



Independent Audit Report #1

EDMONDSON PARK PRIMARY SCHOOL – SSD 10224

MAY 2022

1. REVISIONS

Revision	Date	Report No.	Description	Prepared by	Approved by
1	20/05/2022	J1852220520.1	Draft to client	M. Williams	R. Johnson
2	30/05/2022	J1852220530.2	Final to client	M. Williams	R. Johnson

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Project Name	Edmondson Park Primary School
Consent Number	SSD 10224
Description of Project	<p>Construction of a single storey pre-school building accommodating up to 40 children, and construction and operation of a new educational facility to accommodate up to 1,012 students including:</p> <ul style="list-style-type: none"> • construction of school buildings ranging from 1 to 3 storeys, including <ul style="list-style-type: none"> - general and special support learning areas - staff rooms and administration office - hall - library - out of school hours care facility • landscaping works and open space improvements • parking, pick-up and set-down zones, bus zones and loading areas • associated works including school identification signage and on-site infrastructure and utilities.
Project Address	Corner of Faulkner Way and Buchan Avenue, Edmondson Park (Part Lots 1 and 2 DP 1257105)
Proponent	NSW Department of Education

EXECUTIVE SUMMARY

The conditions of consent (CoC), issued for State significant development SSD 10224 (15 December 2021) require, under condition C35, independent audits of the development to be carried out. This independent audit report satisfies that requirement.

The audit has been conducted in accordance with:

- the requirements of an Independent Audit Methodology and Independent Audit report in the Independent Audit Post Approval Requirements (Department of Planning and Environment, May 2020) and
- the processes and practice procedures identified in AS/NZS ISO 19011:2019 - Guidelines for Auditing Management Systems.

The audit report documents the outcomes of the review of compliance undertaken by Aspect Environmental Pty Limited (Aspect). The audit process comprised pre-site audit documentation review, stakeholder scoping review, opening meeting, site audit, closing meeting and post-site audit documentation review and follow up.

The site inspection and interviews were conducted on 27 April 2022. Findings of the audit are presented against the required scope within the body of this report, the attached audit findings table (Appendix A) and in the photo log provided (Appendix F).

Consultation was undertaken with the Department of Planning and Environment (DPE) and Liverpool City Council (Appendix C).

It was found that the site was generally compliant, and the project was being managed in accordance with the requirements of the SSD 10224 consent. Of the 134 CoC relevant to the current audit, the following findings of compliance were made:

- 76 compliant
- 0 non-compliant and
- 58 not triggered.

Environmental performance of the development was considered satisfactory with no significant discernible offsite impacts at the time of the audit and appropriate management controls implemented on site to reduce potential for environmental impacts.

This audit constitutes the first independent environmental construction audit completed for the Project.

The audit protocol and findings are summarised in Section 3 of the report and provided in detail in Appendix A.

The audit concludes that the Edmondson Park Primary School is being constructed generally in compliance with the requirements of the SSD.

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Glossary	
Audit	Systematic, independent and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled.
Audit criteria	Set of policies, procedures or requirements.
Audit evidence	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative.
Audit findings	Results of the evaluation of the collected audit evidence against the audit criteria.
Audit conclusion	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings.
Audit client	Organisation or person requesting an audit.
Auditee	Organisation being audited.
Auditor	Person with competence to conduct an audit.
Audit team	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
Audit plan	Description of the activities and arrangements for an audit.
Audit scope	Extent and boundaries of an audit.
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.
Improvement opportunity	A finding resulting from either site inspection or document review which enables the auditee to consider the adoption of an action or strategy that will enhance environmental performance against the audit criteria.
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.
Observation	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.

1. INTRODUCTION

1.1. Project Background

Edmondson Park Primary School (the school) is located at Buchan Avenue, Edmondson Park. The Project involves the construction of a new school, that will cater for up to 1,012 students. Works will include the construction of a single storey pre-school building accommodating up to 40 children.

The Project comprises the following works:

- Construction of school buildings ranging from 1 to 3 storeys, including
 - general and special support learning areas
 - staff rooms and administration office
 - hall
 - library
 - out of school hours care facility
- Landscaping works and open space improvements
- Parking, pick-up and set-down zones, bus zones and loading areas
- Associated works including school identification signage and onsite infrastructure and utilities.

1.2. Project Location

The site is located at the corner of Faulkner Way and Buchan Avenue, Edmondson Park, NSW (Figure 1-1). The site is legally described as Part Lots 1 and 2 DP 1257105 and covers an approximate area of 2 hectares. The surrounding area to the west of the site is primarily residential, while the southern side of the site is bordered by a rail line, approximately 6m from the Project boundary.

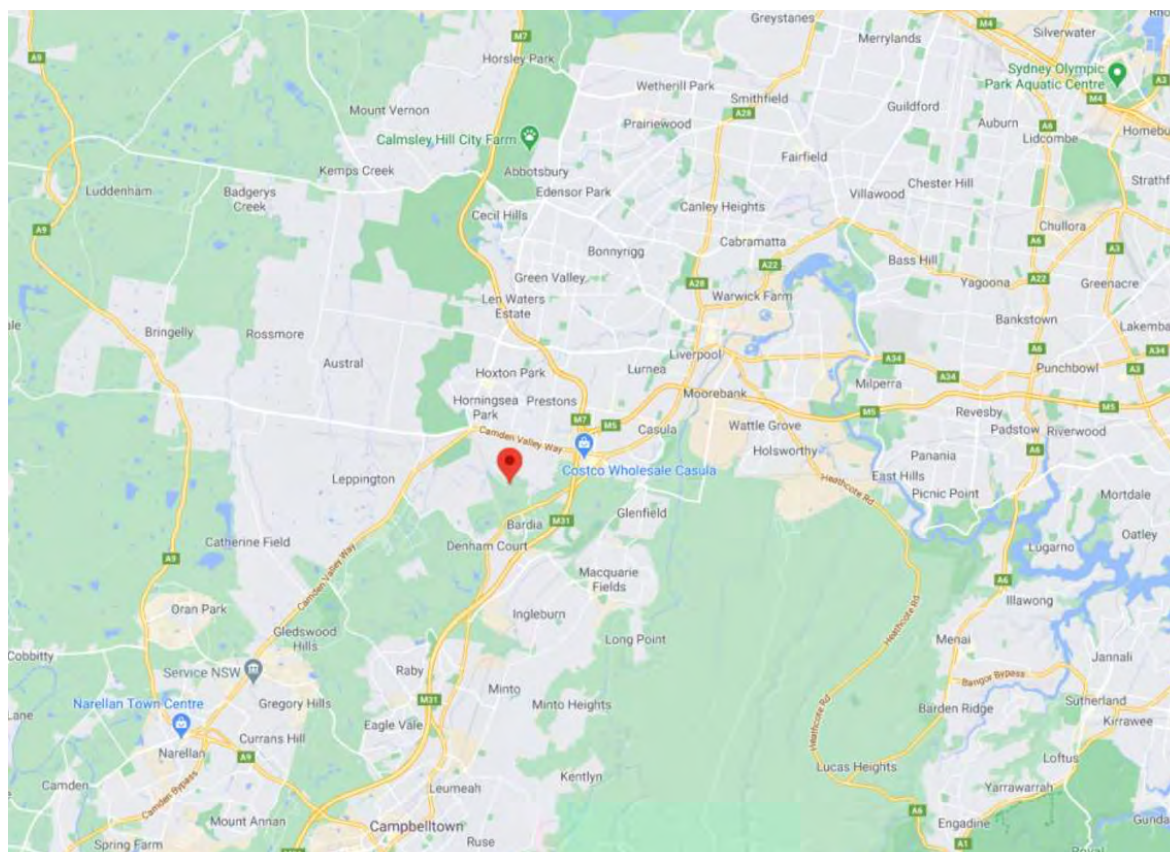


Figure 1-1 Site location (Source: EIS, City Plan, June 2021)

1.3. State Significant Development

The Edmondson Park Primary School development is a State significant development (SSD 10224) that was assessed under Part 4 of the *Environmental Planning and Assessment Act* 1979 (EP&A Act) by the NSW Department of Planning and Environment (DPE). Conditions of Consent (CoC) were issued by the DPE on 15 December 2021.

The conditions of SSD 10224 are structured under the following category headings:

- Part A - Administrative Conditions (A1-A36)
- Part B - Prior to Commencement of Construction (B1-B40)
- Part C - During Construction (C1-C45)
- Part D - Prior to Commencement of Operation (D1-D38) and
- Part E - Post Occupation (E1-E15).

The SSD instrument also provides definitions for key terms used within the conditions and two Appendices.

1.4. Audit Objectives

The objective of this Independent Audit is to satisfy SSD 10224 CoC C35 that states:

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

This Independent Audit was completed to fulfill the requirements of CoC C35 and to verify compliance, or otherwise of the Project against the relevant CoC and provide an objective evaluation of environmental performance of the development.

1.5. Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD 10224 and by the expectations of the IAPAR.

The audit findings (Appendix A) identify the relevant criteria and the performance in terms of audit evidence collected or observed against the criteria to verify compliance during the course of conducting the audit.

1.6. Audit Scope

The scope of auditing requirements has been based on consideration of:

- The project SSD EIS (City Plan, June 2021) and associated Response to Submission documentation.
- The compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
 - to support the administrative conditions (Part A)
 - prior to commencement of construction (Part B) and
 - during construction (Part C)
- The independent auditing requirements and expectations specified in the IAPAR (2020).

The audit scope consisted of:

- An assessment of compliance with CoC and other relevant approvals and licences.
- An assessment of environmental performance of the development, including:
 - an assessment of actual impacts compared to predicted impacts documented in the EIS
 - an assessment of incidents, non-compliances and complaints that have occurred on the project
 - an assessment of feedback received from the DPE and Liverpool City Council and
 - an assessment of 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
- A high-level assessment of the adequacy of the Project's environmental management plans and sub-plans.
- Any other matters considered relevant e.g. as identified through consultation with relevant agencies and review of complaints registers (management plan implementation and site contamination).

