

INDEPENDENT AUDIT NO. 3 AUDIT REPORT

GALUNGARA PUBLIC SCHOOL (STAGE 2) – SSD 9368

JUNE 2023

Authorisation

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SSD 9368

Project No.: 847

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EXECUTIVE SUMMARY

The NSW Department of Education - School Infrastructure NSW (SINSW / the Applicant) are responsible for the upgrade of Galungara Public School Development (the Project) located at Farmland Drive, Schofields. The objective of the Project is to meet the increasing demand for an improved public school that will cater to students from kindergarten to year 6.

The Project is being delivered in stages. Stage 1 involves the construction of the core school facilities, including library, hall, COLAs and basketball courts, and administration and staff facilities, along with 19 home bases to cater for up to 600 students. Stage 1 includes Buildings A, B1, B4 and C. Stage 2 involves the construction of the remaining 20 home bases and COLAs (Buildings B2 and B3) and final landscaping works to increase the school capacity up to 1000 students.

TSA Management (TSA) has been appointed as the client representative on behalf of School Infrastructure NSW (SINSW). Richard Crookes Construction (RCC) was the principal contractor. The Principal Certifying Authority (PCA or the Certifier) was Group DLA (DLA).

WolfPeak was engaged as the Independent Auditor on Stage 2 of the Project, approved by Department on 1 June 2022. WolfPeak has not been engaged to assess any part of Stage 1. Stage 1 (both construction and operations) is outside of the scope of this audit and is subject to a separate program of audits.

This audit was undertaken in accordance with the State Significant Development SSD-9368 Conditions of Consent (CoC) C30-C36 and the Department's 2020 document entitled *Independent Audit Post Approval Requirements (IAPAR)*. The IAPAR sets out the scope, methodology and reporting requirements for Independent Audits.

This Audit Report presents the findings from the third Independent Audit for Stage 2 of the Project (the first for operations), covering the audit period from the commencement of operations on day 1 term 1 of 2023 (31 January 2023) to 31 May 2023.

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

Summary of Findings:

In summary:

- There were 165 CoCs assessed
- Nine (9) CoCs were identified as non-compliant. These relate to notification of non-compliances, review of plans and completion of activities pertaining to Pelican Road and the associated easement for Catalina Developments.
- The previously open audit finding from the previous audit (IA2) were considered closed by the Auditor.

Further:

- WolfPeak was engaged as the Independent Auditor on Stage 2 of the Project, approved by Department on 1 June 2022. WolfPeak has not been engaged to assess any part of Stage 1. Stage 1 (both construction and operations) is outside of the scope of this audit and is subject to a separate program of audits. That being said, it appears as though there has not been an operational phase audit conducted, or operational compliance report completed on the operations of Stage 1. Therefore, it appears as though there has been no check on fulfilment of Stage 1 operational requirements. It is recommended that the auditee arrange for an audit and compliance report to be completed as a priority.
- It is the Auditor's view that the procedures in the Community Communication Strategy are sufficient in dealing with general community engagement processes and what may be considered 'business as usual' engagement. It appears to be effective in providing updates and managing complaints, and escalating complaints if necessary. It is the Auditor's view that the Strategy is being implemented for operations as required by CoC E5. The Community Communication Strategy does not appear to address matters like that being dealt with around dedication of Pelican Road and the subsequent impacts on the extinguishment and dedication of the easement for Catalina Developments. It is the Auditor's view that it would be unreasonable to assume that the Strategy should deal with these rare and significantly complex legal matters.
- There was residual waste material from Richard Crookes in the car park area that should be removed from site.

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

The Auditor would like to thank the auditees' high level of organization, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project Overview

The NSW Department of Education – School Infrastructure are responsible for delivering the Galungara Public School Development. The Project site is located on approximately 2 ha of land at Farmland Drive, Schofields, 35km north-west of the Sydney Central Business District. The Project location is presented in Figure 1.



Figure 1: Project location (modified from Six Maps and Near Maps; 2022)

The Project involves construction of a new school to accommodate up to 1,000 primary students. The Project comprises:

- Stage 1a: Construction and operation of the core school facility, including library, hall, partial construction of COLAs and site landscaping, sports courts, and administration and staff facilities, and 19 home bases to cater for up to 600 students as set out in the Amended Staging Plan prepared by Richard Crookes Construction dated 12/10/20 and submitted with SSD- 9368-Mod-3.
- Stage 1b: Construction and operation of landscaped areas including the School Heart as set out in the Amended Staging Plan prepared by Richard Crookes Construction dated 12/10/20 submitted with SSD-9368-Mod-3.
- Stage 2: Construction and operation of the remaining 20 home bases (including Blocks B3 and B4) and COLAs and final landscaping works and basketball/multiuse courts to increase the school capacity up to 1000 students as set out in the Amended Staging Plan prepared by Richard Crookes Construction dated 12/10/20 submitted with SSD-9368-Mod-3.

The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 21 May 2020, State Significant Development (SSD) 9368, subject to a number of conditions.

The Project has been subject to the following modifications since the granting of consent:

- Modification 1 – Staging. State Significant Development Modification Assessment (SSD-9368 MOD 1), October 2020. Approved 2 October 2020
- Modification 2 – Design Amendments and Operational Readiness. State Significant Development Modification Assessment (SSD-9368 MOD 2), November 2020. Approved 2 December 2020
- Modification 3 – Revised Staging. State Significant Development Modification Assessment (SSD-9368 MOD 3), December 2020. Approved 20 December 2020
- Modification 4 - Easement, student capacity and landscaping (SSD-9368 MOD 4). The application has been exhibited and the response to submissions is currently being prepared.
- Modification 5 – Staging (SSD-9368 MOD5). The application has been lodged and is currently under assessment by the Department.

TSA Management (TSA) has been appointed as the client representative on behalf of School Infrastructure NSW (SINSW). Richard Crookes Construction (RCC) is the principal contractor. The Principal Certifying Authority (PCA or the Certifier) is Group DLA.

Stage 1a ,1b and Stage 2 of the school are now operational.

1.2 Project Details

Table 1: Project Details

Project Name:	Galungara Public School – Stage 2
Project Application No.:	SSD 9368
Project Applicant:	NSW Department of Education
Project Address:	Lot 1 and 2 DP1244925, Farmland Drive, Schofields
Contractor (Principal):	Richard Crookes
Project Manager:	TSA Management
Project Certifying Authority	Group DLA
Project Phase:	Operation
Operations Commencement:	31 January 2023

1.3 Approval requirements for Independent Audit

SSD 9368 Conditions of Consent (CoC) C30 – C36 of Schedule 2 set out the requirements for undertaking independent audits. The CoCs give effect to the Department of Planning and Environment’s document entitled *Independent Audit Post Approval Requirements, 2020 (IAPAR)*.

