

INDEPENDENT AUDIT REPORT



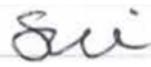
EAST LEPPINGTON PRIMARY SCHOOL - SSD 9476

NOVEMBER 2020

Revision History

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Date	07/12/2020	Date	07/12/2020

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EXECUTIVE SUMMARY

The NSW Department of Education – Schools Infrastructure NSW (SINSW) are responsible for delivering a new primary school in East Leppington to accommodate up to 1,012 students. Consent for the Project was granted on 08 September 2020, State Significant Development (SSD) 9476, subject to a number of Conditions of Consent (CoC).

TSA Management have been appointed as the client representative on behalf of SINSW. Hansen Yuncken are the principal contractor undertaking the works. Construction works began on 15 September 2020. Works undertaken during the audit period include site establishment, earthworks, drainage and foundation works.

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 first Independent Audit on the Project and relates to the period of granting of Consent on 9 September 2020 through to 24 November 2020. 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.

The overall outcome of the Independent Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from TSA Management and Hansen Yuncken.

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.
- Five non-compliances were identified in relation to six conditions. These relate to the content of environmental management plans, Ecological Sustainable Development registration, management of construction water and heritage investigations.
- Four observations were identified in relation to the conditions and mitigation measures from the CEMP and sub-plans. These relate to content of the environmental management plans and traffic management.

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 and Hansen Yuncken for their high level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education – Schools Infrastructure are responsible for delivering the East Leppington Primary School (the Project), located at the corner 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 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 a number of conditions.

TSA Management have been appointed as the client representative on behalf of Schools Infrastructure NSW (SINSW). Hansen Yuncken are the principal contractor undertaking the works. Construction works began on 15 September 2020. Works undertaken during the audit period include site establishment, earthworks, drainage and foundation works.

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) 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 C.

1.4 The audit objectives

The objective of this IA 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 IA 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 IA relates to the Project works from the granting of Consent on 9 September 2020 through to 24 November 2020.

The scope of the IA 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 IA 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 IA 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.

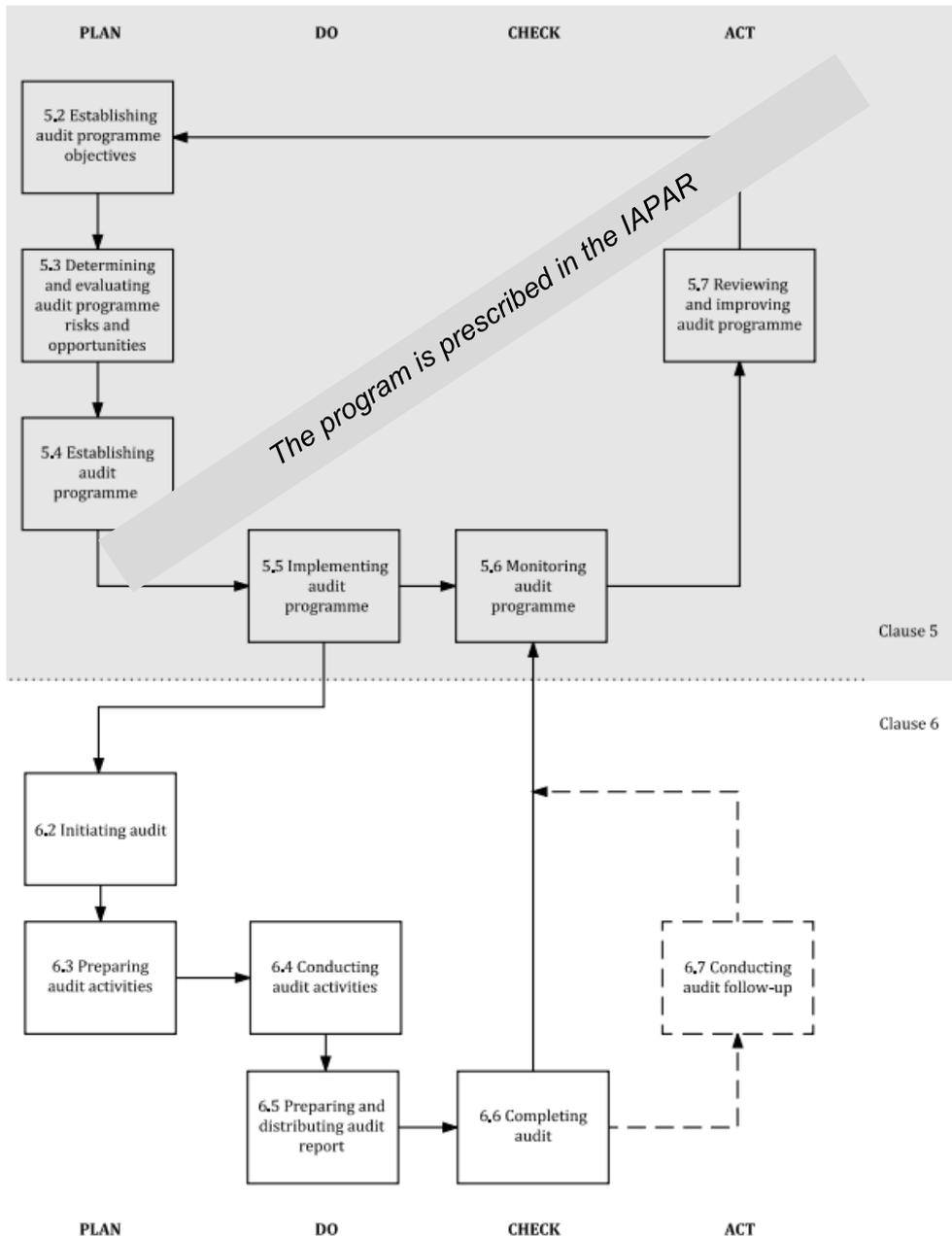


Figure 2 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

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 26 October 2020 WolfPeak consulted with the Department to obtain their input into the scope of the IA in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D. 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, Industry and Environment	The Department did not make any recommendations outside of the requirements outlined in the IAPARS. It did not request that any other stakeholders be consulted with.	-

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 IA.

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, 8 September 2020 (the Consent).*
- *Construction Environmental Management Plan, East Leppington Public School, Hansen Yuncken, Rev 2, 11 September 2020 (the CEMP).*
- *Construction Traffic and Pedestrian Management Plan, Lot 9001, DP 1206596 Commissioners Drive, Denham Court, Ason Group, Rev 4, 1 September 2020 (the CTPMP).*
- *Construction Noise and Vibration Management Plan, East Leppington Public School, Northrop, Rev D, 8 September 2020 (the CNVMP).*
- *Civil Engineering Report: Soil and Water Management Plan, East Leppington Public School, Northrop, Rev 5, 8 September 2020 (the CSWMP).*

- *Construction Waste Management Plan, New High Quality Classroom - East Leppington Public School*, Hansen Yuncken, Rev B, September 2020 (the CWMP).
- *Community Communication Strategy, New Primary School for Leppington, NSW* Department of Education, September 2020 (the CCS).

2.2.3 Site personnel involvement

The on-site audit activities took place on 02 November 2020. The following personnel took part in the audit:

- Zac Casimotis – Project Manager – Hansen Yuncken
- Andrew Wackwitz – HSE Coordinator – Hansen Yuncken
- Zac Carson – Project Engineer – Hansen Yuncken
- Ross Pearson – Site Manager – Hansen Yuncken
- Rob McKnight – Senior Project Manager – TSA
- Mario Beretta – Site Engineer – Hansen Yuncken
- Derek Low – Auditor – WolfPeak.

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix E.

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

The on-site audit activities took place on 2 November 2020. The on-site audit activities included an inspection of the site and work activities. 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 Appendices A and B.

2.2.8 Generating audit findings

IA 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 in the Audit Table, using the descriptors from Table 2 of the IAPAR, being:

- **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 IA 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 mitigation measures and commitments from the following plans:

- CEMP
- CTPMP
- CNVMP
- CSWMP
- CWMP; and
- CCS.

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

3.2 Non-compliance, Observations and Actions

This Section, including Table 2, presents the non-compliances and observations from the IA. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A and B.

- There were 161 CoCs assessed.
- Five non-compliances were identified in relation to six conditions.
- Four observations were identified in relation to the conditions and mitigation measures from the CEMP and sub-plans.

Table 2 Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
1	CoC B11	Non-compliance	<p>CoC B11 requires that prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p> <p>Evidence indicates that the Department approved the extension of the ESD registration process to 25/09/20 and that a subsequent request to further extend the registration was not submitted until 20/10/20. The Department subsequently extended the deadline for a second time to 20/11/20. There is no evidence to demonstrate that the ESD registration has occurred by that time.</p>	Seek a further extension from the Department or obtain ESD registration	SINSW 31/12/20	OPEN
2	CoC B15	Observation	<p>Condition B15 requires that the Construction Environmental Management Plan (CEMP) includes a groundwater management plan, including measures to prevent groundwater contamination.</p> <p>No stand-alone groundwater management plan is provided however measures to prevent groundwater</p>	NA	NA	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			contamination are provided in Sections 4.11. The Stage 2 site investigation carried out as part of the EIS found the groundwater standing water level at off-site registered bores to be 1.5m to 70mbgl. Standing water from wells on site was 3.05 – 5.7mbgl. The Project confirms that the design does not require interaction with groundwater. It is the Auditors opinion that the current details for groundwater protection are adequate for the works being undertaken.			
3	CoC B16	Non-compliance	<p>Condition B16 requires that the Constriction Traffic and Pedestrian Management Sub-Plan must include details of estimated number and type of construction vehicle movements including morning and afternoon peak and off-peak movements for each stage of construction</p> <p>The CTPMSP describes that construction traffic volumes are yet to be determined. However, it is expected that these volumes will not exceed to the proposed operational volumes and would not result in any adverse impact on the operational capacity of the surrounding road network.</p>	Update the CTPMSP to include details of the constriction traffic volumes.	Hansen Yuncken 31/12/20	OPEN
4	CoC B18	Non-compliance	Condition B18 requires that the Construction Waste Management Sub-Plan (CWMSP) must detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations.	Update the CWMSP to include details of the constriction traffic volumes.	Hansen Yuncken 31/12/20	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			Disposal / Transport Contractor are marked as TBA within the CWMSP.			
5	CoC C14 and CNVMSP – Section 7.2	Observation	<p>Condition C14 requires that the ‘quackers’ be used where practicable and without compromising the safety of construction staff or members of the public. Section 7.2 of the CNVMSP reflects this requirement.</p> <p>It was observed on site that there were multiple pieces of mobile plant in operation. One was observed to have tonal beepers (not quackers) fitted. That being said, there have been no complaints received (to 06/10/20) and, therefore, noise impacts on the surrounding receivers is not considered excessive.</p>	<p>Consider implementing a process to:</p> <ul style="list-style-type: none"> - recommend subcontractors provide plant with non-tonal reversing alarms, or <p>verify whether non-tonal reversing alarms compromises safety on site.</p>	Hansen Yuncken 31/12/20	OPEN
6	CoC C21 and C23	Non-compliance	<p>Condition C21 requires all erosion and sediment control measures be effectively implemented and maintained at or above design capacity for the duration of the construction works.</p> <p>Condition C23 requires adequate provision by made to collect and discharge stormwater drainage during construction to the satisfaction of the Principal Certifier.</p> <p>On the day of the site inspection the Project was pumping water from one part of the site to the designated sediment basin. It is understood the water (once stored in the basin) would be either reused for</p>	<p>Immediate cessation of pumping and rectification to bunding occurred during the site inspection.</p> <p>The project erosion and sediment control plan is required to be reviewed by the project and the civil engineer to ensure controls are effective.</p>	Hansen Yuncken 31/12/20	OPEN

