificates state that the water, electricity and gas supply have been constructed to comply with the bushfire protection standard, noting that items b), c), d), f) are not applicable to the Project. Verification by the Certifier was provided through issue of the Crown Completion Certificate.	C
<b>Applicability of Guidelines</b>				
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The documents referred to elsewhere in this Audit Table	The documents prepared under the consent appear to refer to the standards and guidelines that are applicable to the document to which they relate.	C
A23	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 10/01/22 and 17/01/22	The Project Team / auditees state that no directions have been issued by the Planning Secretary.	NT
<b>Monitoring and Environmental Audits</b>				
A24	<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&amp;A Act.</p> <p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table</p> <p>Independent Audit No. 2 Audit Report, WolfPeak, 29/06/21</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.</p> <p>The previous Independent Audit was completed in accordance with the IAPAR and ISO19011. No comments were provided by the Department on the Audit Report.</p>	C





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			This Independent Audit has also been completed in accordance with the IAPAR and ISO19011.	
<b>Access to Information</b>				
A25	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:	<a href="https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#category-reports</a>	The Auditor notes that 'works' is not defined in the consent. The Auditor has assumed (given the context of the term in this condition) that it relates to construction and not operations.  All construction related works under the consent are now complete. The (construction) website contains:  a)i) the conditions of consent, approved plans EIS and RTS.	NT
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:			
	(i) the documents referred to in condition A2 of this consent;			
	(ii) all current statutory approvals for the development;	As above	a)ii) the development consent	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	As above	a)iii) construction phase plans	
	(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;	As above	a)iv) there have been no Compliance Reports or Audit Reports which report on the environmental performance of the Project conducted at the time of the audit.	
	(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;	As above	a)v) there are no monitoring requirements under the conditions, or monitoring reports required under the CEMP and sub-plans (with the exception of reactive noise and vibration monitoring).	
	(vi) a summary of the current stage and progress of the development;	<a href="https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#category-project-updates">https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#category-project-updates</a>	a)vi) detail on the current works.	
	(vii) contact details to enquire about the development or to make a complaint;	<a href="https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#community-info-tab">https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#community-info-tab</a>	a)vii) contact details	
	(viii) a complaints register, updated monthly;	<a href="https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#category-reports</a>	a)viii) complaints register current to the end of Feb 2022 (beyond the end of construction)	
	(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;	As above	a)ix) Independent Audit Reports and responses are presented.	
	(x) any other matter required by the Planning Secretary; and	As above	a)x) the auditor is not aware of any additional requirements from the Planning Secretary	
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	As above	b) the information presented is up to date.	
<b>Compliance</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A26	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.	School Travel Plan, Ason Group, 26/05/21  Staff Info Book - DCPS ELPS Independent Audit 3 – Operation  20-07-2021 Emergency Warden Drill Attendance Register	School Principal consultation from January 2021 – April 2021 located within the School Travel Plan.  Principal provides training around the Code of Conduct on Day 1 2022 along with a focus on staff handbook (as part of onboarding / induction process on recycling at the school, prohibition of open space between Blocks A, B and C and the operational plan.  Emergency training has been completed with wardens.	C
<b>Incident Notification, Reporting and Response</b>				
A27	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.	Interview with auditees 10/01/22 and 17/01/22	No incidents were identified by the Project Team / auditees.	NT
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 1</b> .	Interview with auditees 10/01/22 and 17/01/22	No incidents were identified by the Project Team / auditees.	NT
<b>Non-Compliance Notification</b>				
A29	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.	Interview with auditees 10/01/22 and 17/01/22	No non-compliances were identified by the Project Team / auditees.	NT
A30	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees 10/01/22 and 17/01/22	No incidents were identified by the Project Team / auditees.	NT
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 10/01/22 and 17/01/22	No incidents or non-compliances were identified by the Project Team / auditees.	NT
<b>Revision of Strategies, Plans and Programs</b>				
A32	Within three months of:  (a) the submission of a compliance report under condition B32; (b) the submission of an incident report under condition A29; (c) the submission of an Independent Audit under condition C39; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,  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.	Independent Audit No. 2 Audit Report, WolfPeak, 29/06/21  DPIE post approval portal lodgement record, 15/07/21  Modification 2, approved 23/06/21  DPIE post approval portal lodgement, 08/07/21 (updated CEMP, CTPMSP submitted under A33)  Email TSA to Certifier, 29/06/21	A review was completed and the CEMP / CTPMSP was updated. The update was submitted to the Certifier on 29/06/21 and the Department on 08/07/21 which is within 3 months of completion of the second Independent Audit and of Modification 2 being granted.	C
A33	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	DPIE post approval portal lodgement, 08/07/21 (updated	A review was completed and the CEMP / CTPMSP was updated. The update was submitted to the Certifier on 29/06/21 and the Department on 08/07/21 which is within 3 months of completion of	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.  <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	CEMP, CTPMSP submitted under A33)  Email TSA to Certifier, 29/06/21	the second Independent Audit and of Modification 2 being granted.	
<b>Compliance Reporting</b>				
A34	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting Post Approval Requirements (Department 2020).	The Compliance Report PAR requires reports to be prepared within 1 year of operations. This is pending.	NT
A35	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.	Compliance Reporting Post Approval Requirements (Department 2020).	The Compliance Report PAR requires reports to be prepared within 1 year of operations. This is pending.	NT
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting Post Approval Requirements (Department 2020).	The Compliance Report PAR requires reports to be prepared within 1 year of operations. This is pending.	NT
A37	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	Compliance Reporting Post Approval Requirements (Department 2020).	The Compliance Report PAR requires reports to be prepared within 1 year of operations. This is pending.	NT
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Preliminary Hazard Analysis</b>				
B1	Within three months of the commencement of construction or other timeframe agreed to by the Planning Secretary, the Applicant must prepare a final Preliminary Hazard Analysis and Risk Mitigation Strategy generally in accordance with the Joint Fire Risk Mitigation Strategy prepared by Stephen Grubits & Associates Pty Ltd and Arriscar Pty Ltd dated 14 August 2020 to the satisfaction of Fire and Rescue NSW and provide a copy to the Planning Secretary for information. The Preliminary Hazard Analysis must be prepared by a suitably qualified and experienced person in consultation with Fire and Rescue NSW.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Hazard Mitigation</b>				
B2	Within three months of the commencement of construction, the Applicant must submit details of proposed hazard mitigation measures finalised having regard to the recommendations of the final Preliminary Hazard Analysis and Risk Mitigation Strategy prepared under condition B1 to the Certifier. The details must:  (a) be prepared by a suitably qualified and experienced person in consultation with Fire and Rescue NSW; (b) include: (i) a description of the proposed measures; (ii) an explanation of how the measures were determined having regard to the final Preliminary Hazard Analysis and Risk Mitigation Strategy prepared under condition B1; and (iii) plans, elevations and sections, and details of materials and colours, of any proposed physical works.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Notification of Commencement</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B3	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
B4	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Certified Drawings</b>				
B5	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>External Walls and Cladding</b>				
B6	Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Protection of Public Infrastructure</b>				
B7	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the Site (including roads, gutters and footpaths); and</li> <li>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</li> </ul>	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Pre-Construction Dilapidation Report</b>				
B8	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, and Council assets that are likely to be impacted by the proposed works.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Unexpected Contamination Procedure</b>				
B9	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B15 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the Site.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Community Communication Strategy</b>				
B10	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary and Council 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.	Community Communication Strategy, New primary school for Leppington, SINSW, September 2020	<p>The Community Communications Strategy (CCS) was prepared in September 20 and addresses the requirements of this condition.</p> <p>The Communications Strategy commits to the following during operations:</p>	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(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.</li> </ul> </li> <li>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</li> </ul>	<p><a href="https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#category-reports</a></p> <p>Site inspection 01/02/22</p>	<ul style="list-style-type: none"> <li>- Website remains live with complaints register current to February 2022</li> <li>- Project signage remains installed</li> <li>- 1300 phone and email still active, and CRM still maintained for complaints and enquiries.</li> </ul> <p>Whilst construction phase signage has been removed the commitments relevant to operations are being implemented.</p>	
<b>Ecologically Sustainable Development</b>				
B11	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Rainwater Harvesting</b>				
B12	<p>Prior to the commencement of construction the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the Site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.</p>	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Outdoor Lighting</b>				
B13	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the Site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – NSW Government 13 New East Leppington Primary School Department of Planning, Industry and Environment (SSD 9476) Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Environmental Management Plan Requirements</b>				
B14	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval">https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</a></li> <li>• The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Construction Environmental Management Plan</b>				
B15	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 and Council for information. The CEMP must include, but not be limited to, the following:	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
	(a) Details of:			
	(a) hours of work;			
	(b) 24-hour contact details of site manager;			
	(c) management of dust and odour to protect the amenity of the neighbourhood;			
	(d) stormwater control and discharge;			
	(e) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site;			
	(f) groundwater management plan including measures to prevent groundwater contamination;			
	(g) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;			
	(h) community consultation and complaints handling;			
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);			
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);			
	(d) Construction Waste Management Sub-Plan (see condition B18);			
	(e) Construction Soil and Water Management Sub-Plan (see condition B19);			
	(f) an unexpected finds protocol for contamination and associated communications procedure;			
	(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and			
	(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the Site.			
B16	A 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:	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
	(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;			
	(d) detail heavy vehicle routes;			
	(e) include location of all proposed work zones;			