1.4 The audit team

In accordance with Schedule 2 CoC C30 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary. The auditor who performed the auditing works is shown on Table 2.

Table 2 Audit Team

Name	Company	Participation	Certification
Derek Low	WolfPeak	Lead Auditor	Exemplar Global Certified Lead Environmental Auditor -Certificate No 114283
Steve Fermio	WolfPeak	Peer Reviewer	Exemplar Global Certified Lead Environmental Auditor (Certificate No.

Approval of the Audit Team was provided by the Department on 1 June 2022. The confirmation letter is presented in Appendix B and auditor’s independence declaration is attached in Appendix E.

1.5 The audit objectives

The objective of this Independent Audit is to satisfy SSD 9368 Schedule 2 CoC C33. CoC C33 states that:

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

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Independent Audit seeks to fulfill the requirements of CoC C33, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.6 Audit scope

WolfPeak was engaged as the Independent Auditor on Stage 2 of the Project, approved by Department on 1 June 2022. WolfPeak has not been engaged to assess any part of Stage 1. Stage 1 (both construction and operations) is outside of the scope of this audit and is subject to a separate program of audits.

This audit is the third Independent Audit on Stage 2 of the Project (the first for operations), covering the audit period from the commencement of operations on day 1 term 1 of 2023 (31 January 2023) to 31 May 2023.

This audit adopts the IAPAR 2020 comprising the following scope:

- an assessment of compliance with:
 - CoCs applicable to the phase of the development that is being audited
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
 - all environmental licences and approvals applicable to the development (excluding environmental protection licences issued under the *Protection of the Environment Operations Act 1997*).
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment. *Note that this would comprise a high-level assessment only*
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period
- a review the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* and the methodology set out in the Department’s IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation

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

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

2.2.2 Preparing audit activities

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

2.2.3 Consultation

On 26 April 2023 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit, in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 3.

Table 3: Key issues and area of focus raised during consultation

Stakeholder	Response to Department feedback	How Addressed
The Department of Planning and Environment	<p>The Department requested that the audit give particular attention towards the community communication strategy required by condition B10, including;</p> <ul style="list-style-type: none"> • whether the procedures in the strategy are sufficient to address the impacts on adjoining affected landowners, and • whether the strategy has been appropriately implemented, with consideration of the impacts on the landowners adjacent to the project. <p>Additionally the Department requested that the audit include the following conditions in the audit (if not already included);</p> <ul style="list-style-type: none"> • Condition D9 to Condition D17 (inclusive). 	<p>Consideration to the efficacy of the Community Communications Strategy is presented in Section 3.5.</p> <p>Conditions D9 – D17 have been assessed. Refer Section 3.2, Section 3.5 and Appendix A.</p>

2.2.4 Meetings

Opening and closing meetings were held on 25 May 2023 at Farmland Drive, Schofields (Project site) and TSA's offices with the Auditor and Project personnel.

During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

During the site inspection and document review, key personnel involved in the Project delivery, including those with responsibilities for environmental management, who could assist with verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed request for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 4.

Table 4: Name and position of personnel who participated in the audit.

Name	Position / Title	Organisation
Tracy Anderson	School Principal	Department of Education
Alexandra Pal	Project Manager	TSA Management

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of the mitigation measures.

The site inspection was conducted on 25 May 2023 and detailed observations were discussed in Section 3 and Appendix A. Photos taken during the inspection are presented in Appendix D.

2.2.7 Document review

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

2.2.8 Generating audit findings

The audit findings were based on verifiable evidence. The evidence included:

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs

- Figures and plans; and
- Site inspections of relevant locations, activities and processes.

Section 3 and Appendix A present the summary of findings and recommendations.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the descriptors from Table 2 of the IAPAR, as replicated in Table 5 below.

Table 5: Compliance Status Descriptors

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

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

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9368 applicable to the works being undertaken. The primary documents reviewed during this audit are as follows:

- Environmental Impact Statement for Alex Avenue Public School, Urbis, February 2019 (the EIS)
- Response to Submissions Report Alex Avenue Public School_SSD_9368, Urbis, June 2019
- Consolidated Development Consent SSD 9368, 21 May 2020 (the Consent), including Modifications 1, 2, 3 and 4.
- Alex Avenue Public School Modification 1 – Staging. State Significant Development Modification Assessment (SSD-9368 MOD 1), October 2020
- Alex Avenue Public School Modification 2 – Design Amendments and Operational Readiness. State Significant Development Modification Assessment (SSD-9368 MOD 2), November 2020
- Alex Avenue Public School Modification 3 – Revised Staging. State Significant Development Modification Assessment (SSD-9368 MOD 3), December 2020
- Community Communication Strategy Stage 2 for Galungara Public School – School Infrastructure March 2022
- Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23), Stantec
- Landscape Operation & Maintenance Manual for Galungara Public School issued by Stone Will Landscaping
- Out of Hours Event Management Plan (OOHEMP) GPS March 2022 Rev 1, 11 March 2022, TSA
- Galungara Public School - Complaints Register, last updated May 2023
- BCA Completion Statement (Crown Completion Certificate) GDL220052, 19 December 2022, DLA

Further evidence is referred to within the checklist in Appendix A.

3.2 Summary of compliance

This section, including Table 5, presents the summary of compliance and recommended actions in response to each of the findings from this Independent Audit. Detailed findings against each requirement are presented in Appendix A. In summary:

- There were 165 CoCs assessed



- Nine (9) CoCs were identified as non-compliant. These relate to notification of non-compliances, review of plans and completion of activities pertaining to Pelican Road and the associated easement for Catalina Developments.
- The previously open audit finding from the previous audit (IA2) were considered closed by the Auditor.

Table 6: Findings, Recommendation and Applicant Response

Item	Ref.	Finding Category	Condition/Requirement	Finding and Recommendation	Status
IA2_2	C21	Observation	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'.	Hydroseeding/revegetation of spoil stockpile to ensure long term stabilization and minimization of erosion and dust generation is required as it is understood this stockpile may be in place for a prolonged period	CLOSED Construction is complete.