1.7. Audit Period

This audit report presents the findings from the first independent audit for the Project covering the period from 04 April 2022 through to 27 April 2022.

2. AUDIT METHODOLOGY

2.1. Selection and Endorsement of Auditor

In accordance with CoC C34 and Section 3.1 of IAPAR, independent auditors must be suitably qualified, experienced, independent of the Project and appointed by the Planning Secretary.

The audit team comprises:

- Richard Johnson: EMS Internal Auditor – Det Norske Veritas 1997 RABQSA/Exemplar Global Certified Certificate No.: 204520.
- Mathew Williams: Certified Lead Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.RDR-AU0187.

Approval of the Audit Team was provided by DPE on 07 March 2022 (Appendix B).

A statement of independence is provided in Appendix D to identify that no actual or perceived conflict exists in the performance of the independent audit.

2.2. Independent Audit Scope Development

The DPE sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC and the IAPAR. These requirements apply to all SSD where an independent audit is required by the CoC.

Requirement for further development of the scope of the audit was considered through agency consultation (DPE and Liverpool City Council) and review of complaints registers and additional licence, permit or approval requirements.

Consultation

Aspect consulted with Liverpool City Council and DPE Compliance to obtain their input into the scope of the Independent Audit. A summary of the feedback received is provided in Table 2-1. Evidence of consultation is contained in Appendix C.

Table 2-1 Agency consultation outcomes

Stakeholder	Comment	How Addressed
DPE Compliance	Please ensure the audit is conducted in accordance with Condition C35 of Development Consent SSD 10224, which requires the audit to be carried out in accordance with the Department's Independent Audit Post Approval Requirements.	Addressed in Appendix A (Audit Protocol).
Liverpool City Council	<p>1. Urban Design and Public Domain: The audit needs to investigate the absence of street tree planning within the public domain along Faulkner Way and Buchan Avenue.</p> <p>2. Economic Development: Government projects are now establishing targets for including indigenous</p>	<p>1. Not relevant to the independent audit scope.</p> <p>2. Not relevant to the independent audit scope.</p>

Stakeholder	Comment	How Addressed
	<p>workers, women in trades, at risk youth, apprentices, local businesses into the work. It is recommended that the project employ local builders, contractors and apprentices.</p> <p>3. It is requested that the scope of the audit encompasses all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the Construction Environmental Management Plan (Conditions B12 and C9), contamination Unexpected Finds Protocol (Conditions B26-B27), construction noise limits and vibration criteria (Conditions C13-C18), air quality (Conditions C20-C21), waste storage and processing (C26-C30), unexploded ordinance management protocol (Conditions C44-C45), complaints and incidents. The auditor must also consider any other matters raised by the Department, regulatory requirements, Project performance and industry best practice.</p>	3. Addressed in Appendix A (Audit Protocol).

Review of Complaints Register

A review of documentation identified various means of registering a complaint for the development. Complaints may be recorded via the project's website schoolinfrastructure@det.nsw.edu.au or alternatively to the dedicated project 1300 Community Hotline number or to Project/Site Management team directly. Each of which would be directed back to the single point source for collation and any subsequent action.

2.3. Opening Meeting – Site Audit

The audit commenced with an opening meeting on 27 April 2022. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meeting were:

- Richard Johnson (Auditor, Aspect Environmental)
- Mathew Williams (Auditor, Aspect Environmental)
- Simon Karkkainen (Project Director, Richard Crookes Constructions)
- Mivvi Turner (WHS&E Advisor, Richard Crookes Constructions)
- Isaac Pinkerton (Project Engineer, Richard Crookes Constructions)
- Chris Evans (Site Manager, Richard Crookes Constructions)
- Berri Jones (Senior Project Engineer, Colliers)
- Daniella Khouri (Graduate, Colliers).

2.4. Closing Meeting – Site Audit

The site audit closing meeting was held on the same day. The site audit closing meeting was attended by:

- Richard Johnson (Auditor, Aspect Environmental)
- Mathew Williams (Auditor, Aspect Environmental)
- Simon Karkkainen (Project Director, Richard Crookes Constructions)

- Mivvi Turner (WHS&E Advisor, Richard Crookes Constructions)
- Isaac Pinkerton (Project Engineer, Richard Crookes Constructions)
- Chris Evans (Site Manager, Richard Crookes Constructions)
- Berri Jones (Senior Project Engineer, Colliers)
- Daniella Khouri (Graduate, Colliers).

It was identified that during the post-site audit phase further review of records and documentation would be undertaken prior to the issue of the draft audit findings. This process would provide the project with the ability to provide further evidence for verification (if required/available) against the audit criteria that may not have been identified or accessible at the time of the site audit. Provision of any such evidence would enable the compliance assessment to be reviewed prior to issue of the draft audit findings, although it was identified that the review of supplementary evidence would not automatically change an audit finding.

2.5. Site Interviews

Site interviews with key personnel involved in Project delivery, including those with responsibility for environmental management were conducted on 27 April 2022. Interviews assisted with verifying the compliance status of the Project.

2.6. Site Inspection

An onsite inspection of the entire project site was carried out on 27 April 2022. The site inspection was accompanied by the site management team.

The site inspection comprised a walkover of the defined construction footprint (including external boundary where accessible) and included internal and external work environments.

2.7. Evaluation of Compliance

The audit findings are based on verifiable evidence either sighted, reviewed, collated or observed. The following methods were used to obtain verifiable evidence relevant to the audit scope:

- Review of project records, documentation and reports including physical and digital versions either provided directly by project representatives or available as published, publicly available information online.
- Interviews with construction project personnel.
- Correspondence with third-party stakeholders.
- Site inspection, including collection of photographic evidence.

A review of verifiable evidence was undertaken against the identified audit criteria to determine the level of compliance.

2.8. Compliance Status Descriptors

Compliance findings resulting from the assessment of audit evidence have been divided into three categories using the descriptors from Table 2 of the IAPAR as follows:

- **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 and provide opportunities for improvement.

2.9. Review and Response to Draft Independent Audit Report

The draft Audit Report was provided to Richard Crookes Construction for review on 20 May 2022 to allow an opportunity to provide any additional information before finalising the Audit Report.

A draft report finding would generally only be revised in instances where the auditor is satisfied that the additional information or evidence provided is sufficient to determine that an error of fact or misunderstanding has taken place, and this is adequately supported by the provision of additional objective audit evidence that was not available at the time of site audit. Any additional information provided by a proponent in this regard must be noted in the report and the auditor's view in relation to it recorded.

A non-compliance was recorded for CoC B35 in the Draft Audit Report. The additional information and evidence provided by RCC on 25/05/2022 was sufficient to determine that the Project is compliant with condition B35.

3. AUDIT FINDINGS

This section of the audit identifies the reported audit findings based on a review of available audit evidence during the audit period, evaluated against the defined audit criteria.

3.1. Project Boundary and Setting

The project boundary is identified by the boundaries of SSD 10224 as shown in Figure 3-1 below.

Documentation relevant to the audit scope was made available pre-site audit for information and review. Follow-up documentation was provided post-site audit to address questions or items raised at the time of the site audit, during the closing meeting or identified in the draft audit findings.



Figure 3-1 Approximate site boundary (Source: EIS, City Plan, June 2021)

3.2. Approval and Document List

Documents referenced as part of this audit are provided in the tables below. A list of relevant approved and other relevant documents is provided in Table 3-1. Site specific registers, procedures and checklists sighted as part of this audit are provided in Table 3-2.

Table 3-1 Approval and document list

Approval Reference	Document Details
Environmental Impact Statement	Rev 3, City Plan, June 2021
State significant development consent instrument	SSD 10224, 15 December 2021
B6 Pre- Construction Dilapidation Report	Tyrells Property Inspections Pty Limited, 22 September 2021
B7 Community Communication Strategy	Schools Infrastructure NSW, December 2021

Approval Reference	Document Details
B12 Construction Environmental Management Plan	Richard Crookes Construction, Rev 2, 16 December 2021
B12 Unexpected Finds Protocol	JBS&G, Rev 0, 16 December 2021
B13 The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	ptc., Rev 2, 10 December 2021
B14 The Construction Noise and Vibration Management Sub-Plan (CNVMSP)	Acoustic Logic, Rev 2, 17 December 2021
B15 The Construction Waste Management Sub-Plan (CWMSP)	EcCell, Rev 4, 29 November 2021
B16 Construction Soil and Water Management Plan (CSWMP)	Northrop, Rev 2, 6 December 2021

Table 3-2 Construction site document list

Document Details	Document Details & Observations
Equipment Induction Records	Sighted Equipment Induction records for excavator, grader, piling rig and manitou confirming maintenance records, logbook complete, last service date and routine preventative maintenance and inspection complete.
Site Induction	Sighted Site Induction 'New Primary Schools at Edmondson Park' Edmondson Park Site Specific Induction April 2022.
Site Materials Tracking Register and Waste Reports	Sighted waste report (Dumpit) for March 2022. Food (organics) only waste that has left site to date. Report identifies waste disposal and classification as general waste to landfill at Hill Road, Homebush Bay.
Attended Noise Monitoring	Sighted attended noise monitoring conducted on 17/03/22 (Acoustic Logic dated 18/03/22).
Environmental Inspection	Sighted inspection dated 18/01/2022
Toolbox and Daily Pre-start Meetings	Sighted Toolbox meeting (MEET-52636) dated 13/04/2022. Topic: Safety. Sighted Daily pre-start meeting (MEET-53830) dated 26/04/2022.

3.3. Compliance Performance

Compliance performance is assessed against the nominated audit criteria as applied to the audit scope and are included in detail in Appendix A. Findings are based on an evaluation of the documentation and field-based observations, presented in support of compliance against the audit requirements. A photo log to support the findings was compiled during the site audit and is presented in Appendix F to this report.

A summary of SSD compliance findings is presented in Table 3-3.