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(f) details of the haulage routes and the construction hours;</p> <p>(g) details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction; and</p> <p>(h) details of the construction program highlighting details of peak construction activities and proposed construction staging.</p>			
B17	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) 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) hours of construction in accordance with conditions C3 to C7;</p> <p>(d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(e) describe the measures to be implemented to avoid vibration damage to the Upper Canal Corridor, including compliance with Line 3 of Table 3 of the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);</p> <p>(f) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(g) describe the community consultation undertaken to develop the strategies in condition B17(f);</p> <p>(h) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with the requirements of condition B14.</p>	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
B18	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</p>	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
B19	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) 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 &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(c) detail the measures to mitigate dust or polluted waters entering the Upper Canal Corridor;</p>	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) a salinity management protocol including the management strategies identified in the Salinity Management Plan submitted with the RfS;			
	(e) provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the Site); (f) detail all off-Site flows from the Site; and			
	(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI			
B20	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	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Construction Car Parking and Service Vehicle Layout</b>				
B21	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must be able to enter and leave the Site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Operational Car Parking and Access Arrangements</b>				
B22	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) provision of 69 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Landscaping</b>				
B23	Prior to the commencement of landscaping works, the Applicant must submit a Landscape Plan to the Certifier. The plan must: (a) be prepared in consultation with Council; (b) be generally in accordance with the conceptual design in the <b>modification application SSD-9476-Mod-1</b> ; (c) detail the location, species, maturity and height at maturity of plants to be planted;	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status				
	(d) comply with the asset protection zone requirements of condition D34;							
	(e) comply with the Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW 2018);							
	(f) include a soft landscaping area along the north-western boundary as a soft barrier to protect the Upper Canal Corridor and its setting;							
	(g) include species (trees, shrubs and groundcovers) indigenous to the local area;							
	(h) incorporate Aboriginal cultural heritage into the design of landscaping on-site; and							
	(i) comply with the following principles of Appendix 4 of 'Planning for Bush Fire Protection 2006':  (i) suitable impervious areas are provided immediately surrounding the building such as courtyards, paths and driveways;  (ii) (grassed areas, mowed lawns or ground cover plantings are provided in close proximity to the building;  (iii) planting is limited in the immediate vicinity of the building;  (iv) planting does not provide a continuous canopy to the building (i.e. trees or shrubs should be isolated or located in small clusters);  (v) landscape species are chosen in consideration needs of the estimated size of the plant at maturity;  (vi) species are avoided that have rough fibrous bark, or which keep/shed bark in long strips or retain dead material in their canopies;  (vii) smooth bark species of tree are chosen which generally do not carry a fire up the bark into the crown;  (viii) planting of deciduous species is avoided which may increase fuel at surface/ ground level (i.e. leaf litter);  (ix) climbing species are avoided to walls and pergolas;  (x) combustible materials such as woodchips/mulch and flammable fuel are stored away from the building;  (xi) combustible structures such as garden sheds, pergolas and materials such timber garden furniture are located way from the building; and  (xii) low flammability vegetation species are used.							
	Public Domain Works							
	B24				Prior to the commencement of public domain works, the Applicant must submit a Public Domain Works Plan to the Certifier. The plan must:  (a) be prepared in consultation Council;	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
					(b) be generally in accordance with the conceptual design in the RtS;			
					(c) detail the location and width of all footpaths, drop-off / pick up zones and bus zone and the integration of landscaping and hardstand areas;			



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status										
	(d) detail the location of new and relocation of existing stormwater infrastructure; and													
	(e) detail the location of street lighting including around the pedestrian / school crossings to meet the requirements of TfNSW.													
Stormwater Management System														
B25	Prior to the commencement of construction (excluding earthworks), the Applicant must design an operational stormwater management system for the development and submit it to the Certifier. The system must:	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT										
	(a) be prepared by a suitably qualified and experienced person(s);													
	(b) be designed in consultation with WaterNSW and Council;													
	(c) be generally in accordance with the Civil Drawings prepared by Northrop referenced in condition A2;													
	(d) be in accordance with the CGC DCP including Volume 2: Engineering Design for Development – June 2009;													
	(e) be designed, operated and maintained to ensure post-development flows do not exceed pre-development flows into and through the Upper Canal Corridor;													
	(f) demonstrate the development will maintain the water quality system to achieve the minimum pollutant removal targets of the CGC DCP for the entire Site: <table><tr><th>Pollutant</th><th>% post development pollutant reduction targets</th></tr><tr><td>Gross Pollutants</td><td>90</td></tr><tr><td>Total Suspended Solids</td><td>85</td></tr><tr><td>Total Phosphorous</td><td>65</td></tr><tr><td>Total Nitrogen</td><td>45</td></tr></table>				Pollutant	% post development pollutant reduction targets	Gross Pollutants	90	Total Suspended Solids	85	Total Phosphorous	65	Total Nitrogen	45
	Pollutant				% post development pollutant reduction targets									
	Gross Pollutants				90									
Total Suspended Solids	85													
Total Phosphorous	65													
Total Nitrogen	45													
(g) be in accordance with applicable Australian Standards; and														
(h) 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.														
PART C DURING CONSTRUCTION														
Site Notice														
C1	A site notice(s):	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT										
	(a) must be prominently displayed at the boundaries of the Site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;													
	(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;													
	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;													
	(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and													