Table 7: Findings form the third Independent Audit

Item	Ref.	Finding Category	Finding	Recommendation or completed action	By whom and by when	Status
IA3_1	A29	Non-compliant	Requirement: <i>The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</i> Non-compliance: The auditee's were aware that compliance with D9 – D12, D14 - D15 has not been achieved. Whilst correspondence with the Department on this matter is lengthy, there does not appear to have been a notification of these non-compliances in accordance with this condition.	Report all non-compliances within 7 days of becoming aware of them.	SINSW Within 7 days of becoming aware.	OPEN
IA3_2	A30	Non-compliant	Requirement: <i>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.</i> Non-compliance: The auditee's were aware that compliance with D9 – D12, D14 - D15 has not been achieved. Whilst correspondence with the Department on this matter is lengthy, there does not appear to have been a notification of these non-compliances in accordance with this condition.	Report all non-compliances within 7 days of becoming aware of them.	SINSW Within 7 days of becoming aware.	OPEN
IA3_3	A32	Non-compliant	Requirement: <i>Within three months of:</i> <i>(a) the submission of a compliance report under condition B28;</i> <i>(b) the submission of an incident report under condition A27;</i> <i>(c) the submission of an Independent Audit under condition C31 or C32; or</i> <i>(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.</i> Non-compliance: There is no evidence available to demonstrate that a review was notified (or undertaken) within 3 months of submission of the second Audit Report.	Ensure a review (and notification of a review) is completed within three months of submission of this Report.	SINSW Within three months of submission of this Report.	OPEN
IA3_4	D9	Non-compliant	Requirement: <i>Within 12 months of the operation of Stage 1a, evidence must be submitted to the Planning Secretary that Pelican Road and the extension to Farmland Drive have been constructed and registered as public roads to the satisfaction of Council.</i>	SINSW to continue communicating with Council and the Department on progress towards resolution of this matter. If required SINSW should seek	SINSW Ongoing	OPEN

Item	Ref.	Finding Category	Finding	Recommendation or completed action	By whom and by when	Status
			<p>Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.</p>	to modify the consent to account for the challenges surrounding Pelican Road and the associated access to the Catalina Developments site.		
IA3_5	D10	Non-compliant	<p>Requirement: <i>Within 12 months of the operation of Stage 1a, evidence must be submitted to the Planning Secretary that a footpath has been constructed along the southern side of Farmland Drive and eastern side of Pelican Drive for the length of the frontages of the site to the satisfaction of Council.</i></p> <p>Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.</p>	SINSW to continue communicating with Council and the Department on progress towards resolution of this matter. If required SINSW should seek to modify the consent to account for the challenges surrounding Pelican Road and the associated access to the Catalina Developments site.	SINSW Ongoing	OPEN
IA3_6	D11	Non-compliant	<p>Requirement: <i>Within 12 months of operation of Stage 1a, the Applicant must submit evidence to the satisfaction of the Planning Secretary that the temporary access and services easement has been extinguished in accordance with the terms of the easement and any legal agreement entered into between the parties which are subject to the easement.</i></p> <p>Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.</p>	SINSW to continue communicating with Council and the Department on progress towards resolution of this matter. If required SINSW should seek to modify the consent to account for the challenges surrounding Pelican Road and the associated access to the Catalina Developments site.	SINSW Ongoing	OPEN
IA3_7	D12	Non-compliant	<p>Requirement: <i>The design and construction of a road within the permanent access and services easement shall be undertaken to the satisfaction of Council in accordance with the terms of the easement and any legal agreement entered into between the parties subject to the easement.</i></p> <p>Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.</p>	SINSW to continue communicating with Council and the Department on progress towards resolution of this matter. If required SINSW should seek to modify the consent to account for the challenges surrounding Pelican Road and the associated access to the Catalina Developments site.	SINSW Ongoing	OPEN
IA3_8	D14	Non-compliant	<p>Requirement: <i>Prior to the commencement of operation of Stage 1a, all required School Zone signage, speed management signage and associated pavement markings along the adjoining public roads that have been dedicated to Council must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS). In the event that the relevant approvals have not been obtained for Pelican Road and the extension of Farmland Drive prior to operation of Stage 1, School Zone signage for Pelican Road and the extension of Farmland Drive must be approved and implemented as soon as possible. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i></p> <p>Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.</p>	SINSW to continue communicating with Council and the Department on progress towards resolution of this matter. If required SINSW should seek to modify the consent to account for the challenges surrounding Pelican Road and the associated access to the Catalina Developments site.	SINSW Ongoing	OPEN
IA3_9	D15	Non-compliant	<p>Requirement: <i>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</i></p>	SINSW to continue communicating with Council and the Department on	SINSW Ongoing	OPEN

Item	Ref.	Finding Category	Finding	Recommendation or completed action	By whom and by when	Status
			<p>Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.</p>	<p>progress towards resolution of this matter. If required SINSW should seek to modify the consent to account for the challenges surrounding Pelican Road and the associated access to the Catalina Developments site.</p>		

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

A review was conducted on the operational plans and strategies to determine their adequacy. These include:

- Community Communication Strategy Stage 2 for Galungara Public School – School Infrastructure March 2022
- Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23), Stantec
- Landscape Operation & Maintenance Manual for Galungara Public School issued by Stone Will Landscaping
- Out of Hours Event Management Plan (OOHEMP) GPS March 2022 Rev 1, 11 March 2022, TSA

The documents appear fit for purpose and implemented for the activities undertaken in the audit period, noting the exception identified in the non-compliances associated with the impacts arising from the Pelican Road delay (refer to Section 3.5 of this Report).

3.4 Summary of notices from agencies

The Department issued a Notice to Furnish Information and Records on 10 August 2022, regarding the Pelican Road roadway at the western boundary of the Project site, which has not been dedicated to the Council. The roadway is crucial for the Project as (once complete and dedicated to Council) it provides access to the school and provides the Catalina Developments site access to the local road network.

SINSW prepared a response to the Request for Information on 15 September 2022, stating that the Pelican roadway was included in the contract between Toplace and JKN Station P/L. However, upon completion of the roadway, it was abandoned by the contractor (Toplace).

On 14 February 2023, the Department issued a Show Cause notice regarding the aforementioned issue.

In response, SINSW submitted a reply acknowledging non-compliance with Condition D9 and noted that this was not as a result of any action (or inaction) by SINSW.

3.5 Other matters considered relevant by the Department or Auditor

Auditor

WolfPeak was engaged as the Independent Auditor on Stage 2 of the Project, approved by Department on 1 June 2022. WolfPeak has not been engaged to assess any part of Stage 1. Stage 1 (both construction and operations) is outside of the scope of this audit and is subject to a separate program of audits.