COMMERCIAL IN CONFIDENCE

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			dust suppression or discharged to the environment (following testing, treatment and approval). However upon reaching the sediment basin, the Auditor observed that the water was bypassing the basin, resulting in untested and untreated construction water flowing through sediment fencing and off site to the Sydney Water stormwater network. Pumping ceased immediately upon becoming aware of the issue and bunding was established so that any future pumping on site was directed to the basin. Refer to the photos for detail. The Auditor was not in a position to determine whether this constituted an incident as defined by the consent.	Training is to be provided to site personnel on requirements around pumping water on site.		
7	CoC C25	Non-compliance	Condition C25 requires construction to be carried out in accordance with the recommendations of the <i>East Leppington Public School: Archaeological Survey Report</i> Whilst no timing is specified in recommendation 1 of the Archaeological Survey Report, it is reasonable to assume that this is required prior to activities with potential to disturb the heritage sites. The AHIP holder was not contacted until after the site inspection component of the audit. The AHIP holder confirmed that the sites had been collected prior. The other applicable recommendations from the Report have been complied with.	NA	NA	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
8	CoC C42	Observation	<p>Condition C42 requires the Project to demonstrate compliance with Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW 2018).</p> <p>Section 2.5 and 2.6 of the Guideline requires the management of water quality and erosion and sediment control. Refer to the non-compliance against CoC C21. Whilst this did not relate to discharges to the Water NSW corridor, the non-compliance did represent a deviation from sound water management.</p> <p>The Guideline includes stringent requirements around incident notification (more stringent than what is required under this consent) that are not included in the CEMP.</p>	<p>Implement the recommendations against the non-compliances identified against CoC C21 and C23.</p> <p>Update CEMP to include guidance on notification requirements for incidents threatening Water NSW assets.</p>	<p>Hansen Yuncken</p> <p>31/12/20</p>	OPEN
9	CTPMSP – Section 4.2	Observation	<p>Section 4.2 of the CTPMSP states that an authorised Traffic Controller is to be present on-site throughout the construction stage of the project. Responsibilities include the supervision of all construction vehicle movements into and out of site <i>at all times</i>.</p> <p>There are two TCPs in force (as attached to the CTPMSP). One where movements require a traffic controller and one where a Traffic Controller is not required. HY confirm this need the day before through the pre-start. The TCP that permits vehicle movements</p>	<p>Implement Section 4.2 of the CTPMSP, or update the document to reflect the recommended controls from the TCPs.</p>	<p>Hansen Yuncken</p> <p>31/12/20</p>	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
			<p>without a traffic controller is contrary to Section 4.2 of the approved CTPMSP.</p> <p>The Traffic Controllers work for the civil contractor on site and, therefore will not be on site once that subcontractor completes the work. Alternative arrangements will need to be made.</p>			

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:

- CEMP
- CTPMSP
- CNVMSP
- CSWMSP
- CWMSP.

Other than the observations identified in Section 3.2 above, the plans are generally adequate for the works being undertaken.

3.4 Summary of notices from agencies

To the Auditors 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 and observations identified (presented in Table 2 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 IA.

3.6 Complaints

At the time of writing, one complaint had been received, relating to construction vibration impacts. The Project team met with the resident to discuss the concern and the complaint has since been resolved. The complaints register is available on the Project website.

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects//leppington-new-primary-school/november-2020/Leppington_complaints_register_Nov_2020.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 (current works being site establishment, demolition and minor earth works) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 3.

Table 3 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	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 A21. It is understood that the bushfire controls have been incorporated into design and these will be verified by the Certifier prior to issue of the Crown Completion Certificate.	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
Construction Parking	During the construction of the proposed development, it is intended that contractor and construction vehicle parking will be accessed via the designated construction gate. No construction vehicles will be permitted on the public roadway, in result reducing the minimal parking demand. Contractors will be encouraged to carpool or utilise public transport to further reduce the minimal parking demand.	Construction vehicles were retained wholly within the site. Personal vehicles were parked outside. No complaints regarding parking received to date.	Y
Construction Traffic	Access to the site during the construction will be via the Willowdale Drive and Elkor Street. Trucks and heavy vehicles will access the site via Willowdale Drive, and contractor/light vehicles will be directed to use Elkor Street access via a temporary car park at the north-west corner of the site.	Construction traffic was observed accessing the site in accordance with the requirements of the EIS and CTPMSP.	Y
Construction Noise	The daytime 'rated background noise level' (RBL) at the nearest residence at Commissioners Drive is 45 dB(A). The assessment identifies that construction noise levels at the residential boundary of 55 dBLAeq or less is acceptable during the construction periods. Where noise is expected to occur above this	The Project CNVMSP predicts higher noise impacts than that specified in the EIS and, accordingly, consultation was undertaken.	Y

	level, consultation with affected receivers will occur.		
Heritage	Views from the heritage item, due to the lowered elevation of the canal, will remain primarily unaffected. Overall the proposed development will have a positive to neutral effect on the adjacent section of the Upper Canal.	Design is verified by the Certifier as being consistent with the terms of the consent and EIS.	Y
Aboriginal Heritage	No previous unrecorded archaeological sites or PADs were recorded during the field survey despite high level of ground surface visibility and exposure. The AHIMS sites 45-5-4234 and 45-5-3472 were revisited during the field survey however no archaeological potential was evident.	The AHIP holder was not contacted until after the site inspection component of the audit. The AHIP holder confirmed that the sites had been collected prior. No Aboriginal Heritage unexpected finds have been identified by the Project to date.	Y
Contamination	There are relatively low potential for contamination related finds to occur on the site during construction. Unexpected finds would typically be identified by visual or olfactory indicators.	No unexpected finds identified by the Project to date.	Y
Biodiversity	The subject site does not hold potential threatened species or ecological communities.	No action required.	Y
Construction Waste	It is estimated that 1,200 tonnes of excavated materials have been proposed for reuse on the site. Most of the construction materials will be recycled (1,110 m ³) and 230 m ³ will be disposed of through a licensed landfill. All waste will be co-mingled and taken for onsite separation and reuse and recycling except pallets and reels. Liquid waste will be sent to landfill for processing.	The Project is a cut to fill project whereby all excavated material is being retained on site. As this material is for use on the site, the material was assessed against NEPM requirements and deemed to be suitable for future use. Retention and reuse of material was observed on site. No skip bins have been removed from site as yet however construction waste is pre-classified under the Waste Classification Guidelines as General Solid Waste Non-Putrescible.	Y

4. CONCLUSIONS

This Report presents the findings from the first IA on the Project and relates to the period of granting of Consent on 9 September 2020 through to 24 November 2020.

The overall outcome of the IA was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from TSA Management and Hansen Yuncken.

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.
- Five non-compliances were identified in relation to six conditions. These relate to the content of environmental management plans, Ecological Sustainable Development registration, management of construction water and heritage investigations.
- Four observations were identified in relation to the conditions and mitigation measures from the CEMP and sub-plans. These relate to content of the environmental management plans and traffic management.

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 and Hansen Yuncken for their high level of organisation, cooperation and assistance during the IA.