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the Site is not permitted.			
<b>Operation of Plant and Equipment</b>				
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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Construction Hours</b>				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. (c) No work may be carried out on Sundays or public holidays.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C4	Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C5	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; (c) where the works are inaudible at the nearest sensitive receivers; and (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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C6	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Implementation of Management Plans</b>				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Construction Traffic</b>				
C9	All construction 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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Hoarding Requirements</b>				
C10	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>No Obstruction of Public Way</b>				
C11	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Construction Noise Limits</b>				
C12	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C13	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 C3 and C4.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C14	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Vibration Criteria</b>				
C15	Vibration caused by construction at any residence or structure outside the Site, including the Upper Canal Corridor must be limited to:	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
	(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);			
	(b) for damage to the Upper Canal Corridor, Line 3 of Table 3 of the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and			
	(c) 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).			
C16	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 C15.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Tree Protection</b>				
C18	For the duration of the construction works:	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;			
	(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any NSW Government 19 New East Leppington Primary School Department of Planning, Industry and Environment (SSD 9476) street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; and			
<b>Air Quality</b>				
C19.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C20	During construction, the Applicant must ensure that:	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
	(a) exposed surfaces and stockpiles are suppressed by regular watering;			
	(b) all trucks entering or leaving the site with loads have their loads covered;			
	(c) trucks associated with the development do not track dirt onto the public road network;			
	(d) public roads used by these trucks are kept clean; and			
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.			
<b>Erosion and Sediment Control</b>				
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Imported Soil</b>				
C22	The Applicant must:	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;			
	(b) keep accurate records of the volume and type of fill to be used; an			
	(c) make these records available to the Certifier upon request.			
<b>Disposal of Seepage and Stormwater</b>				