That being said, it appears as though there has not been an operational phase audit conducted, or operational compliance report completed on the operations of Stage 1. Therefore, it appears as though there has been no check on fulfilment of Stage 1 operational requirements. It is recommended that the auditee arrange for an audit and compliance report to be completed as a priority.

Department

The Department requested that the audit examine the Community Communication Strategy required by condition B10, including

- whether the procedures in the strategy are sufficient to address the impacts on adjoining affected landowners, and
- whether the strategy has been appropriately implemented, with consideration of the impacts on the landowners adjacent to the project.

It is the Auditor's view that the procedures in the Community Communication Strategy are sufficient in dealing with general community engagement processes and what may be considered 'business as usual' engagement. It appears to be effective in providing updates and managing complaints, and escalating complaints if necessary. It is the Auditor's view that the Strategy is being implemented for operations as required by CoC E5.

The Community Communication Strategy does not appear to address matters like that being dealt with around dedication of Pelican Road and the subsequent impacts on the extinguishment and dedication of the easement for Catalina Developments. It is the Auditor's view that it would be unreasonable to assume that the Strategy should deal with these rare and significantly complex legal matters.

3.6 Complaints

The Project has been maintaining a complaints register. The register was published monthly on the Project website. One complaint was recorded during the audit period dated 2 June 2023 that relates to disabled parking. The complaints register available on the Project website:

<https://www.schoolinfrastructure.nsw.gov.au/projects/g/galungara-public-school---stage-2.html#category-reports>

3.7 Incidents

There were no reportable incidents as defined by SSD 9368 recorded by the auditee during the audit period.

3.8 Actual versus predicted impacts

Predicted impacts associated with the Project are described in:

- Section 7 of the Environmental Impact Statement for Alex Avenue Public School, Urbis, February 2019 (the EIS)
- The Appendices within the Response to Submissions Report Alex Avenue Public School_SSD_9368, Urbis, June 2019

- The applications for MODS 1 – 3 (noting that the applications state that there is no material impact from the original assessment).

Together, and for the purposes of this section, the aforementioned documents are referred to here as the EIS.

The EIS include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the conditions and identified mitigation measures, to the Auditor's knowledge there are no requirements to undertake such studies, and doing so does not form part of this Independent Audit.

Assessment of actual vs predicted impacts considered:

- The extent to which the Project has been altered to that assessed in the EIS and RtS and approved, including whether Project boundaries have changed
- The works conducted during the audit period (operations)
- The degree of compliance with the consent, relevant to the audit period and the works carried out
- The degree of adequacy and implementation of the approved post approval documents
- The number, nature and severity of incidents recorded during the audit period
- The number, nature and severity of complaints recorded during the audit period.

Refer to sections 3.2 – 3.7 above. It is the auditor's opinion that there was no material deviation between the predicted vs the actual impacts for the Project, noting however that the delay of the dedication of Pelican Road and the resulting disruption to the extinguishment and dedication of the easement for Catalina Developments may not have been fully appreciated at the time of writing the EIS. This issue has results in non-compliances with the associated conditions (as stated in Section 3.2).

3.9 Key strengths and environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the key Project personnel.

As the school is now in operations, environmental impacts are negligible. That being said, there was residual waste material from Richard Crookes in the car park area that should be removed from site. Refer to the site photos for details.

4. CONCLUSIONS

This Audit Report presents the finding from the third Independent Audit on Stage 2 of the Project (the first for operations), covering the audit period from the commencement of operations on day 1 term 1 of 2023 (31 January 2023) to 31 May 2023.

The overall outcome of the audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel.

In summary:

- There were 165 CoCs assessed
- Nine (9) CoCs were identified as non-compliant. These relate to notification of non-compliances, review of plans and completion of activities pertaining to Pelican Road and the associated easement for Catalina Developments.
- The previously open audit finding from the previous audit (IA2) were considered closed by the Auditor.

Further:

- WolfPeak was engaged as the Independent Auditor on Stage 2 of the Project, approved by Department on 1 June 2022. WolfPeak has not been engaged to assess any part of Stage 1. Stage 1 (both construction and operations) is outside of the scope of this audit and is subject to a separate program of audits. That being said, it appears as though there has not been an operational phase audit conducted, or operational compliance report completed on the operations of Stage 1. Therefore, it appears as though there has been no check on fulfilment of Stage 1 operational requirements. It is recommended that the auditee arrange for an audit and compliance report to be completed as a priority.
- It is the Auditor's view that the procedures in the Community Communication Strategy are sufficient in dealing with general community engagement processes and what may be considered 'business as usual' engagement. It appears to be effective in providing updates and managing complaints, and escalating complaints if necessary. It is the Auditors view that the Strategy is being implemented for operations as required by CoC E5. The Community Communication Strategy does not appear to address matters like that being dealt with around dedication of Pelican Road and the subsequent impacts on the extinguishment and dedication of the easement for Catalina Developments. It is the Auditor's view that it would be unreasonable to assume that the Strategy should deal with these rare and significantly complex legal matters.
- There was residual waste material from Richard Crookes in the car park area that should be removed from site.

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

The Auditor would like to thank the auditees for their high level of organisation, cooperation and assistance during the audit.

5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or



omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.



