

Galungara Public School – Stage 2 SSD 9368: Submission of Independent Audit Report and response in accordance with Condition C34 and C35

I refer to Galungara Public School (Former Alex Avenue Public School) approved on 21st May 2020.

In accordance, with condition C34 of the Development Consent, the following document has been submitted to the Planning Secretary for information:

- Independent Audit No.1 – Audit Report, Galungara Public School (Stage 2) – SSD 9368, WolfPeak, 10/08/22 Rev 3.0

As per the requirements of condition C35 the Department must be issued with a response from the proponent to the Independent Audit Report, therefore the following attachments are provided for your information:

- Attachment A - Response to Independent Audit non-compliances
- Attachment B - Response to Independent Audit observations
- Attachment C – Photographs rectifying Non Compliance

Attachment A – Response to Independent Audit non-compliances

Condition ID	Compliance Requirement	Audit finding	Audit Recommendation	Proponent's Proposed Action/Action Taken/Response	Evidence	Due Date/Status
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Minor non-compliances with erosion and sediment control were observed during the site inspection.	Repair of sediment fence and protection of stormwater drains is required.	RCC remediated the sediment control since the site inspection by repairing the sediment fence and providing protection of the stormwater pit – photos attached.	Evidence was provided, prior to finalisation of the audit report, to demonstrate that erosion and sediment control deficiencies had been rectified.	Closed



Attachment B – Response to Independent Audit observations/recommendations

Condition ID	Compliance Requirement	Audit Observation/Opportunity for Improvement	Proponent's Proposed or Completed Action or reason for not implementing measures/changes	Evidence	Due Date/Status
A21	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	It is the Auditors reading of this condition, against the 2019 Bushfire Assessment, that this condition is not specific to Buildings A, B1 and B and utility work on the site should meet bushfire protection standards. The auditees advise that 'The services infrastructure associated with Stage 2 of the project are compliant with the requirements of both sections 4.1.3 & 4.2.7 with the requirements of the Planning for Bushfire Protection which essentially requires that hydrant & gas services are provided in accordance with the relevant Australian Standards, in addition to the implementation of underground power reticulation'. However, there was no evidence provided to support this. The Auditor observes that there is no timing required by this condition and, typically, verification is completed by a bushfire consultant following construction.	Obtain statement of compliance from a suitably qualified and experienced bushfire consultant.	This observation will be addressed as recommended by the auditor following construction completion and prior to operations.	Prior to operations. Open
C20	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	The stockpile at the southern end of the site could be further shaped and stabilised however there was no material impact.	RCC have elected to not undertake further shaping of stockpile and instead continue to monitor the stockpile and apply dust control measures asrequired.	No evidence required.	Closed

Attachment C – Photographs rectifying Non Compliance