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal 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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C24	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 EES Group 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 EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C25	Construction works shall be carried out in accordance with the recommendations of the <i>East Leppington Public School: Archaeological Survey Report</i> at Appendix O of the EIS, dated 18 December 2019 and prepared by Biosis.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Unexpected Finds Protocol – Historic Heritage</b>				
C26	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Waste Storage and Processing</b>				
C27	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C28	All waste generated during construction must be assessed, classified and managed in accordance with the <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014).	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C29	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C30	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C31	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Outdoor Lighting</b>				
C32	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.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Independent Environmental Audit</b>				
C33	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter DPIE to SINSW 15/10/20	WolfPeak were approved as the Independent Auditors on 15/10/20. The first audit commenced on 26/10/20	C
C34	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audit Post Approval Requirements, DPIE 2020 (the IAPAR)  Independent Audit Report, East Leppington Primary School, WolfPeak, 07/12/20  Letter SINSW to DPIE, 23/12/20 (submission of audit report).  Independent Audit No. 2 Audit Report, WolfPeak, 29/06/21  DPIE post approval portal lodgement record, 15/07/21	This Audit Report presents the methodology and reporting as required by the IAPAR.  The first and second Audit Reports demonstrated compliance with this condition.	C
C35	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.	Interview with auditee 17/01/22	No alternative time frames have been required.	NT
C36	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 C34 of this consent, or condition C35 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.	Independent Audit No. 2 Audit Report, WolfPeak, 29/06/21  DPIE post approval portal lodgement record, 15/07/21  <a href="https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#category-reports</a>	The auditee reviewed the second Independent Audit Report and submitted it, plus their response to the Department on 15/07/21.  Both Independent Audit Reports and responses are available on the website.	C
C37	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.	Independent Audit No. 2 Audit Report, WolfPeak, 29/06/21  DPIE post approval portal lodgement record, 15/07/21  <a href="https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#category-reports</a>	The auditee reviewed the second Independent Audit Report and submitted it, plus their response to the Department on 15/07/21.  Both Independent Audit Reports and responses are available on the website.  <b>Non-compliance: The audit commenced on 10/01/22 with the site inspection occurring on 01/02/22. The Audit Report has not been submitted within 2 months of the site inspection.</b>	NC
C38	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.	Interview with auditee 17/01/22	This is the first Independent Audit of operations. A request has not been raised as yet.	NT
<b>Upper Canal Corridor</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C39	No works are to occur within the WaterNSW Upper Canal Corridor without a written access consent from WaterNSW.	Site inspection 01/02/22 Complaints register current to 30/11/21	There is no evidence of work having impinged on the Upper Canal Corridor. The Corridor is fenced. No complaints received regarding this requirement.	C
C40	All site preparation and construction work carried out adjacent to the Upper Canal Corridor must not impact on water quality or damage the Upper Canal infrastructure or land. Should any damage occur as a result of the works being carried out on the Site, it will be the responsibility of the developer to rectify that damage to the satisfaction of WaterNSW and/or compensate WaterNSW for any associated costs.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C41	No stockpiles are to be located within 20 metres of the site boundary with the Upper Canal Corridor.	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
C42	The proposed works must comply with the Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW 2018).	-	This is the first operational audit. Pre-construction and construction phase conditions do not form part of the operational audit scope.	NT
<b>Operational Readiness Work</b>				
C43	Operational readiness work must not commence on site until the following details have been submitted to the Certifier:	Interview with auditee 17/01/22 Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21 Letter SINSW to DPIE, 11/06/21 (notice of commencement of operations) DPIE post approval portal lodgement record 11/06/21	Operational readiness was not required. Completion was achieved in full prior to operations.	NT
	(a) a plan and description of the area(s) of the site to be used for operational readiness work and areas still under construction;			
	(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 areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; and			
C44	(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.	Interview with auditee 17/01/22 Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21 Letter SINSW to DPIE, 11/06/21 (notice of commencement of operations) DPIE post approval portal lodgement record 11/06/21	Operational readiness was not required. Completion was achieved in full prior to operations.	NT
	Operational readiness work must only be undertaken in accordance with the details submitted under condition C43 and the following requirements:			
	(a) no more than 15 staff are involved in operational readiness work on site at any one time;			
	(b) no students or parents are permitted on the site; and.			
	(c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site			
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter SINSW to DPIE, 11/06/21 (notice of commencement of operations)	Notification of commencement of operations was provided more than 1 month prior. Notified commencement was 12/07/21. Actual	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		DPIE post approval portal lodgement record 11/06/21	commencement was in October 2021 (delayed due to COVID).  Staged commencement of operations was not utilized.	
<b>External Walls and Cladding</b>				
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.	Compliance Statement, MBS, 09/06/21.  Compliance Statement, Atlantic, 10/05/21  Email Certifier to TSA, 01/07/21 (Certifier acceptance of external walls and cladding)	The subcontractors confirmed that the external walls and cladding complied with the relevant parts of the BCA. The Certifier reviewed and verified this.	C
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Email Certifier to TSA, 01/07/21 (Certifier acceptance of external walls and cladding)  Letter SINSW to DPIE, 01/07/21  DPIE post approval portal lodgement record, 05/07/21	The Certifier approved the external walls and cladding on 01/07/21. The information was submitted to DPIE on 05/07/21.	C
<b>Works as Executed Plans</b>				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage, finished ground levels and public domain works have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.	Email Hansen Yuncken to Certifier (inc WAE plans), 28/06/21 (submission of WAE plans to Certifier)  Email Certifier to Hansen Yuncken, 01/07/21 (Certifier acceptance of WAE plans)  Email Hansen Yuncken to Council, 30/06/21 (submission of WAE Plans to Council).	WAE Plans were prepared and submitted to the Certifier and Council prior to operations.	C
<b>Mechanical Ventilation</b>				
D5	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 Hansen Yuncken to Certifier (inc Mechanical Ventilation Compliance Statements), 28/06/21 (submission of Mechanical Ventilation Compliance Statements to Certifier)  Email Certifier to TSA, 01/07/21 (acceptance of Mechanical Ventilation Compliance)	The subcontractor confirmed that the mechanical ventilation complied with the relevant standards and codes. Dispensation was not required from FRNSW. The Certifier reviewed and verified this.	C
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D6	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Acoustic Report for School Building – East Leppington Public School dated 20 February 2020 and prepared by Northrop have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels.	Email Hansen Yuncken to Certifier (inc compliance statement from acoustic engineer), 15/04/21.	The acoustic engineer confirmed installation of mitigation measures and that operational noise levels are adequate. This was submitted to the Certifier prior to operations.	C
<b>Warm Water Systems and Cooling Systems</b>				
D7	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.	Compliance Statement, Moeco, 24/06/21  Email Certifier to TSA, 01/07/21 (acceptance of Warm Water Systems and Cooling Systems Compliance)	The subcontractor confirmed that the warm water systems and water cooling systems complied with the relevant standards and codes. The Certifier reviewed and verified this.	C
<b>Fire Safety Certification</b>				
D8	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.	Fire Safety Certificate, 30/06/21  Email Hansen Yuncken to Council, 30/06/21 (submission of Certificate to Council)  Email Hansen Yuncken to Certifier, 01/07/21 (submission of Certificate to Certifier, along with photo of display in prominent location, next to the FIP)  Email TSA to FRNSW, 01/07/21 (submission of Certificate to FRNSW)	The Fire Safety Certificate was obtained, issued to the relevant stakeholders and placed in the prominent location prior to operations.	C
<b>Structural Inspection Certificate</b>				
D9	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 satisfaction of 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.	Email Hansen Yuncken to Certifier, 28/06/21 (including structural design certificates, compliance statements and inspection certificates)  Email Certifier to TSA, 01/07/21 (Certifier acceptance of structural certificates)  Letter SINSW to DPIE, 01/07/21 (submission of structural certificates and Certifier acceptance to DPIE)  DPIE post approval portal lodgement 05/07/21 (submission of structural certificates and Certifier acceptance to DPIE)  Email TSA to Council, 01/07/21 (submission of structural certificates and Certifier acceptance to Council)	The structural engineers confirmed via issue of certificates and associated drawings that structures comply with the relevant requirements. This was verified by the Certifier.  The information was submitted to DPIE and Council prior to operations.	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Compliance with Food Code</b>				
D10	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the canteen, food storage and food preparation areas (where provided) 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.	Food premises compliance statement, Cini Little Australia, 09/06/21  Email TSA to Certifier, 01/07/21 (submission of compliance statement to Certifier)  Email Certifier to TSA, 01/07/21 (Certifier acceptance of food premises compliance)	The subcontractor confirmed compliance with the Food Code. This was verified by the Certifier.	C
<b>Outdoor Lighting</b>				
D11	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:  (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and  (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Outdoor lighting compliance statement, Alland Group, 24/06/21  Email TSA to Certifier, 28/06/21 (submission of compliance statement to Certifier)  Email Certifier to TSA, 01/07/21 (Certifier acceptance of outdoor lighting compliance)	The subcontractor confirmed compliance with this condition. This was verified by the Certifier.	C
<b>Post-construction Dilapidation Report</b>				
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.	Final dilapidation report, ELPS, Project Solutions Ltd, 28/06/21  Email Hansen Yuncken to Certifier, 30/06/21 (submission of Dilapidation report to Certifier)  Email Certifier to TSA, 0/07/21 (confirmation of closure of D12(b))  Email Council to Hansen Yuncken, 01/07/21 (confirmation of satisfaction of D12(b) and (c), D17, D18)  Compliance Certificate, works on public land, issued by Council, 01/07/21	No buildings adjoin the project. The dilapidation report confirms no residual impact. Council confirm that engineering works completed on public land were completed and comply with the works permit.	C
<b>Protection of Public Infrastructure</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Conditions of this consent.</i></p>	<p>Email Council to Hansen Yuncken, 01/07/21 (confirmation of satisfaction of D12(b) and (c), D17, D18)</p> <p>Compliance Certificate, works on public land, issued by Council, 01/07/21</p> <p>Email Council to Hansen Yuncken, 25/06/21 (Council satisfaction re commencement of operations and compliance with D13 and D14)</p>	Public infrastructure works were completed with no repairs or payment required.	NT
D14	<p>Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, must be undertaken by the Applicant in accordance with Council's standards and specifications, and DCP 2014 Part 8.5 Public Civil Works, to the satisfaction of Council.</p> <p><i>Note: Council's standards and specifications are available on the Council website.</i></p>	<p>Compliance Certificate, works on public land, issued by Council, 01/07/21</p> <p>Email Council to Hansen Yuncken, 25/06/21 (Council satisfaction re commencement of operations and compliance with D13 and D14)</p>	All works on public areas were completed as per Council requirements. No private property adjoins the site. Satisfaction was confirmed by Council through issue of the compliance certificate and email.	C
<b>Protection of Property</b>				
D15	<p>Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>	<p>Compliance Certificate, works on public land, issued by Council, 01/07/21</p> <p>Email Council to Hansen Yuncken, 25/06/21 (Council satisfaction re commencement of operations and compliance with D13 and D14)</p>	All works on public areas were completed as per Council requirements. No private property adjoins the site. Satisfaction was confirmed by Council through issue of the compliance certificate and email.	NT
<b>Road Damage</b>				
D16	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	<p>Final dilapidation report, ELPS, Project Solutions Ltd, 28/06/21</p> <p>Compliance Certificate, works on public land, issued by Council, 01/07/21</p> <p>Email Council to Hansen Yuncken, 25/06/21 (Council satisfaction re commencement of operations and compliance with D13 and D14)</p>	All works on public areas were completed as per Council requirements. No private property adjoins the site. Satisfaction was confirmed by Council through issue of the compliance certificate and email.	NT
<b>Roadworks and Access</b>				
D17	<p>Prior to the commencement of operation, the Applicant must complete all works within the road reserve to the satisfaction of the relevant roads authority. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.</p>	<p>Email Council to Hansen Yuncken, 01/07/21 (confirmation of satisfaction of D12(b) and (c), D17, D18)</p>	Road works were completed as per Council requirements. Satisfaction was confirmed by Council through issue of the compliance certificate and email.	C