APPENDIX A – SSD 9368 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																																																																																																																
SCHEDULE 2																																																																																																																				
PART A – ADMINISTRATIVE CONDITIONS																																																																																																																				
Obligation to Minimise Harm to the Environment																																																																																																																				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	Compliant																																																																																																																
Terms of Consent																																																																																																																				
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions 2;</p> <p>(d) in accordance with the approved plans in the table below:</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural drawings prepared by Group GSA</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>AA-AR-1100</td><td>8</td><td>Proposed Site and Roof Plan</td><td>22.10.2020</td></tr> <tr><td>AA-AR-1101</td><td>4</td><td>Proposed Site and Roof Plan – Stage 1</td><td>22.10.2020</td></tr> <tr><td>AA-AR-1105</td><td>2</td><td>Existing Site Plan</td><td>09.09.2020</td></tr> <tr><td>AA-AR-1110</td><td>5</td><td>Building Complex Ground Floor Plan</td><td>30.04.2020</td></tr> <tr><td>AA-AR-1111</td><td>5</td><td>Building Complex First Floor Plan</td><td>30.04.2020</td></tr> <tr><td>AA-AR-1112</td><td>5</td><td>Building Complex Roof Plan</td><td>30.04.2020</td></tr> <tr><td>AA-AR-2000</td><td>3</td><td>Floor Plan –GF–Block C–Part 1</td><td>20.08.2019</td></tr> <tr><td>AA-AR-2001</td><td>3</td><td>Floor Plan –GF–Block A–Part 2</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2002</td><td>3</td><td>Floor Plan –GF–Block B1–Part 3</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2003</td><td>4</td><td>Floor Plan –GF–Block B2–Part 4</td><td>22.10.2020</td></tr> <tr><td>AA-AR-2004</td><td>3</td><td>Floor Plan –GF–Block B3–Part 5</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2005</td><td>4</td><td>Floor Plan –GF–Block B4–Part 6</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2011</td><td>3</td><td>Floor Plan –L1 –Block A–Part 2</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2012</td><td>3</td><td>Floor Plan –L1 –Block B1 –Part 3</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2013</td><td>5</td><td>Floor Plan –L1 –Block B2 –Part 4</td><td>22.10.2020</td></tr> <tr><td>AA-AR-2014</td><td>2</td><td>Floor Plan –L1 –Block B3 –Part 5</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2015</td><td>2</td><td>Floor Plan –L1 –Block B4 –Part 6</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2020</td><td>2</td><td>Roof Plan –Block C–Part 1</td><td>14.07.2020</td></tr> <tr><td>AA-AR-2021</td><td>2</td><td>Roof Plan –Block A–Part 2</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2022</td><td>2</td><td>Roof Plan –Block B1 –Part 3</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2023</td><td>4</td><td>Roof Plan –Block B2 –Part 4</td><td>22.10.2020</td></tr> <tr><td>AA-AR-2024</td><td>2</td><td>Roof Plan –Block B3 –Part 5</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2025</td><td>2</td><td>Roof Plan –Block B4 –Part 6</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2030</td><td>2</td><td>Roof Plan –Canopy Main Entry</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2031</td><td>2</td><td>Roof Plan –COLA A</td><td>20.08.2020</td></tr> <tr><td>AA-AR-2032</td><td>2</td><td>Roof Plan –COLA B</td><td>20.08.2020</td></tr> </tbody> </table>	Architectural drawings prepared by Group GSA				Dwg No.	Rev	Name of Plan	Date	AA-AR-1100	8	Proposed Site and Roof Plan	22.10.2020	AA-AR-1101	4	Proposed Site and Roof Plan – Stage 1	22.10.2020	AA-AR-1105	2	Existing Site Plan	09.09.2020	AA-AR-1110	5	Building Complex Ground Floor Plan	30.04.2020	AA-AR-1111	5	Building Complex First Floor Plan	30.04.2020	AA-AR-1112	5	Building Complex Roof Plan	30.04.2020	AA-AR-2000	3	Floor Plan –GF–Block C–Part 1	20.08.2019	AA-AR-2001	3	Floor Plan –GF–Block A–Part 2	20.08.2020	AA-AR-2002	3	Floor Plan –GF–Block B1–Part 3	20.08.2020	AA-AR-2003	4	Floor Plan –GF–Block B2–Part 4	22.10.2020	AA-AR-2004	3	Floor Plan –GF–Block B3–Part 5	20.08.2020	AA-AR-2005	4	Floor Plan –GF–Block B4–Part 6	20.08.2020	AA-AR-2011	3	Floor Plan –L1 –Block A–Part 2	20.08.2020	AA-AR-2012	3	Floor Plan –L1 –Block B1 –Part 3	20.08.2020	AA-AR-2013	5	Floor Plan –L1 –Block B2 –Part 4	22.10.2020	AA-AR-2014	2	Floor Plan –L1 –Block B3 –Part 5	20.08.2020	AA-AR-2015	2	Floor Plan –L1 –Block B4 –Part 6	20.08.2020	AA-AR-2020	2	Roof Plan –Block C–Part 1	14.07.2020	AA-AR-2021	2	Roof Plan –Block A–Part 2	20.08.2020	AA-AR-2022	2	Roof Plan –Block B1 –Part 3	20.08.2020	AA-AR-2023	4	Roof Plan –Block B2 –Part 4	22.10.2020	AA-AR-2024	2	Roof Plan –Block B3 –Part 5	20.08.2020	AA-AR-2025	2	Roof Plan –Block B4 –Part 6	20.08.2020	AA-AR-2030	2	Roof Plan –Canopy Main Entry	20.08.2020	AA-AR-2031	2	Roof Plan –COLA A	20.08.2020	AA-AR-2032	2	Roof Plan –COLA B	20.08.2020	<p>BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022</p> <p>BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1</p> <p>BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1</p> <p>Certified Structural Drawings - SSD Issue</p> <p>EIS Alex Avenue Public School. Urbis. February 2019</p> <p>RTS Main Report Alex Avenue Public School_SSD_9368. Urbis. June 2019</p> <p>Modification 1 Alex Avenue Public School – Staging</p> <p>Modification 2 Alex Avenue Public School Minor Design Amendments and Operational Readiness</p> <p>Modification 3 Alex Avenue Public School – Staging</p> <p>Modification 3 Alex Avenue Public School – Easement, student capacity and landscaping</p> <p>Modification 3 Alex Avenue Public School - Staging</p> <p>Crown Completion Certificate, DLA, 19/12/22</p>	<p>There have been no written directions from the Planning Secretary.</p> <p>The Project design and delivery is consistent with the EIS and RtS except were modified under Mods 1, 2 and 3.</p> <p>The approved design is used as the basis for IFC plans, as verified by the Certifier through issue of the Crown Certificates.</p>	Compliant
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AA-AR-2033	1	Roof Plan –Canopy Stair 3 /Covered Walkway	02.08.2019
AA-AR-2034	1	Roof Plan – COLA C	02.08.2019
AA-AR-2035	1	Roof Plan – COLA B4 / Stair 5	02.08.2019
AA-AR-3000	3	Elevations – Block C	22.09.2020
AA-AR-3001	2	Elevations – Block A	20.08.2020
AA-AR-3002	3	Elevations – Block B1	22.09.2020
AA-AR-3003	4	Elevations – Block B2	22.10.2020
AA-AR-3004	2	Elevations – Block B3	20.08.2020
AA-AR-3005	2	Elevations – Block B4	20.08.2020
AA-AR-3100	2	Sections – Block C	20.08.2020
AA-AR-3101	2	Sections – Block A, B1 & B2	20.08.2020
AA-AR-3102	2	Sections – Block B3 & B4	20.08.2020
AA-AR-3150	3	Streetscape Elevation & Site Sections	10.03.2020
Landscape Plans prepared by Group GSA			
Dwg No.	Rev	Name of Plan	Date
L-0001	J	Landscape Schedule [01] Hardscape	20.08.2020
L-0002	L	Landscape Schedule [02] Furniture	03.09.2020
L-0003	J	Landscape Schedule [03] Playground Equipment	20.08.2020
L-2001	R	General Arrangement Plan [01]	02.11.2020
L-2001	C	General Arrangement Plan – Temporary Carpark	27.08.2020
L-2002	R	General Arrangement Plan [02]	02.11.2020
L-2003	Q	General Arrangement Plan [03]	02.11.2020
L-2200	Q	Fence and Gate Plan	02.11.2020
L-3001	J	Levels + Grading [01]	02.11.2020
L-3002	J	Levels + Grading [02]	02.11.2020
L-3003	H	Levels + Grading [03]	02.11.2020
L-4001	E	Set Out Plan	02.11.2020
L-4002	F	Set Out Plan	02.11.2020
L-4003	D	Set Out Plan	02.11.2020
L-5000	J	Planting Schedule	02.11.2020
L-5001	I	Planting Plan [01]	02.11.2020
L-5002	I	Planting Plan [02]	02.11.2020
L-5003	G	Planting Plan	02.11.2020
L5100	F	Irrigation Area	02.11.2020
L-6001	C	Landscape Sections	20.08.2020
L-6002	B	Landscape Sections	20.08.2020
L-6003	C	Landscape Sections	20.08.2020