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 ins this table Appendix B	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment.	C
Terms of Consent				
A2	The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: 	Evidence referred to elsewhere in this table. Environmental Impact Statement, SSD 9476 East Leppington Primary School, RPS Group, November 2019. Response to Submissions, SSD 9476 East Leppington Primary School, RPS Group, April 2020. The plans listed in this condition	The project is being constructed in general accordance with the EIS and RtS. The approved plans are the basis of the IFC drawings. There have been no written directions from the Planning Secretary. Five non-compliances against 6 conditions have been identified. These related to the CTPMSP and CWMSP not containing all the information required by their respective conditions, and the release of untested / untreated water from the site. These have been identified against each relevant condition. In all other respects the Project is complying with the consent. On this basis the Auditor is of the opinion that compliance with this condition is being achieved.	C

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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p>	Interview with auditees 02/11/20	There have been no directions from the Planning Secretary.	NT																																																																																																																				

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	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.			
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 02/11/20	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	Site inspection 02/11/20 Evidence referred to elsewhere in this table that relates to design and compliance with approved plans	The Project is in construction Refer to finding in relation to CoC A2. No issues identified.	NT
A7	No more than a total of 1000 people may be accommodated on the site at any one time.	As above	As above	NT
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 02/11/20 Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.	Part 6, Division 8A of the EPAA relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons (not relevant for construction) - shoring and adjoining properties (no properties are adjoining to the Project).	C
Planning Secretary as Moderator				
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 02/11/20	No disputes identified by the auditees.	NT
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and	Construction Traffic and Pedestrian Management Plan, New East Leppington Public Schools, Ason Group, Rev 4, 01/09/2020 (CTPMSP).	Consultation with TfNSW and Council provided in CTPMSP Appendix D.	C

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	<p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Construction Noise and Vibration Management Plan, New East Leppington Public School, Northrop Consulting, Rev D, 08/09/2020 (CNVMSP).</p> <p>Civil Engineering Report: Soil & Water Management Plan, New East Leppington Public Schools, Northrop Consulting, 08/09/2020 (CSWMSP).</p> <p>Consultation records with Sydney Water and Water NSW.</p>	<p>CNVMSP Appendix 2 includes community consultation and engagement.</p> <p>CSWMSP – It is understood that Hansen Yuncken have approached Campbelltown City Council to initiate discussions regarding the proposed measures to control soil erosion and sedimentation during construction.</p> <p>Consultation with Sydney Water and Water NSW for works with the potential to impact their assets.</p>	
Staging				
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).	Interview with auditees 02/11/20	The project is not being staged.	NT
A12	<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	Interview with auditees 02/11/20	The project is not being 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.	Interview with auditees 02/11/20	The project is not being staged.	NT
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 02/11/20	The project is not being staged.	NT
Staging, Combining and Updating Strategies, Plans or Programs				
A15	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including</p>	<p>Interview with auditees 02/11/20</p> <p>Community Communication Strategy, SINSW, September 2020</p>	The strategies, plans and programs are not being staged.	NT

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	<p>management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p>Construction Environmental Management Plan, Hansen Yuncken, Rev 2, 11/09/2020 (CEMP).</p> <p>Construction Traffic and Pedestrian Management Plan, New East Leppington Public Schools, Ason Group, Rev 4, 01/09/2020 (CTPMSP).</p> <p>Construction Noise and Vibration Management Plan, New East Leppington Public School, Northrop Consulting, Rev D, 08/09/2020 (CNVMSP).</p> <p>Civil Engineering Report: Soil & Water Management Plan, New East Leppington Public Schools, Northrop Consulting, 08/09/2020 (CSWMSP).</p> <p>Construction Waste Management Plan, New High-Quality Classroom – East Leppington Public School, Hansen Yuncken, Rev B, September 2020 (CWMSP).</p>		
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.	Interview with auditees 02/11/20	The strategies, plans and programs are not being staged.	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.	Interview with auditees 02/11/20	The strategies, plans and programs are not being staged.	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.	Interview with auditees 02/11/20	The strategies, plans and programs are not being staged.	NT
Structural Adequacy				
A19	<p>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.</p> <p><i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p>	Crown Certificate GDL 190178 – SIN SW – East Leppington Public School, Group DLA, 14/09/2020.	Crown Certificate confirms compliance with requirements of the BCA.	C
External Walls and Cladding				
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 – SIN SW – East Leppington Public School, Group DLA, 14/09/2020.	Crown Certificate confirms compliance with requirements of the BCA.	C