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Compliance Certificate, works on public land, issued by Council, 01/07/21		
<b>Public Domain Works</b>				
D18	Prior to the commencement of operation, public domain works must be installed in accordance with the Public Domain Works Plan approved under condition B24.	<p>Public Domain Works Plan Compliance Statement, Northrop, 17/03/21 (and associated drawing set).</p> <p>Section 138 Permit from Council, 17/03/21</p> <p>Email Council to Hansen Yuncken, 01/07/21 (confirmation of satisfaction of D12(b) and (c), D17, D18)</p> <p>Compliance Certificate, works on public land, issued by Council, 01/07/21</p>	Public domain works plan formed part of the Section 138 permit issued by Council. These works were completed as per Council requirements. Satisfaction was confirmed by Council through issue of the compliance certificate and email.	C
<b>School Zones</b>				
D19	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement must be installed, inspected by TfNSW (RMS) and handed over to TfNSW (RMS).</p> <p><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p>	Email TfNSW to TSA, 30/06/21 (confirmation from TfNSW)	TfNSW provided written notice that, as TfNSW were the one that installed the school zone signs and pavement markings (not the Project Team / auditees) no inspection and handover was required. It is assumed that (as TfNSW installed) that they meet TfNSW requirements.	C
D20	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	<p>D20 photo series, 05/07/21 and 08/07/21</p> <p>Email TfNSW to TSA, 30/06/21 (confirmation from TfNSW re D19 and D21)</p> <p>Email Council to Hansen Yuncken, 01/07/21 (confirmation of satisfaction of D12(b) and (c), D17, D18)</p> <p>Compliance Certificate, works on public land, issued by Council, 01/07/21</p>	<p>Signage and speed management was installed by TfNSW on 04-05/07/21.</p> <p>Non-school zone line marking, delivered as part of public domain works were completed on 07-08/07/21.</p>	C
<b>School/Pedestrian Crossing Facilities</b>				
D21	Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants set down by TfNSW to the satisfaction of the relevant road authority.	Email TfNSW to TSA, 30/06/21 (confirmation from TfNSW re D19 and D21)	TfNSW provided written notice that, as TfNSW were the one that installed the school zone signs and pavement markings (not the Project Team / auditees) no inspection and handover was required. It is assumed that (as TfNSW installed) that they meet TfNSW requirements.	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			No crossings were installed elsewhere.	
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D22	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>(a) the provision of a minimum of 60 bicycle parking spaces;</li> <li>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>(c) the provision of end-of-trip facilities for staff;</li> <li>(d) appropriate pedestrian and cyclist advisory signs are to be provided; and</li> <li>(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</li> </ul>	<p>Statement of compliance, Pedavioli Architects, 27/04/21</p> <p>Email Hansen Yuncken to Certifier, 28/04/21</p> <p>Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21</p>	<p>The Architect confirms that the end of trip facilities have been constructed as per this condition, covering requirements a) – e).</p> <p>This information has been submitted to the Certifier prior to operations. The Certifier has verified that the design has been constructed.</p>	C
<b>School Transport Plan</b>				
D23	<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> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</li> <li>(b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> <li>(i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation);</li> <li>(ii) specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(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;</li> </ul> </li> <li>(c) include operational transport access management arrangements, including: <ul style="list-style-type: none"> <li>(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;</li> <li>(ii) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</li> <li>(iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;</li> <li>(v) delivery and services vehicle and bus access and management arrangements;</li> </ul> </li> </ul>	<p>Letter SINSW to DPIE, 27/05/21</p> <p>DPIE post approval portal lodgement record, 28/05/21</p> <p>School Travel Plan, Ason Group, 26/05/21 (incl. consultation evidence)</p> <p>Letter DPIE to SINSW, 17/06/21.</p> <p>Letter, Ason to SINSW, 29/06/21 (Travel coordinator proposal) and associated Purchase order</p>	<p>The School Travel Plan (STP) was prepared in accordance with this condition, by suitably qualified consultants and in consultation with Council and TfNSW.</p> <p>The STP was submitted to the Department on 28/05/21 and was approved on 17/06/21.</p> <p>This information is presented in Sections 3, 5 and 6 of the STP.</p> <p>This information is presented in Sections 3, 4 and Appendix H of the STP.</p> <p>Ason have been engaged as the Travel Coordinator under the STP.</p>	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; (d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and (e) a monitoring and review program.		This information is presented in Sections 3, 5 and 6 of the STP.  This information is presented in Section 6 of the STP.	
<b>Utilities and Services</b>				
D24	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.	Section 73 Compliance Certificate, Sydney Water, 13/05/20	The Section 73 Certificate was obtained prior to operations.	C
<b>Stormwater Quality Management Plan</b>				
D25	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP 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	Stormwater Management Plan, Northrop, 22/04/21. Compliance Statement, Hansen Yuncken, 22/06/21 Email Certifier to Hansen Yuncken, 01/07/21.	The Stormwater Management Plan (which represents the OMP) was prepared to the satisfaction of the Certifier. The Plan includes maintenance schedules for the Humeceptor on page 3 and Protect Ocean Guard on page 4. The maintenance schedule recommended is more frequent than the manufacturers minimum requirements. <b>Non-compliance: Other than a statement that records and reporting should be completed there is no detail on what this constitutes.</b> Contact details are included in Appendix A and Appendix B of the Stormwater Management Plan. Health and safety for the Ocean Gard is provided on page 8.	NC
<b>Signage</b>				
D26	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Wayfinding, Bicycle and Staff Car Parking Signage, 28/06/21 Compliance Statement, Pedavoli Architects, 01/07/21 (installation certificate).	Way finding signage, bicycle storage signage and signage of car park were sighted, all were dated prior to operations. The Architect provided a written statement that signage was installed in accordance with the design.	C
D27	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.	Wayfinding, Bicycle and Staff Car Parking Signage, 28/06/21	Way finding signage, bicycle storage signage and signage of car park were sighted, all were dated prior to operations. The Architect provided a written	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Compliance Statement, Pedavoli Architects, 01/07/21 (installation certificate).	statement that signage was installed in accordance with the design.	
<b>Operational Waste Management Plan</b>				
D28	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:	Operational Waste management Plan, Dept of Education, 24/06/21. Email, TSA to Certifier, 01/07/21.	The Operational Waste Management Plan was prepared and submitted to the Certifier prior to operations.	C
	(a) detail the type and quantity of waste to be generated during operation of the development;		The type and quantity of waste generated is presented in on page 2 of 8.	
	(b) describe the handling, storage and disposal of all waste streams generated on Site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);		The waste handling, storage and disposal of all waste streams generated on Site are detailed within the plan.	
	(c) detail the materials to be reused or recycled, either on or off Site;		Opportunities for recycling (offsite) are identified. No on site reuse or recycling is proposed.	
	(d) include the waste management strategies included within the East Leppington Primary School – Operational Waste Management Plan submitted with the EIS and prepared by EcCell.		The relevant strategies from the Operational Waste Management Plan in the EIS have been captured.	
<b>Landscaping</b>				
D29	Prior to the commencement of operation, all landscaping works (including hard and soft landscaping, all open spaces, fencing, paths, footpaths, lighting and the like) must be installed in accordance with the Landscape Plan in accordance with condition B23.	Letter Stone Will to Hansen Yuncken, 18/05/21 Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21	On 18/05/21 the landscaper confirmed installation of all landscaping in accordance with the Landscape Plan in B23. This was verified by the Certifier through issue of the Crown Completion Certificate.	C
D30	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan (OLMP) to manage the revegetation and landscaping on-site. The OLMP must:	Landscape operation and maintenance manual, Stone Will (contract Job Number 3849), saved 01/07/21.	Ongoing monitoring and maintenance measures are set out in the OLMP and these appear consistent with the EIS, however the Auditor observes that B23 does not require details on maintenance.	C
	(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping in accordance with the Landscape Plan approved under condition B23;			
	(b) be consistent with the Applicant's maintenance program contained within the Landscape Design Report – East Leppington Public School submitted with the EIS.			
<b>Operational Management Plan</b>				
D31	Prior to the commencement of operation, the Applicant must submit an Operational Management Plan for the school to the Certifier. The plan must:	Emergency Management Plan (Operational Management Plan), Department of Education, July 2021 Email Certifier to TSA, 29/06/21	The Operational Management Plan and the Emergency Response Plan have been prepared to address this requirement as they deal with hazard and risk, and emergency management. Both were submitted to the Certifier.  The Operational Management Plan and the Emergency Response Plan (together) address requirements a) – d) of this condition.	C
	(a) set out arrangements to manage access to the site to ensure compliance with the requirements of condition A7;	Emergency Response Plan, SGA, 113377-ERP-R1.		
	(b) include any relevant operational controls recommended in the final Preliminary Hazard Analysis and Risk Mitigation Strategy approved under condition B1 and hazard mitigation measures approved under condition B2;	Email TSA to Certifier, 23/06/21		
	(c) set out arrangements to prohibit use of the open space between Blocks A, B, and C and Commissioners Drive for recreational open space by students; and			