Unique ID	Compliance Requirement				Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	L-7000	E	Landscape Details Softworks and Paving	20.08.2020			
	L-7001	G	Landscape Details Paving and Edging	20.08.2020			
	L-7002	G	Landscape Details Mechanical Plant Screen	20.08.2020			
	L-7003	F	Landscape Details Stairs and Play Equipment	20.08.2020			
	L-7004	D	Landscape Details Furniture	20.08.2020			
	L-7005	E	Landscape Details Furniture and Play Equipment	20.08.2020			
	L-7006	C	Landscape Details Play Equipment and Ramp	20.08.2020			
	L-7007	C	Landscape Details Zoom Details	20.08.2020			
	L-7008	C	Landscape Details Zoom Details	20.08.2020			
	L-7009	C	Landscape Details Zoom Details	20.08.2020			
	L-7010	C	Landscape Details Zoom Details	20.08.2020			
	L-7011	B	Landscape Details Deck and Balustrade	20.08.2020			
	L-7012	F	Landscape Details Timber Deck Layout and Mech Plant Set-Out	21.10.2020			
	L-7013	E	Landscape Details Timber Deck Layout	15.09.2020			
	L-7014	D	Landscape Details Mech Plant Set-Out	20.08.2020			
	L-7015	B	Landscape Details – Bin Storage	20.08.2020			
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report, or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary.</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>				<p>Interview with Auditee on 25/05/2023</p> <p>Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries, access, and easement along Pelican Road (Lot 1244925)</p> <p>Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of The Environmental Planning And Assessment Act 1979 At Alex Avenue Public School (SSD 9368)</p> <p>Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records</p> <p>Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause</p> <p>Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec</p> <p>Email 31/03/2023 Stantec-TSA re: submission of Final Version 2 of the Galungara Public School Transport Plan including the OTAMP updates and the DPE register</p> <p>Email 31/03/2023 TSA-Stantec re: Request for OTAMP Rev 2 Final with tracked changes version</p> <p>Email 31/03/2023 Stantec-TSA re: Submission of the requested final version 2 OTAMP with tracked changes</p>	<p>The Department issued notice to SINSW on 10/08/2022 requesting to provide information and records regarding land boundaries, access and easement on Lot 1244925 along Pelican Road. which subject to the Consent.</p> <p>The Department issued a Show Cause to SINSW on 14/02/2023 on the allegedly breach on the Pelican Road.</p> <p>The NSW Department of Education provided response on 15/09/2022 with the RFI informing that land issue is under the Supreme Court Proceedings. These proceedings relate to commercial agreements made for the development of a school. The other parties involved in the proceedings are JKN Station Pty Ltd (Toplace) and Schofields Nominee No. 5 Pty Ltd (Catalina Developments). The proceedings are at an early stage, and further updates may be provided as the case progresses.</p> <p>On 02/03/2023, the NSW Department of Education responded, stating that they acknowledge a non-compliance with Condition D9. However, they emphasized that they have made every effort within their authority to fulfil this condition. They also clarified that the dedication of the roads to the Council was the responsibility of a third party, and neither SINSW nor the Department of Education has provided any misleading information.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>Email 31/03/2023 TSA-SINSW re: Submission of updated OTAMP Rev2 Final in response to DPE comments</p> <p>Email 31/03/2023 SINSW-TSA re: Submission of OTAMP Rev 2 to DPE – 31/03/2023</p> <p>Email 22/05/2023 DEP-SINSW re: D21 OTAMP SSD 9368 reminder of due date for response to RFI regarding update on 24/05/2023</p> <p>Email 22/05/2023 SINSW-TSA re: response to DPE additional comment on the OTAMP Rev 2</p> <p>Email 22/05/2023 TSA-SINSW re: Response from DPE additional RFI</p> <p>Email 25/05/2023 SINSW-TSA re: Submission of RFI to DPE – 25/05/2023</p>	The Department requested further information and updates to the School Travel Plan with respect to Stage 2. These were provided by SINSW.	
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.	<p>These conditions of consent and documents referred to elsewhere in this audit table.</p> <p>Interview with Auditee on 25/05/2023</p>	<p>This audit assesses compliance with the conditions of consent.</p> <p>No inconsistencies, ambiguity or conflict between conditions and documents</p>	Not triggered
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<p>Works were approved on the 21/5/2020. SSD 9368.</p> <p>Project updates https://www.schoolinfrastructure.nsw.gov.au/</p> <p>Letter SINSW Galungara Public School (SSD 9368): Submission of Notification of Commencement of Stage 2 in accordance with Condition B4. 16/3/2022</p>	<p>Stage 1 work commenced construction in 11/6/2020.</p> <p>Stage 2 work commenced construction on 21/3/2022</p>	Compliant
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.	<p>Site inspection 25/05/2023</p> <p>Interview with Auditee on 25/05/2023</p> <p>BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022</p> <p>BCA Design Compliance Statement– Stage 2. DLA 7/6/2022</p> <p>BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1</p> <p>BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1</p> <p>BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA</p>	<p>Part 6, Division 8A of the EPA Reg relates to prescribed conditions for:</p> <ul style="list-style-type: none"> a) compliance with the BCA b) erection of signs (not relevant) c) residential building work (not relevant) d) entertainment venues (not relevant) e) signage for max number of persons for entertainment purposes (not relevant) f) shoring and adjoining properties (not relevant) <p>The issue of Crown Certificates demonstrates compliance with the BCA to the extent of works that it covers. It is the Certifier's responsibility to verify compliance with BCA and design requirements.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	Interview with Auditee on 25/05/2023.	No disputes identified by the auditees.	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.	Refer to evidence for D20, D21, E1	Evidence of consultation was available for the documents for Stage 2 operations requiring consultation. Refer D20, D21, E1.	Compliant
Staging				
A9	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in SSD-9368-Mod-3.	Modification 1 Alex Avenue Public School – Staging Approved 2/10/2020. Modification 2 Alex Avenue Public School Minor Design Amendments and Operational Readiness. Approved 2/12/2020. Modification 3 Alex Avenue Public School – Staging. Approved 21/12/2020. Modification 4 Alex Avenue Public School - Easement, student capacity and landscaping (SSD-9368 MOD 4) has been submitted to the DPE and has been exhibited. The response to submissions is currently being prepared.	The Project is being developed in two stages as per MOD 3. Future stages are proposed but would be included as Part of Mod 5	Compliant
A10	Staging of the proposed development may be varied in accordance with a Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary.	As above Site inspection and interview with auditees on 25/05/2023.	Staging beyond that approved in MOD 3 is not occurring. No Staging Report has been prepared	Not triggered
