

New Primary School for Leppington (SSD 9476): Submission of Independent Audit Report and response in accordance with Condition C36 and C37

I refer to New Primary School for Leppington approved on the 11th September 2020.

In accordance, with condition C36 of the Development Consent, the following document has been submitted to the Planning Secretary for information:

- SSD 9476 – East Leppington IEA Report Rev1

As per the requirements of condition C37 the Department must be issued with a response from the proponent to the Independent Audit Report, therefore the following attachments are provided for your information:

- Attachment A - Response to Independent Audit non-compliances
- Attachment B - Response to Independent Audit recommendations



Attachment A – Response to Independent Audit non-compliances

Coc	Consent heading	Compliance Requirement	Auditor's Comments / Observations	Compliance Status	SINSW Response and Actions
B11	Ecologically sustainable development	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (b) seeking approval from the Planning Secretary for an alternative certification process.	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.	Non-compliant	Non-compliance noted. On 22/12/20 SINSW requested an extension of this condition until 1/2/21 for multiple projects. This approach was agreed with DPIE Infrastructure Management Team.
B16	CTPMSP	Condition B16 requires that the Construction 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	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.	Non-compliant	Non-compliance noted. CTPMSP was updated to reference truck movements. Updated CTPMSP to be submitted to certifier and DPIE under condition A33 in February 2021. Non-compliance notification submitted to DPIE on 23/12/20.
B18	CWMSP	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.	Disposal / Transport Contractor are marked as TBA within the CWMSP.	Non-compliant	Non-compliance noted. CWMSP was updated to reflect auditor's comments. Updated CWMSP to be submitted to certifier and DPIE under condition A33 in February 2021. Non-compliance notification submitted to DPIE on 23/12/20.
C21 & C23	Erosion & Sediment Control and Disposal of Seepage & Water	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. Condition C23 requires adequate provision by made to collect and discharge stormwater drainage during construction to the satisfaction of the Principal Certifier.	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 untreated 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	Non-compliant	Non-conformance noted. Sediment fencing issues were addressed and the water run off bypassing the sediment basin was directed into the basin whilst the audit was taking place by the Hansen Yuncken site team, photos of rectification are included in the Audit report. It was determined while on

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			to the photos for detail. The Auditor was not in a position to determine whether this constituted an incident as defined by the consent.		site the run-off was as a result of the major rain event and occurred due to the dam overflowing. All bleeding outside of catchment was diverted through the vegetation and swale and was deemed to prevent any sediment laden discharge out of site. Refer second set of Auditor photos contained within the Auditor's report for evidence.
C25	Unexpected Finds Protocol - Aboriginal Heritage	Condition C25 requires construction to be carried out in accordance with the recommendations of the East Leppington Public School: Archaeological Survey Repor	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.	Non-compliant	SINSW demonstrated that this condition was compliant as the required works noted by the Auditor was not relevant to the project and had been addressed by the original AHIP Holder, Stocklands. Consequently, the Auditor has accepted this as closed.



Attachment B – Response to Independent Audit Observations

Consent condition #	Audit Improvement Recommendations	Department of Education Actions	Evidence of actions
B15	Condition B15 requires that the Construction Environmental Management Plan (CEMP) includes a groundwater management plan, including measures to prevent groundwater contamination. 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. It is the Auditors opinion that the current details for groundwater protection are adequate for the works being undertaken.	n/a	n/a
C14 and CNVMSP – Section 7.2	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. 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	Consider implementing a process to: - recommend subcontractors provide plant with non-tonal reversing alarms; or - verify that non-tonal reversing alarms compromises safety on site.	Contractor has been requested to investigate the possibility of implementing non-tonal alarms where safety will not be compromised. Discussions regarding actions occurred 28/09/20
C42	Condition C42 requires the Project to demonstrate compliance with Guidelines for Development Adjacent to the Upper Canal and Warraganba Pipelines (WaterNSW 2018). 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. The Guideline includes stringent requirements around incident notification (more stringent than what is required under this consent) that are not included in the CEMP.	Update the CEMP to include improved sediment and erosion control measures to account for major rain events.	As per consent condition A33, the CEMP is currently undertaking a review and the updated section is now captured in the forthcoming CEMP update that is to be issued to DPIE upon completion (ETA February 2021).
CTPMSP – Section 4.2	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 at all times. 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. HV confirm this need the day before through the pre-start. The TCP that permits vehicle movements without a traffic controller is contrary to Section 4.2 of the approved CTPMSP. 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.	Update CTPMSP to include TCPs.	As per consent condition A33, the CEMP is currently undertaking a review and the updated section is now captured in the forthcoming CEMP update that is to be issued to DPIE upon completion (February 2021).