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) include arrangements for monitoring of compliance, annual review of effectiveness and updating of the plan			
<b>Emergency Response Plan</b>				
D32	Prior to the commencement of operation, the Applicant must submit an Emergency Response Plan to the Certifier and provide a copy to the relevant local emergency management committee and Planning Secretary for information. The Emergency Response Plan must:	Emergency Response Plan, SGA, 113377-ERP-R1.  Compliance Statement, SGA, 30/06/21  Letter SINSW to DPIE, 25/06/21  DPIE post approval portal lodgement, 29/06/21	The Plan was submitted to Certifier, FRNSW and the Department.  The Plan was prepared in consultation with FRNSW, with a final copy provided to them on 16/06/21.  The Plan was prepared by suitably qualified and experienced persons.	C
	(a) be prepared by a suitably qualified and experienced person in consultation with Fire and Rescue NSW;			
	(b) address foreseeable on-site and off-site fire events and other emergency incidents or potential hazmat incidents;	Email TSA to Certifier, 23/06/21  Email FRNSW to Hansen Yuncken, 30/04/21 and 20/05/21	These matters are addressed in Section 3 of the ERP.	
	(c) detail the appropriate risk control measures that would need to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders. Such measures will include the minimum evacuation zone distances; and	Email from TSA to FRNSW, 16/06/21	These matters are addressed in Sections 5 and 6 of the ERP.	
	(d) include other risk control measures that may need to be implemented in a fire emergency (due to any unique hazards specific to the site).	CVs from Stephen Grubits and Associates (Stephen Grubits, Carlos Quaglia, Himanshu Gupta)	These matters are addressed in Section 5.11 of the ERP.	
<b>Hazard Mitigation</b>				
D33	Prior to the commencement of operation, the hazard mitigation measures approved under condition B2 must be implemented.	Compliance Statement, Pedavoli Architects, 29/06/21  Email Hansen Yuncken to Certifier, 29/06/21. Joint Fire Risk Mitigation Strategy, 10/03/21 (B2)  Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21	The compliance statement from the Architect confirms that the hazard mitigation measures have been installed. This was verified by the Certifier.	C
<b>Asset Protection Zones</b>				
D34	Prior to the commencement of operation, the entire property must be managed as an inner protection area that comprises:	Compliance Statement, Taylor Brummer, 29/06/21  Installation Certificate, Stone Will, 18/05/21	The landscape architect confirms that landscape materials (plants etc) complies with D34. The landscaper confirms that installation was as per the design.	C
	(a) minimal fine fuel at ground level;			
	(b) grass mowed or grazed;	Compliance Statement, Hansen Yuncken, 30/06/21.	At the site inspection no issues were observed.	
	(c) trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;	Crown Completion Certificate GDL 190178, East Leppington Public School, 01/07/21		
	(d) trees and shrubs located far enough from buildings so that they will not ignite the building;			
	(e) garden beds with flammable shrubs not located under trees or within 10 metres of any windows or doors;	Site inspection 01/02/22		
	(f) minimal plant species that keep dead material or drop large quantities of ground fuel;			





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(g) tree canopy cover not more than 15%;			
	(h) tree canopies not located within 2 metres of the building;			
	(i) trees separated by 2-5 metres and do not provide a continuous canopy from the hazard to the building; and,			
	(j) lower limbs of trees removed up to a height of 2 metres above the ground.			
<b>Heritage Interpretation Plan</b>				
D35	<p>Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan for the information of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council;</p> <p>(b) be prepared in accordance with the relevant Heritage Council Guidelines;</p> <p>(c) detail how information on the history and significance of the Upper Canal System (Pheasants Nest Weir to Prospect Reservoir) – SHR No. 1373 will be provided for the public, and make recommendations regarding public accessibility, signage and lighting; and</p> <p>(d) identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.</p>	<p>Heritage Interpretation Plan, Perumal Murphy Alessi, April 2021</p> <p>Perumal CV</p> <p>Heritage Council consultation record (22/12/20 – 03/02/21)</p> <p>DPIE post approval portal lodgement 21/05/21</p>	<p>A Heritage Interpretation Plan was prepared, and addresses requirements a) – d) of this condition. Accompanying the Plan is the CV of the author demonstrating that the author is suitably experienced.</p> <p>The Plan was prepared in consultation with the Heritage Council. No issues outstanding.</p> <p>Submission to DPIE was completed prior to operations.</p>	C
D36	<p><del>Prior to the commencement of operation, the applicant must register a Positive Covenant on title of the subject property. The dealing creating the Positive Covenant must be prepared and submitted to Council for approval and signature. The particulars of the Positive Covenant must be as follows:</del></p> <p><del>(a) the registered owner of the land must maintain the existing stormwater drainage system and overland flow swale within the 10 metre wide drainage easement to its designed shape and capacity; and</del></p> <p><del>(b) Council will have the right to enter the property and carry out the any maintenance work if required within the drainage easement, cost of such works shall be borne by the registered owner of the land.</del></p>		Removed under MOD-2	NT
D37	<p><del>Upon registration of the Positive Covenant required under condition D36, a copy of the registered dealing must be submitted to Council. Any costs associated with the preparation, signing, lodgement and registration to be paid by the Applicant.</del></p>		Removed under MOD-2	NT
<b>PART E POST OCCUPATION</b>				
<b>Out of Hours Event Management Plan</b>				
E1	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events; (d)</p> <p>(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p>	-	<p>There is a draft OOHEMP under development.</p> <p>There have been no events involving more than 100 people.</p>	NT