Table 3-3 Summary of SSD compliance findings

SSD Category	# Requirements	# Compliant	# Non-Compliant	# Not Triggered
Part A - Administrative	36	13	0	23

SSD Category	# Requirements	# Compliant	# Non-Compliant	# Not Triggered
Part B - Prior to Commencement of Construction	40	33	0	7
Part C - During Construction	45	25	0	20
AN – Advisory Notes	13	5	0	8
Total	134	76	0	58

The detailed evidence and findings of the audit are provided in Appendix A.

3.4. Summary of Agency Notices, Orders, Penalty Notices or Prosecutions


To the auditor's knowledge, the project was not issued with any agency notices, orders, penalty notices or prosecutions during the audit period.

3.5. Non-Compliance, Observations and Actions

This section presents the non-compliances and observations from the independent audit. Detailed findings against each requirement are presented in Appendix A. Of the 134 CoC relevant to the current audit, 2 observations were identified.

Table 3-4 Summary of audit non-compliances, observations, and actions

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
C21	Observation	<p>During construction, the Applicant must ensure that:.... (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network</p> <p>Observed during site audit inspection on 27/04/22 that the access point for onsite construction vehicle parking (See C10) is not stabilised and does not have a rumble grid in place.</p>	<p>Implement stabilised access with rumble grid prevent dirt or mud tracking onto the public roads.</p> <p><i>In response to the Draft Audit Report, RCC have ordered an additional rumble grid for installation at the secondary access gate for the construction worker vehicles.</i></p>	Open
NA – Environmental Aspect Contamination	Observation	<p>Any identified contaminant materials are effectively contained, controlled and removed from site for treatment and disposal.</p> <p>Only one spill kit located onsite at the pedestrian access point. Dangerous goods and chemicals are stored on the opposite end of the construction site and spill kit.</p>	<p>Auditor recommends that an additional spill kit is acquired and located near dangerous goods/chemicals storage.</p> <p><i>In response to the Draft Audit Report, RCC purchased an additional spill kit and installed adjacent to the dangerous goods/chemical stores.</i></p>	Closed

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
				

3.6. Project Response to Independent Audit Report

Under SSD 10224 CoC C37, the Applicant is required to prepare a response to the Final Independent Audit Report and submit its response to the Department and Certifier and to make the Independent Audit Report and the Applicant's response publicly available within 60 days of submission.

3.7. Complaints

The NSW Department of Education – School Infrastructure Complaint Register (https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/new-primary-school-in-edmondson-park/2022/mar/New_Primary_School_Edmondson_Park_Complaints_Register_March_2022.pdf) for the project was viewed online on the 03 May 2022.

No complaints have been received for the project.

3.8. Site Inspection

A site inspection as part of the audit was undertaken 27 April 2022. During the site inspection, observations on the project's environmental performance were made and captured by site photos (Appendix F).

Environmental performance was determined to be satisfactory, with appropriate implementation of environmental controls in accordance with developed management plans.

3.9. Site Interviews

Site interviews were generally structured around the prescribed SSD CoC and management plan expectations.

The site team was questioned on how the project achieves and communicates compliance requirements, responds to, and addresses particular site conditions. Follow up questions on documentation of processes and site procedures pertaining to environmental management onsite were used to assess understanding of environmental risk and performance management expectations onsite, inclusive of communications and change management.

The site interviews demonstrated that the project personnel had a good understanding of environmental risks and controls associated with the project.

4. CONCLUSION

This Independent Audit Report satisfies the requirements of SSD 10224 CoC C35.

The audit represents the second independent audit and has been conducted in accordance with the DPE Independent Audit Post Approval Requirements (2020) and the AS/NZS ISO 19011:2019 – Guidelines for Auditing Management Systems. The audit report documents the outcomes of the review of compliance undertaken by Aspect. The audit process comprised pre-site audit documentation review, site audit, and post-site audit documentation review and follow up.

It was found that the project was generally compliant with the CoC and construction activities are being managed in accordance with the requirements of the SSD instrument.

In summary:

- No non-compliances were identified against the CoC
- Two observations were recorded.

Detailed findings are included in the Audit Protocol in Appendix A.

The audit concludes that the Edmondson Park Primary School is generally being constructed in compliance with the requirements of the SSD instrument.

Appendix A – Audit Table

SSD 10224

Auditor(s) Richard Johnson and Mathew Williams

Location Edmondson Park Primary School

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Assessment of Environmental Performance						
Environmental Aspect						
Air	Dust and other emissions are being managed on site and generally confined to site. Record of incidents/complaints.	Stockpiles on the site were observed to be dry.	Dust and air emissions are being managed satisfactorily.			
Noise	Work hours are within approved hours. Noise mitigation evident. Record of incidents/complaints.	Review of the online complaints register on 20/04/2022 (https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/new-primary-school-in-Edmondson-park/2022/mar/New_Primary_School_Edmondson_Park_Complaints_Register_March_2022.pdf) indicated there is no record of incidents or complaints of excessive noise generating activities outside the approved work hours.	Noise is being managed satisfactorily.			
Land (ErSed)	Sediment and erosion controls are performing to control surface erosion and discharges from site within acceptable limits. Record of incidents/complaints.	ErSed controls were observed to be in place and effective. There were no observed sediment discharges from site that were related to construction activities. No complaints have been received.	Sediment and erosion controls measures for the site are satisfactory.			
Land (contam)	Any identified contaminant materials are effectively contained, controlled and removed from site for treatment and disposal. Record of any unexpected finds.	Appendix 6.6 of the CEMP (Rev 2 16/12/21) contains the Unexpected Finds Protocol. No unexpected contamination has been encountered onsite.	NA - no unexpected contamination finds. Observation: Only one spill kit located onsite at the pedestrian access point. Dangerous goods and chemicals are stored on the opposite end of the construction site and spill kit. Auditor recommends that an additional spill kit is acquired and located near dangerous goods/chemicals storage.			
Water	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separated from dirty water (i.e. construction works contact water). Spill Notifications. Record of incidents/complaints.	There was no evidence of scouring, or rill erosion on the project. Site surface water measures for the site are satisfactory. No groundwater has been intercepted.	Surface water is being managed satisfactorily.			
Waste	Containment and appropriate sorting of waste as appropriate. Record of incidents/complaints.	Mixed general waste skip bins observed were well maintained.	Waste management measures for the site are satisfactory.			
Heritage	Clear identification of heritage items and demarcation within the construction site to prevent accidental harm.	Appendix 6.7 of the CEMP (Rev 2 16/12/21) contains the Unexpected Finds Protocol. No unexpected heritage finds have been encountered onsite.	NA - no unexpected finds.			
Traffic	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints	Rumble grid and high pressure washing in place. The tracking of soil / mud to public roads was not observed during the site audit. No complaints to date.	Site traffic measures for the site are considered satisfactory.			
Flora/Fauna	Demarcation of no-go zones. Record of incidents/complaints.	There are no flora and fauna no-go zones required onsite. No complaints to date.	NA			
Conditions of Consent - 15/12/2021						
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.	General site environmental controls in accordance with CEMP and sub-plans are in place. No evidence of material harm on or offsite was observed during the site inspection. No reported incidents had occurred at the time of the audit. Compliance demonstrated elsewhere in audit report.	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment. Compliance demonstrated.			
	Terms of Consent					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions (RTS), Supplementary Response to Submissions (SRTS) and Amendment Report; (d) in accordance with the approved plans in the table below:	Verified through site observation during site audit inspection on 27/04/22, site interviews on the same day with site management and document review.	Compliance with condition has been demonstrated.			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	No written directions have been received from the Planning Secretary to date.	Not triggered.			
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.	No project changes documented triggering an accordance or consistency assessment.	Not triggered.			
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Sighted letter notification to DPE on 21/12/21 notifying commencement of construction in accordance with Condition B1 on 10/01/22. Works commenced onsite 04/04/2022.	Compliance with condition has been demonstrated.			
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Achievement demonstrated by findings of this audit.	Compliant.			
Planning Secretary as Moderator						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No resolutions have been provided by the Planning Secretary to date.	Not triggered.			
Evidence of Consultation						
A8	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 (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation with identified parties for a number of individual CoCs was sighted in correspondence during the Audit. E.g.: - B13 CTPMSP evidence of consultation with Council and TfNSW. - B16 CSWMSP consultation with Council.	Compliance with condition has been demonstrated.			
Staging						
A9	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).	Project is not being staged.	Not triggered.			
A10	A Staging Report prepared in accordance with condition A9 must: (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; (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); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	NA see A9 above.	Not triggered.			
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	NA see A9 above.	Not triggered.			

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A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	NA see A9 above.	Noted			
Staging, Combining and Updating Strategies, Plans or Programs						
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (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 (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).	No strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	No strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs replace the respective previous versions and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Nil to date.	Not triggered.			
Structural Adequacy						
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	Sighted BCA Design Certification from Group DLA 23/03/2022 (Ref GDL210118) confirming compliance with BCA.	Compliance has been demonstrated.			
External Walls and Cladding						
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Sighted Design Statement from Pedavoli Architects on 17/02/2022 confirming compliance with BCA - See B4.	Compliance has been demonstrated.			
External Materials						
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Sighted Crown Certificate Statement from Pedavoli Architects on 03/12/2021 confirming external colours, materials and finishes of the buildings are consistent with the approved plans referenced in Condition A2.	Compliance has been demonstrated.			
Design and Construction for Bush Fire						
A20	New construction of the western school building must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019.	Sighted letter report from Peterson Bushfire dated 22/02/2022 confirming architectural design complies with A20. Sighted submission of letter report from Peterson Bushfire via Aconex from HY to Certifier Group DLA dated 24/02/2022 (Ref HY-GCOR-002849). Certifier confirmed satisfaction with A20 28/02/2022.	Compliance has been demonstrated.			
A21	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.	Noted. Works are in the early stages.	Not triggered.			