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		<p>Fire Engineering Report, East Leppington Public School, Rev FER1.1, 19 June 2020.</p> <p>Submission records to the Certifier 11/09/2020.</p> <p>Submission records to DPIE, 11/09/2020.</p>	The engineers and Certifier have verified that external walls and cladding comply with the relevant requirements of the BCA	
Design and Construction for Bush Fire				
A21	<p>Water, electricity and gas facilities must comply with the following:</p> <ul style="list-style-type: none"> (a) fire hydrant design, spacing, sizing and pressures must comply with AS2419.1. Fire hydrants must not be located within any road carriageway; (b) ring main systems must be used for urban subdivisions with perimeter roads; (c) fire hose reels must be constructed and installed in accordance with AS/NZS1221 and AS2441; (d) all aboveground water pipes external to the building must be metal including and up to any taps/outlets/fittings; (e) electrical transmission lines should be located underground where possible; (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 (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. 	<p>Interview with auditees 02/11/20</p> <p>Bushfire Assessment New Primary School – East Leppington, Peterson Bushfire, 21/08/19</p>	The auditees advise that the water, electricity and gas supply are being constructed to comply with the bushfire protection standard. Verification by the Certifier will occur following construction as verification includes assessment of as-built features.	NT
Applicability of Guidelines				
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 02/11/20	No notices received from Planning Secretary to date	NT
Monitoring and Environmental Audits				
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act.	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table</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.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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&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>	Northrop vibration trial report, 26/09/20	<p>The evidence referred to throughout this Audit Table indicates that that monitoring and auditing is occurring consistent with this requirement.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department’s Independent Audit Post Approval Requirements.</p> <p>Vibration monitoring has been conducted as per the DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999) and in general accordance with Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) noting that human comfort was not assessed.</p>	
Access to Information				
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p>	<p>https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#category-reports</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/leppington-new-primary-school.html#category-project-updates</p>	<p>The website contains:</p> <p>a)i) the conditions of consent, approved plans EIS and RTS.</p> <p>a)ii) the development consent</p> <p>a)iii) the CEMP and each sub-plan</p> <p>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.</p> <p>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).</p> <p>a)vi) detail on the current works.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(vii) contact details to enquire about the development or to make a complaint;	https://www.schoolinfrastructure.nsw.gov.au/projects//leppington-new-primary-school.html#community-info-tab	a)vii) contact details	
	(viii) a complaints register, updated monthly;	As above	a)viii) current complaints register	
	(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) NT - this is the first Audit.	
	(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.	
Compliance				
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.	Site induction Rev A October 2020 Aconex communication 21/09/20 HY to subcontractors Aconex communication 01/10/20 HY to subcontractors	The site induction includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds. Everyone is required to be inducted prior to starting work. 144 personnel inducted to date. The SSD conditions were issued to all subcontractors on 21/09/20 The SSD plans, strategies and programs were issued to all subcontractors on 21/09/20.	C
Incident Notification, Reporting and Response				
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.	Incident register current to 02/11/20	No notifiable incidents identified by the project to date.	NT
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Incident register current to 02/11/20	No notifiable incidents identified by the project to date.	NT
Non-Compliance Notification				
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 02/11/20	None identified by the Project.	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	Interview with auditees 02/11/20	None identified by the Project.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.			
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 02/11/20	None identified by the Project.	NT
Revision of Strategies, Plans and Programs				
A32	<p>Within three months of:</p> <ul style="list-style-type: none"> (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, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Incident register current to 02/11/20</p> <p>Interview with auditees 02/11/20</p> <p>Compliance Reporting Post Approval Requirements (Department 2020).</p> <p>This audit.</p>	<p>No Compliance Reports have been required to date.</p> <p>There have been no incidents identified in the incident register.</p> <p>This audit is the first triggering event for this condition.</p> <p>There have been no modifications to the consent.</p> <p>There have been no directions issued by the Planning Secretary.</p>	NT
A33	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><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></p>	Interview with auditees 02/11/20	None identified to date.	NT
Compliance Reporting				
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 for the pre-operations and operations phases of a development. The Project is in construction.	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.	As above	As above	NT
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	As above	As above	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	As above	As above	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance			
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Preliminary Hazard Analysis				
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.	Letter SINSW to DPIE, 11/09/20	The Project notified the Department of commencement of construction on 11/09/20 with construction notified as commencing on 15/09/20.	NT
Hazard Mitigation				
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: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person in consultation with Fire and Rescue NSW; (b) include: <ul style="list-style-type: none"> (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. 	Letter SINSW to DPIE, 11/09/20	The Project notified the Department of commencement of construction on 11/09/20 with construction notified as commencing on 15/09/20.	NT
Notification of Commencement				
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.	Letter SINSW to DPIE, 11/09/20	The Project notified the Department of commencement of construction on 11/09/20 with construction notified as commencing on 15/09/20.	C
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.	Interview with auditees 02/11/20	The project is not being staged.	NT
Certified Drawings				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Structural Design Compliance Certificate and associated Plans issued by Jonathan Low of Northrop, dated 02/09/2020. Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.	Structural Design Certificate and Crown Certificate confirms compliance.	C
External Walls and Cladding				
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.	Fire Engineering Report, East Leppington Public School, Rev FER1.1, 19 June 2020. Submission records to the Certifier 11/09/2020. Submission records to DPIE, 11/09/2020. Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.	The engineers have verified that external walls and cladding comply with the relevant requirements of the BCA. The Certifier has confirmed compliance though issue of the Crown Certificate. The information was submitted to the Department within the timeframe specified.	C
Protection of Public Infrastructure				
B7	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the Site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. 	East Leppington Public School, Dilapidation Report, Project Solution, 25/07/2019. Consultation records with Sydney Water and Water NSW. Submission records to Council and Certifier 04/09/20. Submission records to DPIE, 11/09/2020.	The evidence shows that the project has satisfied the requirement for the protection of public infrastructure.	C
Pre-Construction Dilapidation Report				
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.	East Leppington Public School, Dilapidation Report, Project Solution, 25/07/2019. Submission records to Council and Certifier 04/09/20.	The evidence shows that the dilapidation report of existing conditions was submitted to the identified stakeholders.	C
Unexpected Contamination Procedure				
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.	Construction Environmental Management Plan, Hansen Yuncken, Rev 2, 11/09/2020 (CEMP).	Sighted as Appendix 4.11.8 of the CEMP.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Community Communication Strategy				
B10	<p>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.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (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. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage. 	Community Communication Strategy, SINSW, September 2020	The Community Communications Strategy (CCS) was prepared in September 20 and addresses the requirements of this condition.	C
Ecologically Sustainable Development				
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"> (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. 	<p>Letter DPIE to SINSW 15/09/20</p> <p>Letter DPIE to SINSW 20/10/20</p>	Non-compliance: Evidence indicates that the Department approved the extension of the ESD registration process to 25/09/20 and that a subsequent request to further extend the registration was not submitted until 20/10/20. The Department subsequently extended the deadline for a second time to 20/11/20. There is no evidence to demonstrate that the ESD registration has occurred by that time.	NC
Rainwater Harvesting				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B12	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.	Design certificate, Woolacotts, 29/09/20 Hydraulic engineer CV, Woolacotts Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.	The design certificate prepared by the hydraulic engineer states compliance. This was verified by the Certifier through issuance of the Crown Certificate.	C
Outdoor Lighting				
B13	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.	Design Statement for the External Lighting design issued by Ivan Mira of Steensen Varming, dated 27/08/2020. Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.	Crown Certificate confirms compliance with requirements of the External Lighting requirements.	C
Environmental Management Plan Requirements				
B14	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). <i>Note:</i> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	Construction Environmental Management Plan, Hansen Yuncken, Rev 2, 11/09/2020 (CEMP). Construction Traffic and Pedestrian Management Plan, New East Leppington Public Schools, Ason Group, Rev 4, 01/09/2020 (CTPMSP). Construction Noise and Vibration Management Plan, New East Leppington Public School, Northrop Consulting, Rev D, 08/09/2020 (CNVMSP). Civil Engineering Report: Soil & Water Management Plan, New East Leppington Public Schools, Northrop Consulting, 08/09/2020 (CSWMSP). Construction Waste Management Plan, New High-Quality Classroom – East Leppington Public School, Hansen Yuncken, Rev B, September 2020 (CWMSP).	The CEMP and sub-plans make up a suite of docs that together address each of the requirements from this condition and in accordance with <i>Appendix A. EMP preparation checklist of the Environmental Management Plan Guideline: Guideline for Infrastructure Projects.</i>	C
Construction Environmental Management Plan				
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:	Construction Environmental Management Plan, Hansen Yuncken, Rev 2, 11/09/2020 (CEMP).	The CEMP was prepared to includes the required information and submitted to the Certifier on 11/09/20. Council on 14/09/20 and DPIE on 14/09/20	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) Details of: (a) hours of work;	Submission HY to Certifier, 11/09/20 Submission SINSW to DPIE, 15/09/20	CEMP Section 3.1.1 includes hours of work	
	(b) 24-hour contact details of site manager;	As above	CEMP Section 3.1.1 includes 24-hour contact details of the site manager.	
	(c) management of dust and odour to protect the amenity of the neighbourhood;	As above	CEMP Sections 4.6 and 4.7 include management measures for the control of dust and odour.	
	(d) stormwater control and discharge;	As above	CEMP Sections 4.8 and Appendix A7 include management measures for stormwater control and discharge.	
	(e) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site;	As above	CEMP Sections 4.6, 4.7 and 4.8, Appendix A7 and A5 include management measures for stormwater control and discharge, including mud tracking.	
	(f) groundwater management plan including measures to prevent groundwater contamination;	As above Stage 2 Environmental Site Assessment, Environmental Investigation Services, 20/12/18	CEMP Sections 4.8 and Appendix A7 include management measures for stormwater control and discharge, and Section 4.11 contains management measures for the control of site contamination. Observation: No stand-alone groundwater management plan is provided however measures to prevent groundwater contamination are provided in Sections 4.11. The Stage 2 site investigation carried out as part of the EIS found the groundwater standing water level at off-site registered bores to be 1.5m to 70mbgl. Standing water from wells on site was 3.05 – 5.7mbgl. The Project confirms that the design does not require interaction with groundwater.	
	(g) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	As above	CEMP Sections 4.17 and Appendix A10 addresses compliance with AS 4282-2019.	
	(h) community consultation and complaints handling;	As above	CEMP Section 4.18 details community consultation and complaints handling.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);	Construction Traffic and Pedestrian Management Plan, New East Leppington Public Schools, Ason Group, Rev 4, 01/09/2020 (CTPMSP)	Sighted as Appendix A5 of the CEMP.	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);	Construction Noise and Vibration Management Plan, New East Leppington Public School, Northrop Consulting, Rev D, 08/09/2020 (CNVMSP).	Sighted as Appendix A6 of the CEMP.	
	(d) Construction Waste Management Sub-Plan (see condition B18);	Construction Waste Management Plan, New High-Quality Classroom – East Leppington Public School, Hansen Yuncken, Rev B, September 2020 (CWMSP).	Sighted as Appendix A8 of the CEMP.	
	(e) Construction Soil and Water Management Sub-Plan (see condition B19);	Civil Engineering Report: Soil & Water Management Plan, New East Leppington Public Schools, Northrop Consulting, 08/09/2020 (CSWMSP).	Sighted as Appendix A7 of the CEMP.	
	(f) an unexpected finds protocol for contamination and associated communications procedure;	Construction Environmental Management Plan, Hansen Yuncken, Rev 2, 11/09/2020 (CEMP).	Sighted as Appendix 4.11.8 of the CEMP.	
	(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	As above.	Sighted as Appendix 4.10 of the CEMP.	
	(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.	As above. Construction Waste Management Plan, New High-Quality Classroom – East Leppington Public School, Hansen Yuncken, Rev B, September 2020 (CWMSP).	Sighted as Appendix 4.12 and Appendix A8 of the CEMP.	
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: (a) be prepared by a suitably qualified and experienced person(s);	Construction Traffic and Pedestrian Management Plan, New East Leppington Public Schools, Ason Group, Rev 4, 01/09/2020 (CTPMSP)	Sighted the CTPMSP, this has been developed by Ason Group, whom are traffic engineers. CVs provided as Appendix E of the CTPMSP.	NC
	(b) be prepared in consultation with Council and TfNSW;	As above	Consultation with TfNSW and Campbelltown City Council provided in CTPMSP Appendix D.	
	(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;	As above	Sections 4, 5 and 6 of the CTPMSP detail mitigation measures and controls in	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			consideration of traffic, cyclists and pedestrians and bus services.	
	(d) detail heavy vehicle routes;	As above	Sections 2.4 of the CTPMSP details mitigation measures and controls in consideration of heavy vehicle routes, access and parking arrangements.	
	(e) include location of all proposed work zones;	As above Construction Environmental Management Plan, Hansen Yuncken, Rev 2, 11/09/2020 (CEMP).	Specific works zones were not provided as part of the CTPMSP. Vehicle access points and routes provided in Section 2.4. Proposed work zones and key site features provided within the site layout plan in Appendix A12 of the CEMP.	
	(f) details of the haulage routes and the construction hours;	As above	Sections 2.4 of the CTPMSP details haulage routes and Section 2.2 details construction hours.	
	(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	As above	Section 3 of the CTPMSP discusses construction vehicle movements. Non-compliance: the CTPMSP describes that construction traffic volumes are yet to be determined. However, it is expected that these volumes will not exceed to the proposed operational volumes and would not result in any adverse impact on the operational capacity of the surrounding road network.	
	(h) details of the construction program highlighting details of peak construction activities and proposed construction staging.	As above	Section 3.1 of the CTPMSP discusses the construction program and peak construction activities.	
B17	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	Construction Noise and Vibration Management Plan, New East Leppington Public School, Northrop Consulting, Rev D, 08/09/2020 (CNVMSP).	CV of suitably qualified and experienced noise expert provided as Appendix 1 of the CNVMSP.	C
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	As above	Sections 6 and 7 detail the mitigation measures to achieve the NMLs.	
	(c) hours of construction in accordance with conditions C3 to C7;	As above	Section 7.1 details hours of construction in accordance with C3 and C7.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	As above	Sections 7.3, 7.4 and 7.5 detail the measures to management high noise generating works.	
	(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);	As above	Section 4.3, 7.6 and 7.7 details measures to be implemented to avoid vibration damage to the Upper Canal Corridor.	
	(f) include strategies that have been developed with the community for managing high noise generating works;	As above	Sections 6 and 7 detail the mitigation strategies developed with the community to management high noise generating works.	
	(g) describe the community consultation undertaken to develop the strategies in condition B17(f);	As above	Appendix 2 and Section 7.4 includes the consultation undertaken to develop the high noise strategies.	
	(h) include a complaints management system that would be implemented for the duration of the construction; and	As above	Section 7.4 details processes to be followed in the event of noise complaints.	
	(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.	As above	Section 7.7 of the CNVMSP requires noise monitoring to be undertaken following a complaint or monthly during high noise generating works. Section 7.7 also requires vibration monitoring to be undertaken during vibration generating works undertaken at a distance less than the buffer distances, where complaints are received, and to test vibration generating equipment.	
B18	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	Construction Waste Management Plan, New High-Quality Classroom – East Leppington Public School, Hansen Yuncken, Rev B, September 2020 (CWMSWP).	Section 6 of the CWMSWP provides estimates of the quantities of each waste type generated during construction. Non-compliance: Disposal / Transport Contractor are marked as TBA within the CWMSWP.	NC
	(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.	As above	Sections 5.1.8 and 5.1.9 of the CWMSWP detail the removal and management of hazardous materials.	
B19	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: (a) be prepared by a suitably qualified expert, in consultation with Council;	Civil Engineering Report: Soil & Water Management Plan, New East Leppington	CSWMSP – Appendix C includes CV of the suitably qualified expert who has prepared the report.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Public Schools, Northrop Consulting, 08/09/2020 (CSWMSP). Consultation record with Council, 02-09/09/20	Evidence shows that consultation with Council occurred, with their comments incorporated into the plan.	
	(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 & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	As above	CSWMSP Section 2 describes all erosion and sediment controls to be implemented and Appendix A provides erosion and sediment control design drawings.	
	(c) detail the measures to mitigate dust or polluted waters entering the Upper Canal Corridor;	As above	CSWMSP Section 2 describes measures to mitigate dust or polluted waters entering the Upper Canal Corridor.	
	(d) a salinity management protocol including the management strategies identified in the Salinity Management Plan submitted with the RtS;	As above	CSWMSP Section 2.5 and Appendix D (Douglas Partners Salinity Investigation and Management Plan) describe salinity management protocols.	
	(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	As above	CSWMSP Section 2.4 describes how construction works will be managed in wet-weather events	
	(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	As above	CSWMSP Section 2.2 describes flood management measures. CSWMSP Appendix A provides erosion and sediment control design drawings.	
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;	Construction Traffic and Pedestrian Management Plan, New East Leppington Public Schools, Ason Group, Rev 4, 01/09/2020 (CTPMSP)	Driver Code of Conduct is provided within the CTPMSP and includes the required details.	C
	(b) minimise conflicts with other road users;	As above	As above	
	(c) minimise road traffic noise; and	As above	As above	
	(d) ensure truck drivers use specified routes	As above	As above	
Construction Car Parking and Service Vehicle Layout				
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;	Construction Traffic and Pedestrian Management Sub-Plan, Warnervale New Primary School, Stantec, 19/08/2020 (CTPMSP) Submission HY to Certifier, 11/09/20	This formed part of the CTPMSP	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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	As above	As above	
	(c) the safety of vehicles and pedestrians accessing adjoining properties.	As above	As above	
Operational Car Parking and Access Arrangements				
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	Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.	As part of the Crown Certificate, Civil Engineering Design Certificate for SSD Conditions B22 - Operational Car Parking and Access Arrangements issued by James Gilligan of Northrop Consulting Engineers, dated 10/09/2020.	C
	(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.	As above	As above	C
Landscaping				
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;	Site inspection 02/11/20	Landscaping works have not commenced. These are scheduled late in the construction program.	NT
	(b) be generally in accordance with the conceptual design in the RtS;	As above	As above	
	(c) detail the location, species, maturity and height at maturity of plants to be planted;	As above	As above	
	(d) comply with the asset protection zone requirements of condition D34;	As above	As above	
	(e) comply with the Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW 2018);	As above	As above	
	(f) include a soft landscaping area along the north-western boundary as a soft barrier to protect the Upper Canal Corridor and its setting;	As above	As above	
	(g) include species (trees, shrubs and groundcovers) indigenous to the local area;	As above	As above	
	(h) incorporate Aboriginal cultural heritage into the design of landscaping on-site; and	As above	As above	
	(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;	As above	As above	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (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:	Site inspection 02/11/20	Public domain works have not commenced. These are scheduled late in the construction program.	NT
	(a) be prepared in consultation Council;	As above	As above	
	(b) be generally in accordance with the conceptual design in the RtS;	As above	As above	
	(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;	As above	As above	
	(d) detail the location of new and relocation of existing stormwater infrastructure; and	As above	As above	
(e) detail the location of street lighting including around the pedestrian / school crossings to meet the requirements of TfNSW.	As above	As above		
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:	Crown Certificate GDL 190178 – SINSW – East Leppington Public School, Group DLA, 14/09/2020.	As part of the Crown Certificate, Stormwater Management System and associated Plans issued by James	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status										
	(a) be prepared by a suitably qualified and experienced person(s);		Gilligan of Northrop Consulting Engineers, dated 10/09/2020.											
	(b) be designed in consultation with WaterNSW and Council;	As above	As above											
	(c) be generally in accordance with the Civil Drawings prepared by Northrop referenced in condition A2;	As above	As above											
	(d) be in accordance with the CGC DCP including Volume 2: Engineering Design for Development – June 2009;	As above	As above											
	(e) be designed, operated and maintained to ensure post-development flows do not exceed pre-development flows into and through the Upper Canal Corridor;	As above	As above											
	(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 border="1" data-bbox="430 877 1044 1054"> <thead> <tr> <th>Pollutant</th> <th>% post development pollutant reduction targets</th> </tr> </thead> <tbody> <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> </tbody> </table>	Pollutant	% post development pollutant reduction targets		Gross Pollutants	90	Total Suspended Solids	85	Total Phosphorous	65	Total Nitrogen	45	As above	As above
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	As above	As above											
	(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.	As above	As above											
PART C DURING CONSTRUCTION														
Site Notice														
C1	A site notice(s):	Site inspection 02/11/20	The site signage is erected as required and contains the format and content requirements	C										
	(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;	As above	As above											
	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	As above	As above											
	(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	As above	As above											