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) details of the use of the multipurpose hall, where applicable, restricting use before 7am 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.			
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.	-	As above	NT
<b>Operation of Plant and Equipment</b>				
E3	All plant and equipment used on Site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	ELPS SSD 9476_RFI_Rev_TSA_220401 (client response to RFI)	Refer to D5, D6, D7, D11 and D25. All plant and equipment is still within the defects period. The Project Team / auditee is not aware of any issues associated with maintenance.	C
<b>Warm Water Systems and Cooling Systems</b>				
E4	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.	Compliance Statement, Moeco, 24/06/21  Email Certifier to TSA, 01/07/21 (acceptance of Warm Water Systems and Cooling Systems Compliance)  ELPS SSD 9476_RFI_Rev_TSA_220401 (client response to RFI)	The subcontractor confirmed that the warm water systems and water cooling systems complied with the relevant standards and codes. The Certifier reviewed and verified this.  All plant and equipment is still within the defects period. The Project Team / auditee is not aware of any issues associated with maintenance.	C
<b>Community Communication Strategy</b>				
E5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Community Communication Strategy, New primary school for Leppington, SINSW, September 2020  <a href="https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#category-reports</a>  Site inspection 01/02/22	The Communications Strategy commits to the following during operations: <ul style="list-style-type: none"><li>- Website remains live</li><li>- Project signage remains installed</li><li>- 1300 phone and email still active, and CRM still maintained for complaints and enquiries.</li></ul> Whilst construction phase signage has been removed the commitments relevant to operations are being implemented.	C
<b>School Transport Plan</b>				
E6	The School Transport Plan approved under condition D23 (as revised from time to time) must be implemented by the Applicant for the life of the development.	Operational School Transport Plan, Ason, 22/12/21  Letter, Ason to SINSW, 29/06/21 (Travel coordinator proposal) and associated Purchase order	Ason Group has been engaged as the Travel Coordinator who is charged with monitoring and review of implementation of the STP.  Ason have prepared a draft report which confirms implementation of the STP.	C





Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		P1689r01 AG OSTP Denham Court Public School - Operational DRAFT		
<b>Operational Noise Limits</b>				
E7	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits within the Acoustic Report for School Building – East Leppington Public School dated 20 February 2020 and prepared by Northrop.	Noise assessment report for mechanical plant, Northrop, 14/07/21  Noise assessment report for school hall, Northrop, 17/12/21.  DPIE post approval portal lodgement 24/12/21.	Noise assessments were carried out within 2 months of commencement of operations of the school, and the hall (once it commenced at a later date due to COVID delays). Noise levels were deemed to be compliant.	C
E8	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of each stage of the development (or other timeframe agreed to by the Planning Secretary) to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant and for the use of the multipurpose hall outside of school hours identified within Acoustic Report for School Building – East Leppington Public School dated 20 February 2020 and prepared by Northrop. 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.	Noise assessment report for mechanical plant, Northrop, 14/07/21  Noise assessment report for school hall, Northrop, 17/12/21.  DPIE post approval portal lodgement 24/12/21.	Noise assessments were carried out within 2 months of commencement of operations of the school, and the hall (once it commenced at a later date due to COVID delays). Noise levels were deemed to be compliant.  Submission of the noise assessment reports were completed within 2 months of commencement of the delay school start date (delay caused by COVID restrictions), as opposed to from completion of construction in July 2021.	C
<b>Unobstructed Driveways and Parking Areas</b>				
E9	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.	Complaints register current to 28/02/22  Site inspection 01/02/22	The auditor has not sighted any evidence of obstruction of access or public way.	C
<b>Ecologically Sustainable Development</b>				
E10	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 B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Submission SINSW to DPIE, 16/09/21 (submission of ESD Compliance Report).  ESD Compliance Report, Cundall, 08/09/21  Letter DPIE to SINSW, 21/09/21	The ESD Compliance Report confirms compliance of implementation of ESD requirements. This was submitted to the Department. On 21/09/21 the Department accepted SINSW ESD Compliance Report. The acceptance includes a statement that the ESD Report confirms that the Project meets the ESD performance criteria.	C
E11	The Applicant must implement the rainwater re-use plan required by condition B12 for the duration of the development.	ESD Compliance Report, Cundall, 08/09/21	The ESD Compliance Report confirms the rainwater tanks have been installed and rainwater is being used for landscaping, which is consistent with the rainwater re-use plan.	C
<b>Outdoor Lighting</b>				
E12	Notwithstanding condition D11, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Complaints register current to 28/02/22  Interview with auditee 17/01/22	The auditor is not aware of any complaints or issues regarding light spill.	C



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Landscaping</b>				
E13	The Applicant must maintain the landscaping and vegetation on the Site in accordance with the approved Operational Landscape Management Plan required by condition D30 for the duration of occupation of the development.	Email HY to TSA, 10/03/21	Landscaping is in its infancy, nevertheless Hansen Yuncken provided maintenance records.	C
<b>Asset Protection Zones</b>				
E14	The asset protection zones required by condition D34 must be maintained for the duration of occupation of the development.	Site inspection 01/02/22 Email HY to TSA, 10/03/21	Landscaping is in its infancy, nevertheless Hansen Yuncken provided maintenance records. No encroachment on APZs were observed during the site inspection.	C
<b>Heritage Interpretation Plan</b>				
E15	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D35.	ELPS SSD 9476_RFI_Rev_TSA_220401 (client response to RFI)  Heritage Interpretation Plan  Site inspection 01/02/22  Photo from TSA, provided 14/04/22	The pathway design and signage recommendations were relevant to operations and have been implemented.	C
<b>Operational Management Plan</b>				
E16	The Operational Management Plan approved under condition D31 (as revised from time to time) must be implemented by the Applicant for the life of the development.	<a href="https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#about-project-tab">https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www.projects/d/denham-court-public-school.html#about-project-tab</a>  Staff Info Book - DCPS ELPS Independent Audit 3 – Operation  20-07-2021 Emergency Warden Drill Attendance Register  Site inspection 01/02/22  Email HY to TSA, 10/03/21	The operational management plan sets out limit on numbers, establishment / maintenance of APZs prohibition of open space near Blocks A, B and C. These have been communicated to staff and appear to have been maintained on site.	C
<b>Emergency Response Plan</b>				
E17	Two copies of the Emergency Response Plan approved under condition D32 (as revised from time to time) be stored in a prominent 'Emergency Information Cabinet' located in a position directly adjacent to the Site's main entry point/s.	image-20220222-051836-172423ac image-20220222-051852-3f76db31 (1)	The ERP is held above the FIP at the main entrance.	C
E18	The Emergency Response Plan approved under condition D32 (as revised from time to time) must be implemented by the Applicant for the life of the development. A copy of any updated plan must be provided to the relevant local emergency management committee and the Planning Secretary.	20-07-2021 Emergency Warden Drill Attendance Register	The ERP requires drills every 6 months. The School has not had staff and students present for 6 months due to COVID restrictions, therefore only 1 drill has been completed.	C



## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**

School Infrastructure NSW  
GPO Box 33  
Sydney NSW 2001

15/10/2020

Dear Mr Jim Lewis

**Agreement of Independent Auditor  
East Leppington Primary School (SSD 9476)**

I refer to your submission, dated 16 September 2020, seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (the Department) of a suitably qualified, experienced and independent audit team to undertake independent audits of East Leppington Primary School (SSD 9476).