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A22	At the commencement of building works, and for the duration of the occupation of the development, to ensure ongoing protection from the impact of bush fires, the provision of asset protection zones (APZs) and landscaping within the subject site must be in accordance with the Landscape Masterplan (Ref: LA-W-REP-100-A, revision F, dated 13 October 2021, prepared by Oculus) and the recommendations provided in Section 4.2 of the Bushfire Assessment Report (Ref: 21047, dated 12 May 2021, prepared by Peterson Bushfire). This must form part of a Vegetation Management Plan to ensure ongoing management of these APZs.	Noted. Works are in the early stages.	Not triggered.			
A23	Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the: (a) NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; and, (b) NSW RFS Schools Program Guide and/or Australian Standard AS 3745:2010 Planning for emergencies in facilities. The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development. An Emergency Planning Committee needs to be established to consult with residents (and their families in the case of schools) and staff in developing and implementing an Emergency Procedures Manual. Detailed plans of all emergency assembly areas including on-site and off-site arrangements as stated in AS 3745:- 2010 are to be clearly displayed, and an annual emergency evacuation exercise is to be conducted.	Noted. Works are in the early stages.	Not triggered.			
	Applicability of Guidelines					
A24	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 CEMP and sub-plans refer to the relevant guidelines and policies.	Compliance with condition has been demonstrated.			
A25	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.	No direction issued by Secretary.	Not triggered.			
	Monitoring and Environmental Audits					
A26	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <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>	Procedural condition.	This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IEA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.			
	Access to Information					
A27	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (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; (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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Reviewed applicant's website on 21/04/22 https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-primary-school-in-Edmondson-Park.html#category-reports Documents available include: - EPPS_SSD-10224_Condition of Consent - Construction Environmental Management Plan (and sub-plans) (B12-B17) - Community Consultation Strategy (B7) - Pre-Construction Dilapidation Report (B6) - Landscape Plans (A2) - Construction Methodology Plan (A2) - Civil Report and Plans (A2) - Architectural Plans (A2) - Complaints register - April 2022 Contact details are provided for feedback and enquiries.	Compliance with this condition has been demonstrated.			
	Compliance					

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A28	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.	Sighted Site Induction 'New Primary Schools at Edmondson Park' Edmondson Park Site Specific Induction April 2022. Slide references key consent conditions onsite and site notice board for toolbox talk. Sighted toolbox talk "Summary of Consent and Approval Conditions" referencing constructions hours, noise, CEMP, Traffic, Hoarding, Noise, Vibration, Public Way. Sighted subcontractor Meeting Minutes referencing in 4.8 a reminder of the conditions of consent.	Compliance with this condition has been demonstrated.			
	Incident Notification, Reporting and Response					
A29	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.	No reportable incidents have been identified during the reporting period.	Not triggered.			
A30	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No reportable incidents have been identified during the reporting period.	Not triggered.			
	Non- Compliance Notification					
A31	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.	No non- compliances have been identified during the reporting period.	Not triggered.			
A32	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No non- compliances have identified during the reporting period.	Not triggered.			
A33	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	For information.	Not triggered.			
	Revision of Strategies, Plans and Programs					
A34	Within three months of: (a) the submission of an incident report under condition A30; (b) the submission of an Independent Audit under condition C35 or C36; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	No strategies, plans or programs or drawings have been revised during the reporting period.	Not triggered.			
A35	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. 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.	No strategies, plans or programs or drawings have been revised during the reporting period.	Not triggered.			
	Site preparation works					
A36	Site preparation works are not approved as part of this application despite any references to those works in condition A2 or otherwise.	For information.	Noted.			
Part B- Prior to Commencement of Construction						
	Notification of Commencement					
B1	The Applicant must notify the Planning Secretary and Sydney Trains in writing of the dates of commencement of construction and operation at least 48 hours before those dates.	Sighted letter notification to DPE on 21/12/21 notifying commencement of construction in accordance with Condition B1 on 10/01/22. Works commenced onsite 04/04/2022. Sighted email notification to Sydney Trains notifying commencement of construction in accordance with Condition B1 on 21/12/21.	Compliance with this condition has been demonstrated.			
B2	If the construction or operation of the development is to be staged, the Applicant must notify the Planning Secretary 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.	Not staged.	Not triggered.			
	Certified Drawings					

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B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Sighted Aconex (REF GroupDLA-RTRFI-000063) from Group DLA to HY confirming satisfaction with B3.	Compliance with this condition has been demonstrated.			
	External Walls and Cladding					
B4	Prior to the commencement of construction, 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.	Sighted Aconex submitting B4 documentation to Certifier on 07/12/21. Sighted Group DLA acceptance of B4 documentation dated 14/12/21 Aconex (REF GROUPDLA-GCOR-000074) except for codemark certificate amendment 1. Sighted email submission and Post Approval form to Department dated 21/12/2021.	Compliance with this condition has been demonstrated.			
	Protection of Public Infrastructure					
B5	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Part a) Sighted Endeavor Energy Post Approval Consultation Record dated 06/12/21. Sydney Water Post Approval Consultation Record and Sydney Water notice of requirements dated 16/11/21. b) Sighted Dilapidation Report (Tyrells dated 29/11/21). c) Sighted submission of Dilapidation Report to Department dated 21/12/21. Sighted Certifier satisfaction with additional information requested regarding adjoining properties re: B6 dated 07/12/21. Sighted submission to Certifier via email dated 30/11/21. Sighted email evidence of dilapidation report issue to Liverpool Council, dated 21/12/21.	Compliance with this condition has been demonstrated.			
	Pre-Construction Dilapidation Report					
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Sighted submission of Dilapidation Report to Department dated 21/12/21. Sighted Certifier satisfaction with additional information requested regarding adjoining properties re: B6 dated 07/12/21. Sighted email evidence of dilapidation report issue to Liverpool Council, dated 21/12/21.	Compliance with this condition has been demonstrated.			
	Community Communication Strategy					
B7	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (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: (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; (iii) for complaints handling, including details of how to enquire about the development or to make a complaint and response timeframes; and (iv) 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 about traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination and heritage.	Sighted submission of Community Communication Strategy to DPE dated 20/12/21. CCS was updated and submitted to DPE on 21/01/22. DPE responded that CCS is adequate on 03/02/22. a) Section 4 & 5 Stakeholders b) Sections 6, 7 & 8.4 c) Section 4 d) Sections 4 & 8.5	Compliance has been demonstrated.			
	Ecologically Sustainable Development					

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B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Sighted: a) registration for 5-star dated 16/06/21 Green Building Council of Australia REF GS-607DA. Sighted submission to Certifier via Aconex (REF GroupDLA-GCOR-000048) dated 02/12/2021. Part b not triggered.	Compliance has been demonstrated.			
B9	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Sighted letter from JHA dated 08/12/2021 (REF C) confirming external lighting design is compliant with B9. Sighted Certifier satisfaction with B9 via Aconex (REF GroupDLA-GCOR-000067) dated 14/12/2021.	Compliance has been demonstrated.			
B10	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Sighted confirmation from DPE (REF SSD-10224-PA-8) dated 04/03/22 confirming no demolition required - NA.	Not triggered.			
	Environmental Management Plan Requirements					
B11	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Procedural note- Planning Secretary has not waived any requirements.	Not triggered.			
	Construction Environmental Management Plan					
B12	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B7; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal heritage, in accordance with 'Assessment of Impact on Aboriginal Cultural Heritage', prepared by Kelleher Nightingale Consulting dated 19 May 2021 submitted in the EIS, and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (e) Construction Noise and Vibration Management Sub-Plan (see condition B14); (f) Construction Waste Management Sub-Plan (see condition B15); (g) Construction Soil and Water Management Sub-Plan (see condition B16);	Sighted copy of CEMP (Rev 2, dated 16 December 2021). Sighted submission of CEMP and Sub-Plans to Certifier Group DLA dated 14/02/22. Sighted acknowledgment of receipt of CEMP and Sub-Plans from DPE dated 02/02/22 REF: SSD-10224-PA-6.	Compliance has been demonstrated.			