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.	As above	As above	
Operation of Plant and Equipment				
C2	All construction plant and equipment used on Site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Plant safety verification register current to 02/11/20 BIM 360 equipment register current to 01/11/20 BIM 360 Task Observation checks current to 01/11/20	25 x pieces of plant have been checked on site. The verification includes a check of maintenance records. The verification date reflects the maintenance scheduled dates (i.e.: a verification is scheduled to occur when maintenance is due, thus providing a check that maintenance is being carried out). All plant on site was current for the service period. Task observations are conducted regularly to ensure plant operation is being carried out as per SWMS, that operator tickets are current. No issues.	C
Construction Hours				
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.	Site induction Rev A Aconex communication 21/09/20 HY to subcontractors Aconex communication 01/10/20 HY to subcontractors Toolbox notice in training room Site signage on gate which includes hours	The site induction includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds. The SSD conditions (including those relating to hours of work) were issued to all subcontractors on 21/09/20 The SSD plans, strategies and programs (including the CEMP and CNVMSP which include hours) were issued to all subcontractors on 21/09/20 The permissible hours are communicated to the workforce. No complaints relating to noise identified by the project. No OOHW required to date.	C
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.	Interview with auditees 02/11/20	No works outside of those specified in CoC C3 required to date.	NT
C5	Construction activities may be undertaken outside of the hours in condition C3 if required:	As above	As above	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.			
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.	As above	As above	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.	Site inspection 02/11/20	None of these construction methods are required on the project.	NT
Implementation of Management Plans				
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).	BIM 360 Field system Evidence referred to elsewhere in this table Evidence sighted in Appendix B Site induction Rev A	The site induction includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds. The BIM 360 Field system is used to schedule, track and record inspections, incident identification and response, induction and training records, plant maintenance records and so forth. These are consistent with the requirements in the CEMP and sub-plans. The site was consistent with that described in the CEMP and sub-plans, noting however the non-compliance with CoC C21.	C
Construction Traffic				
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.	Site inspection 02/11/20	Construction vehicles were retained wholly within the site. Personal vehicles were parked outside. No complaints regarding parking received to date.	C
Hoarding Requirements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Site inspection 02/11/20	Site fencing was observed. No advertising or graffiti sighted.	C
No Obstruction of Public Way				
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.	Site inspection 02/11/20	The public way was not obstructed during the site inspection	C
Construction Noise Limits				
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.	Construction Noise and Vibration Management Plan, New East Leppington Public School, Northrop Consulting, Rev D, 08/09/2020 (CNVMSP). Site induction Rev A Aconex communication 21/09/20 HY to subcontractors Aconex communication 01/10/20 HY to subcontractors Complaints register current to 06/10/20.	The site induction includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds. The SSD conditions (including those relating to hours of work and management of noise) were issued to all subcontractors on 21/09/20. The SSD plans, strategies and programs (including the CEMP and CNVMSP which include hours and management of noise) were issued to all subcontractors on 21/09/20. In short the requirements have been communicated to the workforce. Consultation has occurred (and is ongoing) with nearby stakeholders as per the ICNG. Noise was not observed to be excessive during the audit and no noise related complaints have been received to 06/10/20.	C
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.	Site induction Rev A Aconex communication 21/09/20 HY to subcontractors Aconex communication 01/10/20 HY to subcontractors Toolbox notice in training room Site signage on gate which includes hours	The SSD conditions (including those relating to hours of work) were issued to all subcontractors on 21/09/20 The SSD plans, strategies and programs (including the CEMP and CNVMSP which include hours) were issued to all subcontractors on 21/09/20 The permissible hours are communicated to the workforce. No complaints relating to	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			noise identified by the project. No OOHW required to date.	
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.	Site inspection 02/11/20 Complaints register current to 06/10/20.	Observation: It was observed on site that there were multiple pieces of mobile plant in operation. One was observed to have tonal beepers (not quackers) fitted. That being said, there have been no complaints received (to 06/10/20) and, therefore, noise impacts on the surrounding receivers is not considered excessive.	C
Vibration Criteria				
C15	Vibration caused by construction at any residence or structure outside the Site, including the Upper Canal Corridor must be limited to:	Northrop vibration trial report, 26/09/20	The vibration trials demonstrated that predicted vibration impacts works to be below the applicable structural damage criteria from the DIN / German standards for the Canal and nearby residential receivers.	C
	(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	As above	As above	
	(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).	As above Complaints register current to 06/10/20.	One complaint was received on 30/09/20 that related to vibration and the use of a vibratory roller. The Project provided a response and it is understood that there have been no ongoing issues. Refer to response to CoC C17.	
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.	Site inspection 02/11/20	Residential properties are greater than 30 metres from the project boundary.	C
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.	Construction Noise and Vibration Management Plan, New East Leppington Public School, Northrop Consulting, Rev D, 08/09/2020 (CNVMSP).	Section 7 of the CNVMSP includes discussion on how to deal with elevated vibration. Refer responses also to CoC C15 and C16.	C
Tree Protection				
C18	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Site inspection 02/11/20	All works are within the fenceline. No trees have been trimmed / removed.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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	As above	As above	
Air Quality				
C19.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 02/11/20</p> <p>Prestart 29/09/20</p> <p>Site induction Rev A</p> <p>Aconex communication 21/09/20 HY to subcontractors</p> <p>Aconex communication 01/10/20 HY to subcontractors</p> <p>Complaints register current to 06/10/20.</p>	<p>The site induction includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds.</p> <p>The SSD conditions (including those relating to dust management) were issued to all subcontractors on 21/09/20. The SSD plans, strategies and programs (including the CEMP) were issued to all subcontractors on 21/09/20. In short the requirements have been communicated to the workforce.</p> <p>It was wet on the day of the inspection. A water cart was sighted and project advises it is based on site full time. Hoses were observed at the gate. A prestart on dust has been completed. No complaints regarding dust received to date.</p>	C
C20	During construction, the Applicant must ensure that:	<p>Site inspection 02/11/20</p> <p>Prestart 29/09/20</p> <p>Aconex communication 21/09/20 HY to subcontractors</p> <p>Aconex communication 01/10/20 HY to subcontractors</p>	<p>It was wet on the day of the inspection. A water cart was sighted and project advises it is based on site full time. Hoses were observed at the gate. A prestart on dust has been completed. No complaints regarding dust received to date.</p>	C
	(a) exposed surfaces and stockpiles are suppressed by regular watering;	<p>Site inspection 02/11/20</p> <p>Prestart 29/09/20</p> <p>Aconex communication 21/09/20 HY to subcontractors</p> <p>Aconex communication 01/10/20 HY to subcontractors</p>	<p>The SSD conditions (including those relating to dust management) were issued to all subcontractors on 21/09/20. The SSD plans, strategies and programs (including the CEMP) were issued to all subcontractors on 21/09/20. In short the requirements have been communicated to the workforce.</p> <p>No spoil has been exported from the site to date.</p>	
	(b) all trucks entering or leaving the site with loads have their loads covered;	As above		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) trucks associated with the development do not track dirt onto the public road network;	As above	Stabilized access was observed at two points on site.	
	(d) public roads used by these trucks are kept clean; and	As above	The local roads were clean on the day of the inspection.	
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	As above	The project is in early stages of works. Stabilization opportunities are negligible.	
Erosion and Sediment Control				
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'.	Erosion and Sediment Control Plan DC 102.01 Site inspection 02/11/20	Non-compliance: On the day of the site inspection the Project was pumping water from one part of the site to the designated sediment basin. It is understood the water (once stored in the basin) would be either reused for dust suppression or discharged to the environment (following testing, treatment and approval). However upon reaching the sediment basin, the Auditor observed that the water was bypassing the basin, resulting in turbid water flowing through sediment fencing and off site to the Sydney Water stormwater network. Pumping ceased immediately upon becoming aware of the issue and bunding was established so that any future pumping on site was directed to the basin. Refer to the photos for detail. The Auditor was not in a position to determine whether this constituted an incident as defined by the consent.	NC
Imported Soil				
C22	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Interview with auditees 02/11/20 Material import register current to 26/09/20 ZOIC Aconex confirmations (x 10)	No soils imported to date. DGB and sand product has been imported. This goes through verification by a Contaminated Sites Auditor that it is acceptable for use.	C
	(b) keep accurate records of the volume and type of fill to be used; an	As above	Records are available	
	(c) make these records available to the Certifier upon request.	Interview with auditees 02/11/20	The Certifier has not requested to see the records.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Disposal of Seepage and Stormwater				
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.	Erosion and Sediment Control Plan DC 102.01 Site inspection 02/11/20	Non-compliance: On the day of the site inspection the Project was pumping water from one part of the site to the designated sediment basin. It is understood the water (once stored in the basin) would be either reused for dust suppression or discharged to the environment (following testing, treatment and approval). However upon reaching the sediment basin, the Auditor observed that the water was bypassing the basin, resulting in turbid water flowing through sediment fencing and off site to the Sydney Water stormwater network. Pumping ceased immediately upon becoming aware of the issue and bunding was established so that any future pumping on site was directed to the basin. Refer to the photos for detail. The Auditor was not in a position to determine whether this constituted an incident as defined by the consent.	NC
Unexpected Finds Protocol – Aboriginal Heritage				
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.	Interview with auditees 02/11/20	None identified by the Project to date.	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.	East Leppington Public School: Archaeological Survey Report, Biosis, 18/12/29	The report identified the following recommendations: 1. Contact the AHIP holder and confirm if actions from the AHIP had been completed. If these sites have not been collected, Biosis recommends that TSA Management proceed to follow the conditions of the AHIP (1132181).	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>2. If it is confirmed that AHIMS sites 45-5-4234 and 45-5-3472 have been collected; or following community collection as per the conditions of the AHIP, no further archaeological work is required in the study area</p> <p>3. Develop an unexpected finds protocol.</p> <p>4. Implement unexpected finds protocol in the event of a unexpected find.</p> <p>Non-compliance: Whilst no timing is specified in recommendation 1 of the Archaeological Survey Report, it is reasonable to assume that this is required prior to activities with potential to disturb the heritage sites. The AHIP holder was not contacted until after the site inspection component of the audit. The AHIP holder confirmed that the sites had been collected prior. The other applicable recommendations from the Report have been complied with.</p>	
Unexpected Finds Protocol – Historic Heritage				
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.	Interview with auditees 02/11/20	None identified by the Project to date.	NT
Waste Storage and Processing				
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.	Site inspection 02/11/20	<p>Bins were available around the site and were being utilized so that material was appropriately stored.</p> <p>No waste was observed beyond the project boundary.</p>	C
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).	<p>Interview with auditees 02/11/20</p> <p>Site inspection 02/11/20</p>	The Project is a cut to fill project whereby all excavated material is being retained on site. As this material is for use on the site, the material was assessed against NEPM reqs and deemed to be suitable for future	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Stage 2 Environmental Site Assessment, East Leppington School, Environmental Investigation Services, 20/12/18</p> <p>Waste Classification Report, Environmental Consulting Services, 02/09/20</p>	<p>use. Retention and reuse of material was observed on site.</p> <p>No skip bins have been removed from site as yet however construction waste is pre-classified under the Waste Classification Guidelines as General Solid Waste Non-Putrescible.</p>	
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.	Site inspection 02/11/20	Two locations of concrete waste temporary disposal observed on site, none of which have potential for off-site areas. The concrete is cured, then will be disposed of for recycling.	C
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.	<p>Interview with auditees 02/11/20</p> <p>Site inspection 02/11/20</p> <p>Stage 2 Environmental Site Assessment, East Leppington School, Environmental Investigation Services, 20/12/18</p>	<p>The Project is a cut to fill project whereby all excavated material is being retained on site. As this material is for use on the site, the material was assessed against NEPM reqs and deemed to be suitable for future use. Retention and reuse of material was observed on site.</p> <p>No skip bins have been removed from site as yet however construction waste is pre-classified under the Waste Classification Guidelines as General Solid Waste Non-Putrescible.</p>	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.	<p>Waste Classification Report, Environmental Consulting Services, 02/09/20</p> <p>Stage 2 Environmental Site Assessment, East Leppington School, Environmental Investigation Services, 20/12/18</p>	<p>The Waste Classification Report did not identify any asbestos in investigations. No demolition of structures was required.</p> <p>The Project is a cut to fill project whereby all excavated material is being retained on site. As this material is for use on the site, the material was assessed against NEPM reqs and deemed to be suitable for future use.</p>	NT
Outdoor Lighting				
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.	<p>Site inspection 02/11/20</p> <p>Construction Environmental Management Plan, Hansen Yuncken, Rev 2, 11/09/2020 (CEMP).</p>	<p>Three lights are fitted on the site sheds only. These are not directed outwards. No complaints received regarding lighting to date.</p> <p>CEMP Sections 4.17 and Appendix A10 addresses compliance with AS 4282-2019.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Independent Environmental Audit				
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 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.	This audit Independent Audit Post Approval Requirements, DPIE 2020 (the IAPAR)	This Audit Report presents the methodology and reporting as required by the IAPAR.	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 auditees 02/11/20	The Planning Secretary has not issued any alternative timeframes to that specified by the IAPAR.	NT
C36	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	-	These requirements occur following the preparation of the audit report.	NT
	(a) review and respond to each Independent Audit Report prepared under condition C34 of this consent, or condition C35 where notice is given;	-	These requirements occur following the preparation of the audit report.	
	(b) submit the response to the Planning Secretary; and	-	These requirements occur following the preparation of the audit report.	
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	-	These requirements occur following the preparation of the audit report.	
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.	-	These requirements occur following the preparation of the audit report.	NT
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.	Site inspection 02/11/20	The Project is in early construction. Operations has yet to commence.	NT
Upper Canal Corridor				
C39	No works are to occur within the WaterNSW Upper Canal Corridor without a written access consent from WaterNSW.	Site inspection 02/11/20	The corridor is fenced by Water NSW. No works were observed on or within the fence line.	NT
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	Site inspection 02/11/20 Interview with auditees 02/11/20	The corridor is fenced by Water NSW. No works were observed on or within the fence line. There is a Sydney Water drainage swale that separates the Project and the Water NSW corridor which	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	rectify that damage to the satisfaction of WaterNSW and/or compensate WaterNSW for any associated costs.		presents any potential impacts on water quality. It is understood that no damage has occurred.	
C41	No stockpiles are to be located within 20 metres of the site boundary with the Upper Canal Corridor.	Site inspection 02/11/20	Stockpiles were observed to be >20 from the corridor.	C
C42	The proposed works must comply with the Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW 2018).	Northrop civil design certificate 29/10/20 Erosion and Sediment Control Plan DC 102.01 Site inspection 02/11/20 Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW 2018).	The civil engineers conducted a review of C42 and the Guideline it calls up and confirms that the design comply with the requirements. Observation: Section 2.5 and 2.6 of the Guideline requires the management of water quality and erosion and sediment control. Refer to the non-compliance against CoC C21. Whilst this did not relate to discharges to the Water NSW corridor, the non-compliance did represent a deviation from sound water management. Observation: The Guideline includes stringent requirements around incident notification (more stringent than what is required under this consent) that are not included in the CEMP.	C
Operational Readiness Work				
C43	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work 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 (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.	Site inspection 02/11/20 As above As above As above	The Project is in early construction. As above As above As above	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C44	Operational readiness work must only be undertaken in accordance with the details submitted under condition C43 and the following requirements:	Site inspection 02/11/20	The Project is in early construction.	NT
	(a) no more than 15 staff are involved in operational readiness work on site at any one time;	As above	As above	
	(b) no students or parents are permitted on the site; and.	As above	As above	
	(c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site	As above	As above	
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
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.			
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage, finished ground levels and public domain works have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.			
Mechanical Ventilation				
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.			
Operational Noise – Design of Mechanical Plant and Equipment				