A11	Any Staging Report prepared in accordance with condition A10 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.	As above Site inspection and interview with auditees on 25/05/2023.	Staging beyond that approved in MOD 3 is not occurring. No Staging Report has been prepared.	Not triggered
A12	Where a Staging Report is approved by the Planning Secretary, the project must be staged in accordance with the approved Staging Report.	As above Site inspection and interview with auditees on 25/05/2023.	Staging beyond that approved in MOD 3 is not occurring. No Staging Report has been prepared.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A13	Where a Staging Report is approved by the Planning Secretary, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Staging Report must be complied with at the relevant time for that stage.	Site inspection and interview with auditees on 25/05/2023.	Staging beyond that approved in MOD 3 is not occurring. No Staging Report has been prepared	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				
A14	With the approval of the Planning Secretary, 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).	Community Communication Strategy Stage 2 for Galungara Public School – School Infrastructure March 2022. Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec and evidence sighted in D21. Landscape Operation & Maintenance Manual for Galungara Public School issued by Stone Will Landscaping Out of Hours Event Management Plan (OOHEMP) GPS March 2022 Rev 1, 11/03/2022, TSA	Documents have not been combined during the audit period. Documents have been prepared for Stage 2 work in its entirety and not further staged. In some instances, documents used for Stage 1, have been applied to Stage 2 (specifically the School Travel Plan, Communication Strategy, Landscape Plan and OOHEMP). Only the School Transport Plan has undergone updates to accommodate Stage 2 (refer D21). The remainder captured Stage 1 and 2 in their entirety.	Compliant
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Community Communication Strategy Stage 2 for Galungara Public School – School Infrastructure March 2022. Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec and evidence sighted in D21. Landscape Operation & Maintenance Manual for Galungara Public School issued by Stone Will Landscaping Out of Hours Event Management Plan (OOHEMP) GPS March 2022 Rev 1, 11/03/2022, TSA	Documents have not been combined during the audit period. Documents have been prepared for Stage 2 work in its entirety and not further staged. In some instances, documents used for Stage 1, have been applied to Stage 2 (specifically the School Travel Plan, Communication Strategy, Landscape Plan and OOHEMP). Only the School Transport Plan has undergone updates to accommodate Stage 2 (refer D21). The remainder captured Stage 1 and 2 in their entirety.	Compliant
A16	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.	Community Communication Strategy Stage 2 for Galungara Public School – School Infrastructure March 2022. Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec and evidence sighted in D21. Landscape Operation & Maintenance Manual for Galungara Public School issued by Stone Will Landscaping Out of Hours Event Management Plan (OOHEMP) GPS March 2022 Rev 1, 11/03/2022, TSA	Documents have not been combined during the audit period. Documents have been prepared for Stage 2 work in its entirety and not further staged. In some instances, documents used for Stage 1, have been applied to Stage 2 (specifically the School Travel Plan, Communication Strategy, Landscape Plan and OOHEMP). Only the School Transport Plan has undergone updates to accommodate Stage 2 (refer D21). The remainder captured Stage 1 and 2 in their entirety.	Compliant
A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program, or drawing.	Community Communication Strategy Stage 2 for Galungara Public School – School Infrastructure March 2022. Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec and evidence sighted in D21.	Documents have not been combined during the audit period. Documents have been prepared for Stage 2 work in its entirety and not further staged. In some instances, documents used for Stage 1, have been applied to Stage 2 (specifically the School Travel Plan, Communication Strategy, Landscape Plan and OOHEMP). Only the School	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>Landscape Operation & Maintenance Manual for Galungara Public School issued by Stone Will Landscaping</p> <p>Out of Hours Event Management Plan (OOHEMP) GPS March 2022 Rev 1, 11/03/2022, TSA</p>	<p>Transport Plan has undergone updates to accommodate Stage 2 (refer D21). The remainder captured Stage 1 and 2 in their entirety.</p>	
Structural Adequacy				
A18	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</p>	<p>BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022</p> <p>BCA Design Compliance Statement– Stage 2. DLA 7/6/2022</p> <p>Certified Structural Drawings - SSD Issue</p> <p>BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1</p> <p>BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1</p> <p>BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA</p>	<p>The issue of BCA Crown Construction Certificate by Certifier demonstrates compliance with the BCA to the extent of works that it covers. It is the Certifier's responsibility to verify that BCA and design requirements have been complied with.</p>	Compliant
External Walls and Cladding				
A19	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>External Finishes Schedule – Alex Ave PS – Group DLA 21/05/2020</p> <p>Technical Schedule – NSW Alex Avenue PS & Jordan Springs PS- GroupGCA 15/1/2020</p> <p>Certifier approval – SSD 9368 B1</p> <p>BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1</p> <p>BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1</p> <p>BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022</p> <p>BCA Design Compliance Statement– Stage 2. DLA 7/6/2022</p> <p>BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA</p>	<p>External wall specifications stated as being compliant by Group CGA and approved by the Certifier for the construction of Stage 2 works.</p> <p>The Crown Certificate issued by the Certifier, serves as evidence of conformity. It is the Certifier's responsibility to verify that BCA and design requirements have been complied with.</p>	Compliant
Design and Construction for Bush Fire				
A20	<p>Construction of proposed Buildings A, B1 and B2 must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.</p>	<p>Interview with Auditee on 25/05/2023.</p>	<p>Stage 2 – involves the construction and operation of Blocks B3, B4 & external works. Stage 2 does not relate to Buildings A, B1 and B2.</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			Buildings A, B1 and B2 were constructed (and operated) under Stage 1 which is outside of the scope of this audit.	
A21	Water, electricity, and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Bushfire Assessment – Alex Avenue Primary School. Peterson Bushfire. 25/01/2019 BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA	The bushfire consultant and Certifier have verified compliance with this requirement.	Compliant
Applicability of Guidelines				