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B13	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements.	Sighted copy of CTPMSP (Rev 5, ptc, 10/12/2021). Relevant consultation is contained in Section 1.4. Attachment 5 contains the CV of the reports author. Sighted engagement and consultation with Liverpool City Council and TfNSW (Transport Working Group Meeting 9/04/2021, 22/04/2021, 7/05/2021, 09/08/2021). Parts C requirements are referenced in Section 4.	Compliance has been demonstrated.			
B14	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B14(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B11.	Sighted a copy of the CNVMSP (Acoustic Logic, Rev 2, 17/12/2021). Part a) Sighted CV of CNVMSP author in Appendix 2. Sighted Part b) Section 5-8, Part c) in Section 5, Parts d) & e) in Section 9, Part f) in Section 9 and Part g) in Section 8.	Compliance has been demonstrated.			
B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results.	Sighted a copy of the CWMSP (ECCELL ENVIRONMENTAL MANAGEMENT, Version 4, dated 29/11/2021). Parts A), B) and C) referenced on pages 7-8.	Compliance has been demonstrated.			
B16	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; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-site flows from the site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.	Sighted a copy of the Civil Engineering SWMP (Northrop, Rev 2, dated 06/12/2021). Sighted Part a) copies of author CV and Yass Valley Council consultation in Appendix D, Part b) temporary stabilised access, Part c) in Section 2, Part d) Civil Engineering drawing MURR-CV-DD-DWG-101.11, 101.12, 102.01, 102.11, 202.01, Part e) Clean water from the Sediment Basin is discharged to Council's stormwater system located on the Barton Highway table drain and Part f) in Section 2.	Compliance has been demonstrated.			
B17	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Sighted copy of CTPMSP (Rev 5, ptc, 10/12/2021). Driver code of conduct attached as Attachment 5. Drivers Code of Conduct is communicated via site induction with approved early works haul routes. No complaints received to date.	Compliance with condition has been demonstrated.			
Construction Parking						
B18	Prior to the commencement of construction, the Applicant must provide 15 on-site construction worker parking spaces and on-site parking facilities for other construction related vehicles, including heavy vehicles.	Confirmed during site inspection, parking facilities are in place and being utilised.	Compliance with condition has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B19	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Sighted copy of CWTS (Rev II, dated 09/12/2021). Sighted Aconex (REF GROUP DLA-GCOR-000071) submission of Construction Worker Transportation Strategy (Rev II, dated 09/12/2021) to Certifier dated 14/12/2021. Confirmed compliance during site inspection 27/04/22. Sighted confirmation of receipt from Secretary dated 23/12/2021.	Compliance with condition has been demonstrated.			
	Operational Noise- Design of Mechanical Plant and Equipment					
B20	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment for SSDA (SSD-10224) New Primary School in Edmondson Park dated 12/08/2021 and prepared by JHA must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment for SSDA (SSD-10224) New Primary School in Edmondson Park, prepared by JHA dated 12/08/2021.	Sighted confirmation from JHA dated 30/11/21 (Project Number 210104) confirming B20 and B34 comply with the noise level criteria and requirements of the Noise Impact Assessment for the SSD-10224). Sighted acceptance from the Certifier for Conditions B20 and B34 (Aconex Ref GroupDLA-GCOR-000049) dated 02/12/21.	Compliance with condition has been demonstrated.			
	Operational Waste Storage and Processing					
B21	Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Sighted submission to Certifier (Aconex Ref Group DLA-GCOR-000070) dated 14/12/21 confirming evidence has been submitted to satisfy the SSD Condition B21.	Compliance has been demonstrated.			
	School Bus Stop and Road Upgrade/ Intersection Works					
B22	Within 6 months of the commencement of construction, the Applicant must submit plans and technical specifications, to the satisfaction of the relevant roads authority, for the following works: (a) a bus stop on the northern side Buchan Avenue; (b) the pedestrian crossings at Buchan Avenue and Faulkner Way; (c) a dedicated right turn lane and shared left/through lane on the Faulkner Way northern leg; and (d) if physically capable of being accommodated in a suitable location, split islands in Buchan Avenue. Note: • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent	Not triggered - within 6 months of commencement of construction. Construction commenced 04/04/21.	Not triggered.			
	Construction Access Arrangements					
B23	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the Site in a forward direction; and (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.	Sighted submission of design certificate from traffic engineer to Certifier via Aconex (REF RCC-GCOR-001743 dated 13/12/21)	Compliance has been demonstrated.			
	Operational Access, Car Parking and Service Vehicle Arrangements					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B24	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) a minimum of 48 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Sighted Certifier satisfaction with B24, B26 and B32 via Aconex (REF GroupDLA-GCOR-000078) dated 26/12/2021.	Compliance has been demonstrated.			
	Public Domain Works					
B25	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier. Public domain works are documented in the Transport and Traffic Assessment prepared by PTC dated 11 June 2021 and Condition B22.	No footpath or public domain works have commenced.	Not triggered.			
	Contamination Unexpected Finds Protocol					
B26	Prior to commencement of construction, the document titled 'Edmondson Park Public School Unexpected Finds Protocol', prepared by JBS&G dated 16 August 2021, must be updated to include a commitment to engage an NSW EPA-accredited site auditor if unexpected contamination is found during construction works.	Sighted Certifier satisfaction with B24, B26 and B32 via Aconex (REF GroupDLA-GCOR-000078) dated 26/12/2021.	Compliance with condition has been demonstrated.			
B27	The updated document referred to in Condition B26 must be submitted to the to the satisfaction of the Certifier and a copy of the approved document submitted to the Planning Secretary for information.	Sighted submission to the Planning Secretary dated 21/12/21 updated unexpected finds protocol and confirmation of acceptance from Certifier.	Compliance with condition has been demonstrated.			
	Retaining Walls					
B28	All retaining walls shall be of masonry construction and must be wholly within the property boundary, including footings and agricultural drainage lines. Construction of retaining walls or associated drainage works along common boundaries shall not compromise the structural integrity of any existing structures.	Sighted Structural Compliance Statement for 100% Tender Design (Northrop) dated 09/12/21. Sighted Civil Engineering Design Certificate (Northrop) dated 10/12/21 confirming compliance with B28.	Compliance with condition has been demonstrated.			
B29	Where a retaining wall exceeds 600mm in height, the wall shall be designed by a practicing structural engineer.	NA - no retaining walls onsite at time of audit.	Not triggered.			
B30	Prior to commencement of works related to construction of retaining walls, documentation demonstrating compliance with B28 and B29, as relevant, must be submitted to the to the satisfaction of the Certifier.	Sighted confirmation of receipt from the Certifier (Aconex GroupDLA-GCOR-000069 dated 14/12/21) confirming receipt of B28 and B29 documentation	Compliance with condition has been demonstrated.			
	Drainage Connection					
B31	Prior to commencement of public domain works, a s138 Roads Act application, including the payment of application and inspection fees, is to be lodged with Council (being the Roads Authority under the Roads Act), for the provision of drainage connection in Buchan Avenue. Engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroads Guidelines and best engineering practice. Note: • Where Liverpool City Council is the Certifying Authority for the development the Roads Act approval for the above works may be issued concurrently with the certification of Crown building works. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent	In progress. No public domain works commenced at time of audit.	Not triggered.			
	Parking Design					
B32	Prior to commencement of works, documentation must be submitted to the satisfaction of the Certifier demonstrating that vehicle access, circulation, manoeuvring, pedestrian and parking areas associated with the development are in accordance with relevant Australian Standards and Liverpool City Council's Development Control Plan.	Sighted Certifier satisfaction with B24, B26 and B32 via Aconex (REF GroupDLA-GCOR-000078) dated 26/12/2021.	Compliance with condition has been demonstrated.			
	Survey					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B33	Prior to commencement of works, a survey, prepared by a suitably qualified registered surveyor, locating the development with respect to the rail boundary and rail infrastructure must be prepared in consultation with, and incorporating any comments of, Sydney Trains. The survey must be submitted to the satisfaction of the Certifier.	Sighted Sydney Trains satisfaction and conditions email dated 08/11/21. Sighted email submission of Sydney Trains agreement and conditions to Council dated 17/11/21. Sighted submission to Certifier (Aconex Ref GroupDLA-GCOR-000046) dated 02/12/21.	Compliance with condition has been demonstrated.			
	Noise and Vibration					
B34	Prior to commencement of works, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating that any noise and vibration recommendations in the Noise and Vibration Impact Assessment for SSDA (SSD-10224) New Primary School in Edmondson Park, have been incorporated into design.	Sighted confirmation from JHA dated 30/11/21 (Project Number 210104) confirming B20 and B34 comply with the noise level criteria and requirements of the Noise Impact Assessment for the SSD-10224). Sighted acceptance from the Certifier for Conditions B20 and B34 (Aconex Ref GroupDLA-GCOR-000049) dated 02/12/21.	Compliance with condition has been demonstrated.			
	Currents and Electrolysis from Rail Operations					
B35	Prior to commencement of works, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating the recommendations of 'Electrolysis Testing, Buchan Avenue, Edmondson Park NSW 2174', prepared by Corrosion Control Engineering dated 18 May 2021, have been incorporated into the detail design.	Auditor sighted submission of B35 documentation to Certifier via Aconex dated 10/12/21. RCC followed up with Certifier 22/04/22 to confirm submission and acceptance by the Certifier prior to commencement of works. In response to the Draft Audit Report, RCC provided: Certifier satisfaction with B35 via Aconex (REF GroupDLA-GCOR-000093) dated 22/04/2022, 'I can confirm that we received confirmation of compliance with this condition prior to issue of the BCA Design Statement (Crown Certificate)'. Sighted BCA Design Compliance Statement (Crown Certificate) Ref: GDL210133.1 dated 16/12/21. Sighted certifier issued the crown certificate checklist dated 14/12/21 confirming compliance with CoC B35 (Aconex Ref: GroupDLA-GCOR-000075).	A non-compliance was recorded for CoC B35 in the Draft Audit Report. The additional information and evidence provided by RCC on 25/05/2022 was sufficient to determine that the Project is compliant with condition B35.			
	Structural and Geotechnical Impacts on Rail Infrastructure					
B36	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier certification from a suitably qualified Geotechnical and Structural Engineer that the proposed works will have no negative impact on the rail corridor and associated rail infrastructure. A copy of the certification is to be submitted to Sydney Trains for information.	Sighted Certifier satisfaction with B36 and B37 via Aconex (REF GroupDLA-GCOR-000045) dated 02/12/2021.	Compliance with condition has been demonstrated.			
	Sydney Trains Approved Documents					
B37	Prior to commencement of works, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating conditions issued as part of any Sydney Trains approvals or certification required for the development have been incorporated into the detailed design, as required.	Sighted Certifier satisfaction with B36 and B37 via Aconex (REF GroupDLA-GCOR-000045) dated 02/12/2021.	Compliance with condition has been demonstrated.			
B38	Prior to commencement of works, copies of any certificates, drawings, approvals/certification or documents endorsed by, given to or issued by Sydney Trains or TAHE (Transport Asset Holding Entity) must be submitted to Council for information.	Sighted email submission of Sydney Trains agreement and conditions to Council dated 17/11/21 - See B32.	Compliance with condition has been demonstrated.			
	Sydney Trains Liaison					
B39	Prior to commencement of works, the Applicant must provide, in writing, to Sydney Trains the contact details of a representative who: (a) will oversee the carrying out of the Applicant's obligations under the conditions of this consent and respond to correspondence issued by Sydney Trains; (b) acts as the authorised representative of the Applicant (c) is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.	Sighted email notification to Sydney Trains notifying 24 hour site contact details of Site Manager in accordance with Condition B39 on 21/12/21.	Compliance with condition has been demonstrated.			
	Stormwater Management System					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B40	Prior to commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier and provide a copy to Council for information. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the RTs; (c) be in accordance with applicable Australian Standards; and (d) 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.	Sighted Certifier satisfaction with Condition B40 via Aconex (Ref GroupDLA-GCOR-000068) dated 14/12/21. Sighted submission to Liverpool Council via email dated 21/12/21.	Compliance with condition has been demonstrated.			
Part C- During Construction						
	Site Notice					
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Project site notice was observed at the project site boundary during the site visit. Site notice displays the required content of C1. See Appendix F - Photo Log Photo 1.	Compliance with condition has been demonstrated.			
	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.	RCC plant and equipment certification stickers (including last service details) were observed on items of plant. See Appendix F - Photo Log Figure 2. Sighted Equipment Inductions for excavator, grader, piling rig and manitou confirming maintenance records, logbook complete, last service date and routine preventative maintenance and inspection complete.	Compliance with condition has been demonstrated.			
	Demolition					
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B10.	Not triggered - no demolition.	Not triggered.			
	Construction Hours					
C4	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. No work may be carried out on Sundays or public holidays.	Viewed site sign in register at site audit inspection 27/04/22 confirming no out of hours access. Referenced in site induction Slide 4. No complaints received to date.	Compliance with condition has been demonstrated.			
C5	Notwithstanding condition C4, 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.	No noise monitoring undertaken to date. No out of hours works have occurred.	Not triggered.			
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.	No out of hours works have occurred.	Not triggered.			
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No out of hours works have occurred.	Not triggered.			