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.			
Warm Water Systems and Cooling Systems				
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.			
Fire Safety Certification				
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.			
Structural Inspection Certificate				
D9	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the 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: NSW Government 23 New East Leppington Primary School Department of Planning, Industry and Environment (SSD 9476)</p> <p>(a) the Site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>			
Compliance with Food Code				
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 fitout of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			
Outdoor Lighting				
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:			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and			
	(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
Post-construction Dilapidation Report				
D12	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:			
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			
	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			
	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			
	(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			
	c) to be forwarded to Council.			
Protection of Public Infrastructure				
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
	<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>			
D14	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.			
	<i>Note: Council's standards and specifications are available on the Council website.</i>			
Protection of Property				
D15	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Road Damage				
D16	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.			
Roadworks and Access				
D17	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.			
Public Domain Works				
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.			
School Zones				
D19	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). <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>			
D20	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			
School/Pedestrian Crossing Facilities				
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.			
Bicycle Parking and End-of-Trip Facilities				
D22	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:			
	(a) the provision of a minimum of 60 bicycle parking spaces;			
	(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;			
	(c) the provision of end-of-trip facilities for staff;			
	(d) appropriate pedestrian and cyclist advisory signs are to be provided; and			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
School Transport Plan				
D23	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:			
	(a) (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;			
	(b) (b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> (i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation); (ii) specific tools and actions to help achieve the objectives and mode share targets; (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; 			
	(c) include operational transport access management arrangements, including: <ul style="list-style-type: none"> (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; (ii) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (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; (v) delivery and services vehicle and bus access and management arrangements; (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; 			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.			
Utilities and Services				
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.			
Stormwater Quality Management Plan				
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			
Signage				
D26	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			
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.			
Operational Waste Management Plan				
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:			
	(a) detail the type and quantity of waste to be generated during operation of the development;			
	(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);			
	(c) detail the materials to be reused or recycled, either on or off Site; and NSW Government 26 New East Leppington Primary School Department of Planning, Industry and Environment (SSD 9476)			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.			
Landscaping				
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.			
D30	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:			
	(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.			
Emergency Response Plan				
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:			
	(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;			
	(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			
	(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).			
Hazard Mitigation				
D33	Prior to the commencement of operation, the hazard mitigation measures approved under condition B2 must be implemented.			
Asset Protection Zones				
D34	Prior to the commencement of operation, the entire property must be managed as an inner protection area that comprises:			
	(a) minimal fine fuel at ground level;			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) grass mowed or grazed;			
	(c) trees and shrubs retained as clumps or islands and do not take up more than 20% of the area;			
	(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;			
	(f) minimal plant species that keep dead material or drop large quantities of ground fuel;			
	(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.			
Heritage Interpretation Plan				
D35	Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan for the information of the Planning Secretary. The plan must:			
	(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council;			
	(b) be prepared in accordance with the relevant Heritage Council Guidelines;			
	(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			
	(d) identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.			
D36	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:			
	(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			
	(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.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D37	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.			
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following:			
	(a) the number of attendees, time and duration;			
	(b) arrival and departure times and modes of transport;			
	(c) where relevant, a schedule of all annual events; (d)			
	(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);			
	(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.			
Operation of Plant and Equipment				
E3	All plant and equipment used on Site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			
Warm Water Systems and Cooling Systems				
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.			
Community Communication Strategy				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.			
School Transport Plan				
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 Noise Limits				
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.			
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.			
Unobstructed Driveways and Parking Areas				
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.			
Ecologically Sustainable Development				
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.			
E11	The Applicant must implement the rainwater re-use plan required by condition B12 for the duration of the development.			
Outdoor Lighting				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.			
Landscaping				
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.			
Asset Protection Zones				
E14	The asset protection zones required by condition D34 must be maintained for the duration of occupation of the development.			
Heritage Interpretation Plan				
E15	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D35.			
Operational Management Plan				
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.			
Emergency Response Plan				
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.			
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.			
Appendix 1 – Advisory Notes				
General				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.			
Long Service Levy				
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Legal Notices				
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.			
Access for People with Disabilities				
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.			
Utilities and Services				
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.			
Road Design and Traffic Facilities				
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.			
Road Occupancy Licence				
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.			
SafeWork Requirements				
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.			
Hoarding Requirements				
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve			
Handling of Asbestos				
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the <i>Protection of the Environment</i>			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>Operations (Waste) Regulation 2014</i> with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.			
Speed limit authorisation				
AN12	<p>At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW (RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <p>a copy of the conditions of consent;</p> <ul style="list-style-type: none"> (a) the proposed school commencement/opening date; (b) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees. 			
Fire Safety Certificate				
AN13	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.			
APPENDIX 2 – WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
Written Incident Notification Requirements				
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.			
2	<p>Written notification of an incident must:</p> <ul style="list-style-type: none"> a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; 			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident. 			
3	<p>Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.</p>			
4	<p>The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.</p>			