In accordance with Condition C33 of SSD 9476 (the 'Consent') and the *Independent Audit Post Approval Requirements*, the Secretary has agreed to the following audit team:


- Steve Fermio; and
- Derek Low.

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 have any questions, please contact Emmanuel Smith-Aspros on 02 8275 1232 or email to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely



Rob Sherry  
Team Leader Compliance - Government Projects  
Compliance

As nominee of the Planning Secretary

## APPENDIX C – CONSULTATION RECORDS

## Derek Low

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**From:** Emmanuel Smith-Aspros <Emmanuel.Smith-Aspros@planning.nsw.gov.au>  
**Sent:** Tuesday, 14 December 2021 9:46 AM  
**To:** Derek Low  
**Cc:** Alex McGuirk  
**Subject:** FW: Independent Audit (operations) of East Leppington Primary School SSD 9476

Good morning Derek,

Thank you for your email. In regards to the Independent Audit (operations) of East Leppington Primary School SSD 9476, I can confirm that the Department:

1. does not have any key issues outside of the audit scope it would like examined; and
2. has not identified any other parties or agencies that are required to be consulted with for this particular audit.

Please let me know if you have any questions.

All the best.

Emmanuel Smith-Aspros  
Senior Compliance Officer (Social Infrastructure)

Planning & Assessments | Department of Planning, Industry and Environment  
T 02 8275 1232 | M 0499 399 756 | E emmanuel.smith-aspros@planning.nsw.gov.au  
Locked Bag 5022 | PARRAMATTA NSW 2124  
www.dpie.nsw.gov.au

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**From:** Derek Low <[dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)>  
**Sent:** Monday, 6 December 2021 9:00 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Subject:** Independent Audit (operations) of East Leppington Primary School SSD 9476

Hi there.

I am one of the Department of Planning, Industry and Environment (the Department) approved Independent Auditors on the East Leppington Primary School - SSD 9476 (the Project).

I am currently preparing to undertake the first operational phase independent audit on the Project. The audit is required to be conducted in accordance with SSD 9476 Sch2 Condition C34 and the Department's *Independent Audits Post Approval Requirements*, May 2020 (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/9686>  
The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to occur on 10 January 2022 with the audit report finalised shortly after. The audit pertains to post-approval requirements and compliance for the operational phase of the Project.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of the plans and programs required under the Consent, complaints, incidents and so forth. These are included in the audit scope for this Project.



In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance for the operational phase of the Project that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so I request that the Department identify those parties.

Any questions please let me know. I look forward to hearing from you.

Regards

**Derek Low | Principal Environmental Consultant**

General Manager



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AWARDS 2021



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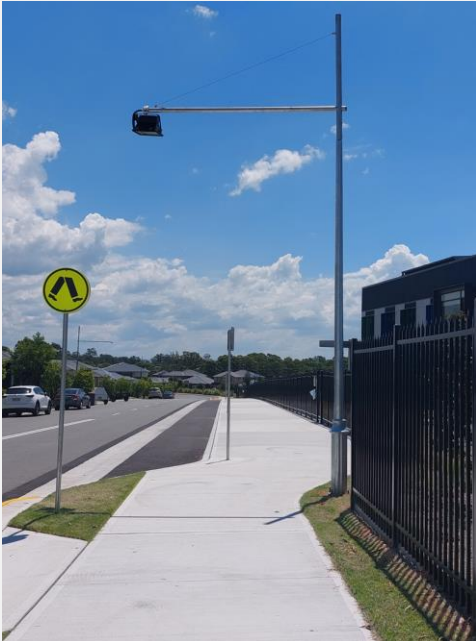



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## APPENDIX D – SITE INSPECTION PHOTOGRAPHS

Note that school was in session during the inspection and therefore photo opportunities were restricted to external parts of the school.

No.	Comment	Photograph
1	Kiss and drop with signage	
2	Pedestrian crossing with signage	

No.	Comment	Photograph
3	Protection of Sydney Water channel	
4	Landscaping is in its infancy	

## APPENDIX G – INDEPENDENT DECLARATION FORMS



# Declaration of Independence - Auditor



Project Name:	East Leppington Primary School
Consent Number:	SSD 9476
Description of Project:	Development of the New East Leppington Primary School including the following: <ul style="list-style-type: none"><li>• construction and operation of a new primary school contained within five main school buildings, comprising of teaching spaces, canteen, library, multipurpose hall, office and administrative area, staff and student amenities and covered outdoor learning areas (COLA).</li><li>• associated works including:<ul style="list-style-type: none"><li>o a sports field;</li><li>o multipurpose sports court and outdoor play spaces;</li><li>o site landscaping, public domain improvements and signage;</li><li>o on-site car parking;</li><li>o drop-off / pick-up zones and a bus zone; and</li><li>o bicycle parking.</li></ul></li></ul>
Project Address:	Commissioners Drive, Denham Court Lot 9001 DP1206596
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 3 (operations)
Date:	07/04/21

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;
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

## Notes:


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



## Declaration of Independence - Auditor

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Name of Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd

# Declaration of Independence - Auditor



Project Name:	East Leppington Primary School
Consent Number:	SSD 9476
Description of Project:	Development of the New East Leppington Primary School including the following: <ul style="list-style-type: none"><li>• construction and operation of a new primary school contained within five main school buildings, comprising of teaching spaces, canteen, library, multipurpose hall, office and administrative area, staff and student amenities and covered outdoor learning areas (COLA).</li><li>• associated works including:<ul style="list-style-type: none"><li>o a sports field;</li><li>o multipurpose sports court and outdoor play spaces;</li><li>o site landscaping, public domain improvements and signage;</li><li>o on-site car parking;</li><li>o drop-off / pick-up zones and a bus zone; and</li><li>o bicycle parking.</li></ul></li></ul>
Project Address:	Commissioners Drive, Denham Court Lot 9001 DP1206596
Proponent:	NSW Department of Education
Title of audit	Independent Audit No. 3 (operations)
Date:	07/04/21

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:

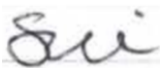
- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in 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;
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

## Notes:

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

## Declaration of Independence - Auditor



Name of Auditor:	Steve Fermio
Signature:	
Qualification:	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company:	WolfPeak Pty Ltd