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C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	No rock breaking, rock hammering, sheet piling or pile driving has occurred on the project. Not part of scope of works. No complaints pertaining to excessive noise activities on the project to date.	Not triggered.			
	Implementation of Management Plans					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	No evidence to suggest the construction of the development is not being carried out in accordance with the CEMP and Sub-plans.	Compliance with condition has been demonstrated.			
	Construction Traffic					
C10	All construction vehicles (including 15 site personnel vehicles but excluding all other site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	All construction vehicles (excluding site personnel vehicles) were observed to be contained within the project site boundary for the duration of the site audit. No approved on-street work zone.	Compliance with condition has been demonstrated.			
	Hoarding Requirements					
C11	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	No hoarding or graffiti issues were observed during the site audit.	Compliance with condition has been demonstrated.			
	No Obstruction of Public Way					
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	All public ways in proximity of the project site were observed to be free of obstructions.	Compliance with condition has been demonstrated.			
	Construction Noise Limits					
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Sighted Construction Noise Vibration Management Sub Plan, Acoustic Logic, (Rev 2 - 17/12/21). Sighted attended noise monitoring conducted on 17/03/22 (Acoustic Logic dated 18/03/22). No action required. Sighted attended noise monitoring conducted on 13/04/22 (Acoustic Logic dated 14/04/22) confirmed management of activities is required during morning as per CNVMP. No further mitigation measures required. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Site induction references construction hours on Slide 4. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities outside of the approved construction hours. Site induction Slide 13 states Delivery vehicles are NOT accepted before 7am Mon-Fri & 8am Saturdays.	Compliance with condition has been demonstrated.			
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Sighted Site Induction 'New primary school in Edmondson Park' Edmondson Park Site Specific Induction Rev 00 December 2021. Slide 3 references consent conditions: <i>EDMONDSON PARK PROJECT is predominately approved under a State Significant Development Application SSDA 10224. The conditions of this consent must be adhered to all times!!!</i> . None observed during site inspection 27/04/22. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
	Vibration Criteria					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Sighted Site Induction 'New primary school in Edmondson Park' Edmondson Park Site Specific Induction April 2022. Slide 3 states "The conditions of this consent must be adhered to all times and SSDA Conditions: As part of SSDA Condition B12, a Construction Environmental Management Plan (CEMP) is applicable to this project". Two vibration monitors in place (northwest of site and adjacent residential property to west). Reports received monthly. No alarms to date from receiver located at residential property. Sighted Acoustic Logic Vibration Report 4 dated 07/03/22 Rev O. There has been no identification of recorded incidents or complaints by local residents regarding perceived vibration impact from construction activities.	Compliance with condition has been demonstrated.			
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	No complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.	Not triggered.			
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	N/A	Not triggered.			
Tree Protection						
C19	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; and (b) any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council.	No Council controlled street trees to be trimmed. No damaged observed during site audit 27/04/22. No Council trees located within site boundary.	Compliance with condition has been demonstrated.			
Air Quality						
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No visible dust emissions were noted during the site audit inspection 27/04/22.	Compliance with condition has been demonstrated.			
C21	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Observed during site inspection that 27/04/22 public roads were generally free from mud tracking. Rumble grid and high pressure washing in place - Appendix F: Figure 5.	Compliance with condition has been demonstrated. Observation: Observed during site audit inspection on 27/04/22 that the access point for onsite construction vehicle parking (See C10) is not stabilised and does not have a rumble grid in place.			
Disposal of Seepage and Stormwater						
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter and the prior written approval of Sydney Trains must be obtained prior to discharge into the railway corridor.	Project does not discharge construction water to Council stormwater drainage system or street gutter. Stormwater is flocculated and tested prior to disposal via infiltration.	Not triggered.			
Emergency Management						
C23	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Sighted Site Induction 'New primary school in Edmondson Park' Edmondson Park Site Specific Induction April 2022. Slides 15 and 16 references emergency evacuation and muster points. Sighted Emergency Evacuation Drill Hammertech (Ref MEET-53274) dated 20/04/22.	Compliance with condition has been demonstrated.			
Unexpected Finds Protocol- Aboriginal Heritage						
C24	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works shall only recommence with the written approval of the Planning Secretary.	NA - no new objects discovered.	Not triggered.			