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Environmental Management Plan				
CEMP – Section 4.9.2	Any areas of significant flora and fauna value which have been identified on the construction site will remain bunted/ flagged during construction.	Site inspection 02/11/20	The site does not contain any flora or fauna of significance.	NT
CEMP – Section 4.10.2	All workers (including contractors) should be made aware that it is illegal to harm an Aboriginal object or historic relics, and if a potential Aboriginal object or historic relic is encountered during activities, then all work at the site will cease and the OEH will be contacted to advise on the appropriate course of action to allow the Wiradjuri People to record and collect the identified item(s). All workers (including contractors) should be inducted concerning Aboriginal cultural heritage values.	Site induction Rev A	The site induction includes requirements on the requirements and process for unexpected finds.	C
CEMP – Section 4.1	All HY and S/C employees shall receive an induction into the project in accordance with the Site Induction procedure including completing the Site Induction Record Form (FM-CORP-HSE-001). The induction shall include the requirements for the conduct of activities which have the potential for significant environmental impacts on the project which shall be outlined in the project specific Site Induction Handbook.	BIM 360 Field Site induction Rev A	Everyone is required to be inducted prior to starting work. 144 personnel inducted to date.	C
Construction Noise & Vibration Management Sub Plan				
CNVMS – Section 7.2	As per condition C14 it is recommended where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quacker’ reverse alarms are used to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection 02/11/20 Complaints register current to 06/10/20.	Observation: It was observed on site that there were multiple pieces of mobile plant in operation. One was observed to have tonal beepers (not quackers) fitted. That being said, there have been no complaints received (to 06/10/20) and, therefore, noise impacts on the surrounding receivers is not considered excessive.	C
CNVMS – Section 7.5	As per consent conditions B14 and B17(i) and Section 3.5.8 of the Environmental Management Plan Guideline, where noise or vibration impacts are likely to occur (i.e. vibration generating equipment working within the buffer distance), it is recommended that regular noise or vibration checks, monitoring or inspections are undertaken during the construction period. Where monitoring indicates that measured noise levels consistently exceed the predicted noise level by more than 3dB, additional mitigation measures will be implemented to reduce the noise levels. Noise and vibration monitoring shall be undertaken by a suitably qualified acoustic consultant in accordance with Table 10.	Northrop vibration trial report, 26/09/20 Site inspection 02/11/20 Interview with auditees 02/11/20 Complaints register current to 06/10/20	No high noise activities (rock breaking, rock hammering, sheet piling, pile driving and similar activities) have been required to date. No noise complaints have been received as at 02/10/20. Therefore no noise monitoring has been required. Vibration monitoring has been conducted to verify predicted impacts and offset distances.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																							
	<p><i>Table 10: Recommended noise and vibration monitoring program</i></p> <table border="1"> <thead> <tr> <th>Monitoring condition</th> <th>Frequency</th> <th>Monitoring Location</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Noise monitoring</td> <td>During high noise construction activities</td> <td>Monthly</td> <td>Nearest affected receiver</td> </tr> <tr> <td>Where a complaint has been received and monitoring is considered an appropriate response to determine whether noise levels are consistently exceeding predicted noise level by more than 3dB</td> <td>As required</td> <td>At address of complainant</td> </tr> <tr> <td rowspan="4">Vibration monitoring</td> <td>Vibration generating works undertaken at distances less than the buffer distances presented in Table 9</td> <td>As required</td> <td>At address of complainant</td> </tr> <tr> <td>Where a complaint has been received and monitoring is considered an appropriate response to determine whether noise levels are consistently exceeding vibration criteria shown in Tables 2 and 3</td> <td>As required</td> <td>At address of complainant</td> </tr> <tr> <td>Test of various vibration generating equipment to determine vibration impact upon the upper canal (see Section 4.6.3)</td> <td>At commencement of civil works</td> <td>At the closest point at the upper canal to the Site</td> </tr> <tr> <td>If results of the test above show that maximum vibration criteria is exceeded (see Section 4.6.3)</td> <td>As required</td> <td>At the closest point at the upper canal to the Site</td> </tr> </tbody> </table>	Monitoring condition	Frequency	Monitoring Location	Noise monitoring	During high noise construction activities	Monthly	Nearest affected receiver	Where a complaint has been received and monitoring is considered an appropriate response to determine whether noise levels are consistently exceeding predicted noise level by more than 3dB	As required	At address of complainant	Vibration monitoring	Vibration generating works undertaken at distances less than the buffer distances presented in Table 9	As required	At address of complainant	Where a complaint has been received and monitoring is considered an appropriate response to determine whether noise levels are consistently exceeding vibration criteria shown in Tables 2 and 3	As required	At address of complainant	Test of various vibration generating equipment to determine vibration impact upon the upper canal (see Section 4.6.3)	At commencement of civil works	At the closest point at the upper canal to the Site	If results of the test above show that maximum vibration criteria is exceeded (see Section 4.6.3)	As required	At the closest point at the upper canal to the Site			
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Construction Traffic & Pedestrian Management Sub Plan																											
CTPMSP – Section 4.2	<p>An authorised Traffic Controller is to be present on-site throughout the construction stage of the project. Responsibilities include:</p> <ul style="list-style-type: none"> Supervision of all construction vehicle movements into and out of site at all times, Supervision of all loading and unloading of construction materials during the deliveries in the construction phase of the project, and Pedestrian management, to ensure that adverse conflicts between vehicle movements and pedestrians do not occur, while maintaining radio communication with construction vehicles at all times. 	<p>TCP 3062 Rev 1 (two stages). HY, TMP, Section 2.6.3 BIM 360 Field Traffic Controller Cards</p>	<p>2 x Traffic Controllers are present on site every day and is supervising vehicle movements on site each day. TCPs are prepared by an RMS authorised Traffic Controller.</p> <p>Observation: There are two TCPs in force. One where movements require a traffic controller and one where a Traffic Controller is not required. HY confirm this need the day before through the pre-start, as described in its TMP. The TCP that permits vehicle movements without a traffic controller is contrary to Section 4.2 of the approved CTPMSP.</p> <p>Observation: The Traffic Controllers work for the civil contractor on site and, therefore will not be on site once that subcontractor completes the work. Alternative arrangements will need to be made.</p>	C																							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
CTPMSP – Section 5.1	<p>This CTPMP shall be subject to ongoing review and will be updated accordingly. Regular reviews will be undertaken by the on-site coordinator.</p> <p>As a minimum, review of the CTPMP shall occur monthly, however a weekly review would be preferred.</p> <p>All and any reviews undertaken should be documented, however key considerations regarding the review of the CTPMP shall be:</p> <ul style="list-style-type: none"> Tracking deliveries against the estimated volumes. To identify any shortfalls and develop an updated action plan to address issues that may arise during construction (Parking and access issues) To ensure TCP's are updated (if necessary) by "Prepare a Work Zone Traffic Management Plan" card holders to ensure they remain consistent with the set-up on-site. Regular checks undertaken to ensure all loads are leaving site covered as outlined within this CTPMP. 	<p>Aconex HY to Alland Group, 21/09/20</p> <p>Email HY to Council 03/11/20</p>	<p>Evidence shows that whilst not formally documented, the CTPMSP was reviewed by Hansen Yuncken in both September and October</p>	C
CTPMSP – Section 6	<p>Notification of any adjoining residents or businesses will be undertaken prior to construction. It is proposed that all affected properties will be notified at least 14 days in advance of any impacts (including road closures)</p>	<p>Project updates August 2020 and September 2020 https://www.schoolinfrastructure.nsw.gov.au/projects/l/leppington-new-primary-school.html#category-project-updates</p>	<p>Notifications were provided to surrounding residences >14 days prior to works commencing.</p>	C
Construction Waste Management Sub Plan				
CWMSP – Section 5.1.4	<p>Waste generation is monitored by HY on monthly basis to ensure that the company's waste reduction objectives are achieved. Waste disposal quantities are monitored monthly by HY to ensure compliance. The Project Administrator shall record waste disposal data on BIM360 Field using the waste record checklist. Waste quantities from the PMR shall be entered into the State HSE Database for analysis and reporting against HY Waste reduction targets</p>	<p>Interview with auditees 02/11/20</p> <p>Site inspection 02/11/20</p> <p>Stage 2 Environmental Site Assessment, East Leppington School, Environmental Investigation Services, 20/12/18</p> <p>Waste Classification Report, Environmental Consulting Services, 02/09/20</p> <p>BIM 360 Field</p>	<p>The Project is a cut to fill project whereby all excavated material is being retained on site. As this material is for use on the site, the material was assessed against NEPM reqs and deemed to be suitable for future use. Retention and reuse of material was observed on site.</p> <p>No skip bins have been removed from site as yet however construction waste is pre-classified under the Waste Classification Guidelines as General Solid Waste Non-Putrescible.</p> <p>The BIM 360 Field has the sections to record waste disposal volumes and off site movements ready for use once materials is disposed of.</p>	NT
CWMSP – Section 5.1.5	<p>Concrete trucks and pumps shall be washed out at designated locations as shown on the site layout plan. Washout of concrete pumps and AGI's in other areas will not be permitted.</p>	<p>Site inspection 02/11/20</p>	<p>Two locations of concrete waste temporary disposal observed on site, none of which have potential for off-site areas. The concrete is cured, then will be disposed of for recycling.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>Washout shall be captured using membranes or other suitable means and allowed to set.</p> <p>Waste shall be placed in bins for disposal with site waste.</p> <p>Excess concrete shall be returned to the concrete plant for disposal or re-use.</p>			
CWMSP – Section 6	<p>Accurate written records are to be kept such as:</p> <ul style="list-style-type: none"> Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste) Copies of waste dockets/receipts for the waste facility (date and time of delivery, name and address of the facility, it's ABN, contact person). 	<p>Interview with auditees 02/11/20</p> <p>Site inspection 02/11/20</p> <p>Stage 2 Environmental Site Assessment, East Leppington School, Environmental Investigation Services, 20/12/18</p> <p>Waste Classification Report, Environmental Consulting Services, 02/09/20</p> <p>BIM 360 Field</p>	<p>The Project is a cut to fill project whereby all excavated material is being retained on site. As this material is for use on the site, the material was assessed against NEPM reqs and deemed to be suitable for future use. Retention and reuse of material was observed on site.</p> <p>No skip bins have been removed from site as yet however construction waste is pre-classified under the Waste Classification Guidelines as General Solid Waste Non-Putrescible.</p> <p>The BIM 360 Field has the sections to record waste disposal volumes and off site movements ready for use once materials is disposed of.</p>	NT
Construction Soil & Water Management Sub Plan				
CSWMSP – Section 2.3	<p>In circumstances of heavy rain sufficient to affect site access and ground conditions the Site Manager and Site HSE Committee representative should complete a site inspection before work commences. The inspection needs to focus on;</p> <ul style="list-style-type: none"> The suitability of pedestrian access to the amenities and into the construction work areas The suitability of access for plant and equipment The suitability of ground conditions for plant and equipment to operate • Nominate the construction zones suitable for work to commence Actions to remediate those areas not suitable for work to commence (de-water; prepare ground conditions and access ways etc.) 	<p>Interview with auditees 02/11/20</p> <p>Site inspection 02/11/20</p>	<p>It is understood an inspection occurred following the recent rain and that repairs to some sediment fencing was scheduled (this commenced during the audit).</p> <p>Pumping was being done to make the sections of the site where work was being undertaken suitable for that work. Refer to finding in relation to CoC C21 regarding the management of pumping water on site.</p>	C
CSWMSP – Section 2.5	<p>Sediment fences shall be installed to the downstream side of stockpiles and any embankment formation. All stockpiles and embankment formations shall be stabilised by hydroseeding or hydro mulching on formation.</p>	<p>Site inspection 02/11/20</p> <p>Erosion and Sediment Control Plan DC 102.01</p>	<p>Sediment fencing was installed as per the erosion and sediment control plan.</p> <p>Whilst outside the audit period it was agreed that the top soil stockpile on site that will remain in place for >12 weeks should be stabilised in dry conditions.</p>	C