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				Compliant	Non-compliant	Not Triggered
	Unexpected Finds Protocol- Historic Heritage					
C25	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary within 2 business days; (b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	NA - no new objects discovered.	Not triggered.			
	Waste Storage and Processing					
C26	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 27/04/22 confirmed waste secured and maintained within designated waste storage areas	Waste was observed to be segregated, secured and confined to the site.			
C27	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sighted waste report (Dumpit) for March 2022. Food (organics) only waste that has left site to date. Report identifies waste disposal and classification as general waste to landfill at Hill Road, Homebush Bay.	Compliance with condition has been demonstrated.			
C28	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 27/04/22 confirmed concrete storage area located onsite adjacent to waste skip bin. Concrete waste skip bin on order.	Compliance with condition has been demonstrated.			
C29	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.	Sighted waste report (Dumpit) for March 2022. Food (organics) only waste that has left site to date. Report identifies waste disposal and classification as general waste to landfill at Hill Road, Homebush Bay.	Compliance with condition has been demonstrated.			
C30	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.	No hazardous material located onsite. No unexpected finds to date.	Not triggered.			
	Outdoor Lighting					
C31	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	NA	Not triggered.			
	Site Contamination					
C32	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Project advised during site interviews 27/04/22 unexpected contamination finds to date.	Not triggered.			
C33	Any new information which comes to light during construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the relevant authority.	Noted. Project advised during site interviews that no new information available which has the potential to alter previous conclusions about site contamination	Not triggered.			
	Independent Environmental Audit					
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Sighted written approval of independent audit team by Planning Secretary - dated 07/03/22.	Compliance with condition has been demonstrated.			
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit.	This audit occurred in the time frame specified in the IAPAR.			
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	NA	Not triggered.			
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	These activities occur following finalisation of this audit report.	Not triggered.			
C38	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two 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 activities occur following finalisation of this audit report.	Not triggered.			
C39	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.	Works are in early stages of construction.	Not triggered.			
	Operational Readiness Work					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C40	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	Works are in early stages of construction.	Not triggered.			
C41	Operational readiness work must only be undertaken in accordance with the details submitted under condition C40 and the following requirements: (a) no more than 30 staff are involved in operational readiness work; (b) no students or parents are permitted; and (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.	Works are in early stages of construction.	Not triggered.			
	Obstruction of the Rail Corridor					
C42	The rail corridor (and its easements and access gates) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances	Confirmed compliance during site inspection 27/04/22.	Compliance has been demonstrated.			
C43	Excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.	Confirmed compliance during site inspection 27/04/22.	Compliance has been demonstrated.			
	Unexploded Ordinance Management Protocol					
C44	Prior to commencing works on-site, all construction personnel are to be advised that the site is a former military area and accordingly there is a very remote possibility that unexploded ordinance (UXO) may be unexpectedly encountered.	Sighted Site Induction 'New Primary Schools at Edmondson Park' Edmondson Park Site Specific Induction April 2022. Slide 24 references management protocol in the event of discovery of explosive ordinance.	Compliance has been demonstrated.			
C45	Prior to commencing works on-site the primary contractor is to induct all site personnel that there is a UXO Management Protocol in place and to follow the procedure in the unlikely event an explosive ordinance, UXO and explosive ordinance waste is discovered at the site.	Sighted Site Induction 'New Primary Schools at Edmondson Park' Edmondson Park Site Specific Induction April 2022. Slide 24 references management protocol in the event of discovery of explosive ordinance.	Compliance has been demonstrated.			
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.	NA	Noted.			
	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.	Sighted Levy Receipt No. L0000040677 dated 28/02/22.	Compliant			
	Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.	NA	Not triggered - No legal notices served.			
	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.	Sighted confirmation from Certifier via Aconex (REF GroupDLA-GCOR 000043) dated 02/12/21.	Compliant			
	Utilities and Services					
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Sighted notice of requirements from Sydney Water dated 17/03/22 Case Number 194034v3. Sighted certified design from Endeavor Energy dated 06/12/21 Ref UCL10914.	Compliant			
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Sighted certified design from Endeavor Energy dated 06/12/21 Ref UCL10914.	Compliant			
	Road Design and Traffic Facilities					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	NA	Not triggered.			
	Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	NA	Not triggered.			
	SafeWork Requirements					
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	The site was observed to be well secured during the site inspection 27/04/22. Access to the site can only be gained by approved construction and delivery personnel with a sign-in process in place to record entry and exit from site.	General compliance with this condition has been demonstrated.			
	Hoarding Requirements					
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	NA	Not triggered.			
	Handling of Asbestos					
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	NA - unexpected asbestos finds managed under the Early Works Council DA. No unexpected asbestos finds as part of the SSD.	Not triggered.			
	Speed limit authorisation					
AN12	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	NA	Not triggered.			
	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.	NA	Not triggered.			
Appendix 2 Written Incident Notification and Reporting Requirements						
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A29 or, having given such notification, subsequently forms the view that an incident has not occurred.	NA	Not triggered - None to date.			
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.	NA	Not triggered - None to date.			
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	NA	Not triggered - None to date.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.	NA	Not triggered - None to date.			
Part D- Prior to Commencement of Operations						
	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 and finished ground levels have been constructed as approved, must be submitted to the Certifier.					
	Warm Water Systems and Cooling Systems					
D5	Prior to commencement of operation, the Applicant must: (a) provide the Certifier with documented evidence that the installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) complies 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; and (b) submit to Council a request to register the warm water system and/or water cooling system (as defined under the Public Health Act 2010). The request must be accompanied by a completed Council registration form and any relevant fee.					
	Outdoor Lighting					
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.					
	Mechanical Ventilation					
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.					
	Operational Noise- Design of Mechanical Plant and Equipment					
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B20 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment for SSDA (SSD-10224) New Primary School in Edmondson Park.					
	Fire Safety Certification					
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Structural Inspection Certificate					
D10	Prior to the commencement of occupation of the relevant parts of any new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council, for information, after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.					
	Compliance with Food Code					
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.					
	Post-construction Dilapidation Report					
D12	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council for information.					
	Protection of Public Infrastructure					
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.					
	Road Damage					
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.					
	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.					
	Roadworks					
D16	Prior to the commencement of operation, the Applicant must complete the road upgrades, bus bay and intersection works identified in B22 to the satisfaction of the relevant roads authority.					
	Bicycle Parking and End-of-Trip Facilities					
D17	Prior to the commencement of operation, 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 158 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; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.					
	School / Pedestrian Crossing Facilities					
D18	Prior to commencement of operation, school/pedestrian crossings must be installed on surrounding roads in accordance with the relevant design standards and warrants to the satisfaction of the relevant road authority.					
	School Zones					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D19	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Buchan Avenue and Faulkner Way must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p>Note:</p> <ul style="list-style-type: none">Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.To ensure timely approval for School Zone signs, the Applicant should submit the following for review and approval by TfNSW, at least eight (8) weeks prior to student occupation of the site:<ul style="list-style-type: none">A copy of the development Conditions of ConsentThe proposed school commencement/opening dateTwo (2) sets of detailed design plans showing the following:<ul style="list-style-type: none">School property boundariesAll adjacent road carriageways to the school propertyAll proposed school access points to the public road network and any conditions imposed/proposed on their useAll existing and proposed pedestrian crossing facilities on the adjacent road networkAll existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings).All existing and proposed street furniture and street trees.					
D20	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.					
	School Transport Plan					
D21	<p>Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <p>(i) objectives and mode share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation);</p> <p>(ii) analysis of current travel survey data and school postcode data and discussion of how this data has informed the mode share targets;</p> <p>(iii) specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(iv) staged mode share targets for staff, students and visitors which reflect a commitment to increase non-car mode share for travel to and from the site;</p> <p>(v) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p>					
	<p>c) include operational transport access management arrangements, including:</p> <p>(i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</p> <p>(ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(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;</p> <p>(v) delivery and services vehicle and bus access and management arrangements;</p> <p>(vi) management of approved access arrangements;</p> <p>(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;</p> <p>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members</p> <p>(ix) a Transport Access Guide for staff, students and visitors providing information about the range of travel modes, access arrangements and supporting facilities that service the site;</p> <p>(x) the appointment of a Travel Plan Coordinator responsible for implementing the plan and its ongoing monitoring and review, including the delivery of actions and associated mode share targets; and</p>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	(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; (e) a monitoring and review program which includes, but is not limited to, a process for the review of parking demand associated with the development and any issues resulting from spill over parking on nearby streets, including whether any complaints have been made; and (f) a complaint(s) handling protocol.					
	Utilities and Services					
D22	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 Operation and Maintenance Plan					
D23	Prior to the commencement of operation, an Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.					
	Signage					
D24	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.					
D25	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.					
	Operational Waste Management Plan					
D26	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) 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 (d) include the Management and Mitigation Measures included in the Operational Waste Management Plan (OWMP) New Primary School in Edmondson Park, prepared by EcCell dated 12/05/2021, submitted with the EIS.					
	Landscaping					
D27	Prior to the commencement of operation, landscaping of the site (including hard and soft landscaping, all open spaces, fencing, paths and the like) must be completed in accordance with landscape plan(s) listed in condition A2(d).					
D28	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) describe the measures to ensure the site is managed as an Inner Protection Area in accordance with the Bushfire Report in the EIS, prepared by Petersons Bushfire dated 12 May 2021; and (c) be consistent with the Applicant's Management and Mitigation Measures at Section 7 Table 2 in the SRTS;					
	Asset Protection Zones					
D33	Prior to the commencement of operation, the entire property must be managed as an inner protection area (IPA) in accordance with the Landscape Masterplan (Ref: LA-W-REP-100-A, revision F, dated 08 October 2021, prepared by Oculus) and the recommendations provided in Section 4.2 of the Bushfire Assessment Report (Ref: 21047, dated 12 May 2021, prepared by Peterson Bushfire)					
D30	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.					
	Canteen/ food premises					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D31	Prior to commencement of operation, a request to register the canteen/food premises must be submitted to Council. The request must be accompanied by a completed Council registration form and any relevant fee.					
	Crossing Supervisor					
D32	Prior to commencement of operation, the Applicant is to apply to Transport for New South Wales and secure an official Crossing Supervisor.					
	Future South Road					
D33	Prior to commencement of operation, the future South road, adjoining the site to the south, is to be operational and provide a road connection to Buchan Avenue to enable the southbound exit of vehicles following pick-up and drop-off along Faulkner Way as outlined in the traffic letter, prepared by PTC dated 12 October 2021, in the SRTS.					
D34	If the future South road is not operational as required in D33, a traffic assessment must be submitted to the satisfaction of the Planning Secretary, which: (a) provides an alternative interim southbound exit route for vehicles following pick-up and drop-off along Faulkner Way; (b) identifies the expected timeframe the interim route will be used; (c) assesses the impact to the surrounding locality and if required, provides mitigation measures to minimise impacts; and (d) is prepared by a suitably qualified and experienced traffic expert.					
	Additional Traffic Modelling and Roadworks					
D35	Prior to the enrolment of the 1000th student, traffic monitoring by an independent suitability qualified traffic engineer, independent of PTC, must be undertaken to review the operation of the Buchan Avenue/Faulkner Way intersection, comprising an intersection performance analysis and investigation and consideration of possible intersection treatments. A report must be submitted to the satisfaction of the Planning Secretary which summaries the results of the traffic monitoring and, if required, provides mitigation measures to ensure acceptable levels of service and safe operation of the intersection.					
D36	Any roadworks recommended in the traffic report prepared under condition D35, must be completed prior to the operation of the school with 1000 or more students. Note: • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant.					
	Stormwater Management					
D37	Prior to commencement of operation, stormwater drainage infrastructure on Buchan Avenue must be operational to allow for connection of the school stormwater management system.					
D38	Unless otherwise agreed by the Planning Secretary, prior to commencement of operation, the Applicant must provide and register a drainage easement, of sufficient size to accommodate the stormwater pipe identified in Civil Plans prepared by Northrop in Condition A2, with a Restriction to User on Lots 1 and 2 DP 1257105 outside of the Site. The Restriction to User and drainage easement must be registered with NSW Land Registry Services prior to operation.					
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) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the school hall, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.					
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.					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E3	Prior to the commencement of out of hours events (Community Use) that involve 100 or more people run by the external parties, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternative travel modes (i.e. public transport); (e) details of the use of the school hall, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of an acoustic management plan.					
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.					
	Operation of Plant and Equipment					
E5	All plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.					
	Warm Water Systems and Cooling Systems					
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.					
	Community Communication Strategy					
E7	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.					
	Operational Noise Limits					
E8	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment for SSDA (SSD-10224) New Primary School in Edmondson Park.					
E9	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 identified in the Noise and Vibration Impact Assessment for SSDA (SSD-10224) New Primary School in Edmondson Park dated 12/08/2021 and prepared by JHA. 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 to provide attenuation measures at the affected noise sensitive receivers. Details of any noise attenuation measures and timelines for implementation should be outlined in the monitoring report.					
	Unobstructed Driveways and Parking Areas					
E10	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.					
	School Transport Plan					
E11	The School Transport Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.					
	Ecologically Sustainable Development					
E12	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.					
	Outdoor Lighting					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E13	Notwithstanding condition D6, 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					
E14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.					
	Asset Protection Zones					
E15	The asset protection zones required by condition D29 shall be maintained for the duration of occupation of the development.					

Appendix B – Audit Team Agreement



07/03/2022

Dear Kendal Caynes
Senior Planning Compliance Officer
Department of Education
259 George Street
Sydney New South Wales 2000

Att: Kendal Caynes

**New Primary School at Edmondson Park SSD-10224
Independent Auditor Nomination**

I refer to your submission (SSD-10224-PA-7) nominating Mathew Williams and Richard Johnson of Aspect Environmental as the suitably qualified, experienced and independent persons to undertake the Independent Environmental Audit program in accordance with Condition C34, Part C, Schedule 2 of SSI 10224 (the **Consent**) for the New Primary School at Edmondson Park.

The NSW Department of Planning and Environment (the **Department**) has reviewed the Nominations, and information, you have provided and is satisfied that Mathew Williams and Richard Johnson are suitably qualified, experienced and independent.

Therefore, in accordance with Condition C34, of the Consent, the Secretary endorses the appointment of the following auditors:

- Mathew Williams; and
- Richard Johnson

Please ensure this correspondence is appended to the Independent Environmental Audit Reports.

The Independent Environmental Audits must be prepared, undertaken and finalised in accordance with Condition C34, Part C, Schedule 2 of the Consent.

The Department reserves the right to request an alternate auditor or audit team for any future Audits.

Notwithstanding the endorsement for the above listed auditors for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

If you wish to discuss the matter further, please contact Damien Smith on 02 9995 6289.