APPENDIX C – 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.

Yours sincerely



Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

APPENDIX D – CONSULTATION RECORDS

From: Emmanuel Smith-Aspros <Emmanuel.Smith-Aspros@planning.nsw.gov.au>
Sent: Wednesday, 28 October 2020, 08:46
To: Derek Low
Subject: FW: Independent Audit of East Leppington Primary School SSD 9476

Hi Derek,

Thank you for getting in touch with the Department in relation to the upcoming audit for East Leppington Primary School (SSD 9476).

At this early stage of development, the Department does not have any input into the scope of the audit outside of the requirements outlined in the IAPARS nor recommends any other parties or agencies to be consulted.

Regards

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

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Monday, 26 October 2020 1:34 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit 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 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 2 November 2020 and pertains to post-approval requirements and compliance.

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 Environmental Management Plans and Sub-plans, 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:

1. if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
2. 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



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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APPENDIX E – MEETING SIGN ON SHEET

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		ELPS A01T	
DATE		2/11/20	
LOCATION			
OPENING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEEKE LAW	AUDITOR	WOLFPEAK	
Zac Casimatis	PM	HY	
ANDREW MACINTYRE	HSE COORDINATOR	HANSEN WINDSEN	
Zac Carson	Project Engineer	HY	
Ross Pearson	SM	HY	
Rob MCKNIGHT	SPM	TSA	
MARCO BERETTA	SITE ENGINEER	HY	
CLOSING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEEKE LAW	AUDITOR	WOLFPEAK	
MARCO BERETTA	SITE ENGINEER	HY	
Rob MCKNIGHT	SPM	TSA	
Ross Pearson	SM	HY	
Zac Carson	PE	HY	
Zac Casimatis	PM	HY	

APPENDIX F – SITE INSPECTION PHOTOGRAPHS



Photo 1: Site signage



Photo 2: Wheel wash



Photo 3: Spill kit



Photo 4: Untested / untreated pumped water bypassing the sediment basin



Photo 6: Untested / untreated pumped water flowing to boundary sediment fence



Photo 6: Untested / untreated pumped water flowing to off-site stormwater



Photo 7: Rectification of bunding for sediment basin



Photo 9: Upgraded stormwater protection

APPENDIX G – INDEPENDENT DECLARATION FORMS

Independent Audit Declaration Form

Independent Audit Declaration Form

Project name	New East Leppington Primary School
Consent Number	SSD 9476
Description of Project	Construction and operation of a new educational facility at East Leppington
Project Address	Corner Commissioners Drive and Elkhorn Street Lot 9001 Deposited Plan (DP) 1206596
Proponent	NSW Department of Education (Infrastructure Projects)
Title of Audit	Independent Audit
Date	27/11/20

I declare that:

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

Notes:

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

Name of auditor	Derek Low
Signature	
Qualification	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

Independent Audit Declaration Form

Independent Audit Declaration Form

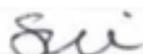
Project name	New East Leppington Primary School
Consent Number	SSD 9476
Description of Project	Construction and operation of a new educational facility at East Leppington
Project Address	Corner Commissioners Drive and Elkhorn Street Lot 9001 Deposited Plan (DP) 1206596
Proponent	NSW Department of Education (Infrastructure Projects)
Title of Audit	Independent Audit
Date	27/11/20

I declare that:

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

Notes:

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

Name of auditor	Steve Fermio
Signature	
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