Department of Planning and Environment

Yours sincerely
Rob Sherry

As nominee of the Planning Secretary

Appendix C – Consultation

From: Elizabeth Williamson Elizabeth.Williamson@planning.nsw.gov.au
Subject: RE: SSD 10224 Independent Audit #1 - Edmondson Park Primary School
Date: 26 April 2022 at 10:48
To: mat@aspectenvironmental.com.au

Good morning Mathew,

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

Please ensure the audit is conducted in accordance with Condition C35 of Development Consent SSD 10224, which requires the audit to be carried out in accordance with the Department's Independent Audit Post Approval Requirements.

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

Kind regards,

Elizabeth Williamson
Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment
T 02 8289 6610 | **M** 0447 041 325 | **E** elizabeth.williamson@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

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



The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically. If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

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

From: Mathew Williams <mat@aspectenvironmental.com.au>
Sent: Wednesday, 20 April 2022 1:08 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: SSD 10224 Independent Audit #1 - Edmondson Park Primary School

To DPE,

I am contacting you in respect of the Edmondson Park Primary School project.
<https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-primary-school-in-Edmondson-Park.html>

We are undertaking a construction Independent Audit for SSD 10224. The site audit component will be conducted on 27/04/2022

audit component will be conducted on 27/04/2022.

The Independent Audit will be undertaken in accordance with Conditions of Consent C34-C39. In accordance with the Conditions of Consent and the DPIE's Independent Audit Post Approval Requirements (IAPAR), I am seeking response and feedback in terms of:

- Any directions issued to SINSW or their contractor in respect of Site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the Site
- Any complaints received in respect of the Site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mathew Williams
Associate Director

0409 729 607
mat@aspectenvironmental.com.au



Subject: RE: SSD 10224 Independent Audit #1 - Edmondson Park Primary School - SSD1-4/2019
Date: Thursday, 28 April 2022 at 10:24:41 Australian Eastern Standard Time
From: Masud Hasan
To: Mathew Williams
Attachments: image002.jpg, image003.jpg, image004.jpg, image005.jpg, image009.jpg, image010.png, image011.png, image012.png, image013.png

Dear Mr. Williams,

Thanks for the opportunity to provide comment in relation to the Independent Audit for SSD 10224. Council provides the following comments and request the recommendations be considered in the audit.

Urban Design and Public Domain

The audit needs to investigate the absence of street tree planting within the public domain along Faulkner Way and Buchan Avenue. The issue of not providing these public assets (street trees) is apparently due to the disagreement between the developing parties on the responsibility for embellishing and planting trees along the mentioned streetscapes. This suggests that the street trees may not be delivered if it is not addressed as part of the scope of works.

Street trees are crucial in reducing the effects of urban heat island and play an important role in addressing public health issues such as heat stroke and skin cancer. In particular, trees provide shade and shelter which protects people from harsh weather conditions i.e. sun and wind. Subject to this issue being situated along a school drop off point, it further necessitates the importance of street trees in providing a cool and safe environment for children while waiting for their parents to pick them up.

This draws further concern as the existing surrounding streets have continuous street tree plantings, one each side of the road while tree planting along Buchan Avenue is halted and unresolved at the boundary of the school site. This poses further risk in the disruption of the emerging character of the neighbourhood.

It is recommended that the scope of the project be adjusted to include street tree plantings within the public domain frontage of both Faulkner Way and Buchan Avenue. The street tree plantings should be a minimum 200L pot size at the time of installation, while all street trees should be provided adequate soil volumes, drainage and tree protection measures.

Economic Development

Government projects are now establishing targets for including indigenous workers, women in trades, at risk youth, apprentices, local businesses into the work. It is recommended that the project employ local builders, contractors and apprentices.

Regards,

Masud Hasan
Senior Strategic Planner

**LIVERPOOL
CITY
COUNCIL**

02 8711 7383 | HasanM@liverpool.nsw.gov.au

Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170, Australia



www.liverpool.nsw.gov.au



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From: Mathew Williams <mat@aspectenvironmental.com.au>

Sent: Wednesday, 20 April 2022 1:08 PM

To: LCC <LCC@liverpool.nsw.gov.au>

Subject: SSD 10224 Independent Audit #1 - Edmondson Park Primary School - SSD1-4/2019

To Whom It Concerns,

I am contacting you in respect of the Edmondson Park Primary School project.

<https://www.schoolinfrastructure.nsw.gov.au/projects/n/New-primary-school-in-Edmondson-Park.html>

We are undertaking a construction Independent Audit for SSD 10224. The site audit component will be conducted on 27/04/2022.

The Independent Audit will be undertaken in accordance with Conditions of Consent C34-C39. In accordance with the Conditions of Consent and the DPIE's Independent Audit Post Approval Requirements (IAPAR), I am seeking response and feedback in terms of:

- Any directions issued to SINSW or their contractor in respect of Site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the Site
- Any complaints received in respect of the Site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mathew Williams
Associate Director

0409 729 607

mat@aspectenvironmental.com.au



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Subject: FW: SSD 10224 Independent Audit #1 - Edmondson Park Primary School - SSD1-4/2019
Date: Wednesday, 4 May 2022 at 11:51:02 Australian Eastern Standard Time
From: Masud Hasan
To: Mathew Williams
CC: Neil Ramsay, Steven Tuntevski
Attachments: image001.jpg, image002.jpg, image003.jpg, image004.jpg, image005.jpg

Dear Mr. Williams,

In addition to my email dated 28 April 2022 please find below additional comments from Council's Environmental Health team regarding SSD 10224 – Edmondson Park Primary School.

Please let me know if you need any additional information or wish to discuss any matter in relation to this.

Regards,

Masud Hasan
Senior Strategic Planner



02 8711 7383 | HasanM@liverpool.nsw.gov.au

Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170, Australia



www.liverpool.nsw.gov.au



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From: Neil Ramsay <RamsayN@liverpool.nsw.gov.au>
Sent: Wednesday, 4 May 2022 11:18 AM
To: Masud Hasan <HasanM@liverpool.nsw.gov.au>
Cc: Steven Tuntevski <TuntevskiS@liverpool.nsw.gov.au>
Subject: RE: SSD 10224 Independent Audit #1 - Edmondson Park Primary School - SSD1-4/2019

Dear Masud,

I refer to email correspondence received from Mr Mathew Williams dated 20th April 2022 regarding the construction independent audit for Edmondson Park Primary School. Mr Williams confirmed that the audit will be undertaken in accordance with Condition C34-C39 of SSD 10224 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR). The audit relates to construction requirements and compliance for the Project.

In accordance with Section 3.2 of the IAPAR and the Department's instructions, Mr Williams is consulting with Council regarding the scope of the audit. The required audit scope is outlined in Section 3.3 of the IAPAR and necessitates an assessment of all conditions of consent applicable to the phase of the development. Furthermore, Mr Williams is required to assess conformance with 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.

As part of the consultation requirements, Mr Williams requested for Council to confirm if it requires any

additional key issues to be examined, relating to post-approval requirements and compliance that are not already referenced in the audit's scope stipulated in Section 3.3 of the IAPAR. To enable a comprehensive review to be undertaken, it would be necessary for the auditor to identify all conditions of consent applicable to the phase of the development being audited.

Consistent with Section 3.3 of the IAPAR, the auditor must review the environmental performance of the development with consideration for the Environmental Impact Statement and assess the adequacy of the Environmental Management Plans and sub-plans. In this regard, it would be appreciated if the auditor could review consultation, management and monitoring program requirements for the construction phase of the Project including: incident and non-compliance notification and reporting (Conditions A29 to A33); community communication strategy (Condition B7); and complaints management system (Condition B12).

It is requested that the scope of the audit encompasses all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the Construction Environmental Management Plan (Conditions B12 and C9), contamination Unexpected Finds Protocol (Conditions B26-B27), construction noise limits and vibration criteria (Conditions C13-C18), air quality (Conditions C20-C21), waste storage and processing (C26-C30), unexploded ordinance management protocol (Conditions C44-C45), complaints and incidents. The auditor must also consider any other matters raised by the Department, regulatory requirements, Project performance and industry best practice.

I hope this information is of assistance to you.

Regards,

Neil Ramsay

Senior Environmental Health Officer



02 8711 7654 | RamsayN@liverpool.nsw.gov.au

Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170, Australia



www.liverpool.nsw.gov.au



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Appendix D – Independent Audit Declaration

AUDIT DECLARATION

I declare that the information provided in, and in connection with, this report is a true and correct representation of the site status as observed during the site audit on 27 April 2022. Additional information requested during the site audit was provided post-audit where available.


I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DPIE 2020), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems
- the findings of the audit are reported truthfully, accurately and completely
- I have exercised due diligence and professional judgement in conducting the audit
- I have acted professionally, objectively and in an unbiased manner
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit prior to the audit
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Lead Auditor: Richard Johnson

Title: Director, Aspect Environmental Pty Limited

Signature:



Date: 30/05/2022

Appendix E – Technical Specialists Reports

No technical specialist reports were required for this Independent Audit.

Appendix F – Photo Log

EDMONDSON PARK PRIMARY SCHOOL SSD 10224 THIRD PARTY AUDIT PHOTO LOG

- Figure 1 Site notice board as per CoC C1
- Figure 2 Richard Crookes Constructions plant and equipment certification sticker and servicing details
- Figure 3 Site emergency evacuation plan
- Figure 4 Site notice board with Environment, WHS, Quality and Environment Policies
- Figure 5 Entry/ exit point to site with rumble grid
- Figure 6 Spill kit onsite
- Figure 8 ERSED controls in place to protect stormwater drains
- Figure 9 Overview of the site
- Figure 10 Locked dangerous goods storage cabinet
- Figure 11 General waste skip bin
- Figure 13 Emergency assembly point



Figure 1 Site notice board as per CoC C1



Figure 2 Richard Crookes Constructions plant and equipment certification sticker and servicing details



Figure 3 Site emergency evacuation plan



Figure 4 Site notice board with Environment, WHS, Quality and Environment Policies



Figure 5 Entry/ exit point to site with rumble grid



Figure 6 Spill kit onsite



Figure 7 ERSed controls in place to protect stormwater drains



Figure 8 Overview of the site



Figure 9 Locked dangerous goods storage cabinet



Figure 10 General waste skip bin



Figure 11 Emergency assembly point