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard, or policy are to such guidelines, protocols, Standards, or policies in the form they are in as at the date of this consent.	The management plans referred to elsewhere in this Audit Table (Parts D and E)	The management plans referred to elsewhere in this Audit Table (Parts D and E)	Compliant
A23	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with Auditee on 25/05/2023.	No additional directions issued with respect to this condition. Refer A3 with respect to matters relating to Pelican Road, the relevant easements and updates to the School Travel Plan.	Not triggered
Monitoring and Environmental Audits				
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy, or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. 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.	Part 9, Div 9.4 of the EPAA Interview with Auditee on 25/05/2023.	This audit has been conducted in accordance with the Departments IAPAR. No monitoring has been required to be carried out for Stage 2 operations.	Compliant
Access to Information				
A25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) 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	Project website https://www.schoolinfrastructure.nsw.gov.au/projects/g/galungara-public-school---stage-2.html#category-reports	The Project website contains: a) (i), (ii), (iii) Required planning approval documentation, management plans and strategies found on website. (iv) and (v) the management plans do not specify reporting arrangements to be published, the conditions do not require monitoring to be undertaken. (vi) Current project updates provided on website. (vii) Contact details provided for feedback, questions, and comments [schoolinfrastructure@det.nsw.edu.au]. (viii) Complaints register found on website. (ix) The audit report is available on the website. The findings are the same as the response provided to the Department. (x) it is understood that no directions have been received from the planning Secretary.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.		b) The website appears be maintained with up-to-date information.	
Compliance				
A26	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Interview with Auditee on 25/05/2023.	TSA and RCC have provided handover manuals and training for Stage 1. According to the Principal this process continued for Stage 2. The Principal indicated that staff and contractors are aware of the consent and the requirements relevant to their roles.	Compliant
Incident Notification, Reporting and Response				
A27	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with Auditee on 25/05/2023.	No incidents as defined by the consent were identified by auditee during the audit period.	Not triggered
A28	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Interview with Auditee on 25/05/2023.	No incidents as defined by the consent were identified by auditee during the audit period.	Not triggered
Non-Compliance Notification				
A29	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Interview with Auditee on 25/05/2023. Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925) Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368) Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause	Non-compliance: The auditee's were aware that compliance with D9 – D12, D14 - D15 has not been achieved. Whilst correspondence with the Department on this matter is lengthy, there does not appear to have been a notification of these non-compliances in accordance with this condition.	Non-compliant
A30	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with Auditee on 25/05/2023. Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925) Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368) Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records	Non-compliance: The auditee's were aware that compliance with D9 – D12, D14 - D15 has not been achieved. Whilst correspondence with the Department on this matter is lengthy, there does not appear to have been a notification of these non-compliances in accordance with this condition.	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause		
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with Auditee on 25/05/2023.	No non compliances as defined by the consent during the audit period.	Not triggered
Revision of Strategies, Plans and Programs				
A32	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B28;</p> <p>(b) the submission of an incident report under condition A27;</p> <p>(c) the submission of an Independent Audit under condition C31 or C32; or</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Interview with Auditee on 25/05/2023.</p> <p>Letter 12/01/2023 DOC23/61135 SINWS-DPE re: Submission of Independent Audit (IA2) Report and response</p> <p>Post Approval (DPE portal) 17/01/2023 Submission of Independent Audit (IA2) Report and response</p>	Non-compliance: There is no evidence available to demonstrate that a review was notified (or undertaken) within 3 months of submission of the second Audit Report.	Non-compliant
A33	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifier. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information within six weeks of the review.</p> <p>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.</p>	Interview with Auditees 25/05/2023.	No requirement to update plans for Stage 2 works	Not triggered
PART B – PRIOR TO COMMENCEMENT OF CONSTRUCTION				
External materials and finishes				
B1	Prior to the commencement of construction of Stage 1a, a schedule of materials and finishes of the proposed Stage 1a and Stage 2 buildings must be submitted to the Certifier. The materials and finishes must reflect the appearance of the buildings shown in the renders included in Appendix B of the Response to Submissions.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Road Safety Evaluation				
B2	Following the dedication of Pelican Road and the extension of Farmland Drive to Council, a Road Safety Evaluation must be conducted on all relevant sections of the local road network surrounding the site to be utilised for bus and private vehicle drop-off / pick-up in accordance with the Guidelines for Road Safety Audit Practices (NSW Centre for Road Safety, 2011) and Austroads Guide to Road Safety Part 6: Road Safety Audit. The Road Safety Evaluation must be submitted to the Certifier, Council and the Planning Secretary.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Notification of Commencement				
B3	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<p>Letter 22/11/2022 SINSW-DPE re: Galungara Public School (SSD 9368) Submission of Notification of Commencement of Operation of Stage 2a – 22/12/2022</p> <p>Email 22/11/2022 DPE-SINSW re: Acknowledgement receipt of Galungara Public School Notification of Occupation Stage 2a</p>	<p>The Notice of Commencement of Operation for Stage 2a was submitted on 22/11/22 to the Department which would occur on 22/12/22.</p> <p>The notification was done within the required timeframe set in this condition.</p> <p>Actual commencement of operations of Stage 2 was day 1 of term 1 2023 (31/01/23).</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B4	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter 22/11/2022 SINSW-DPE re: Galungara Public School (SSD 9368) Submission of Notification of Commencement of Operation of Stage 2a – 22/12/2022 Email 22/11/2022 DPE-SINSW re: Acknowledgement receipt of Galungara Public School Notification of Occupation Stage 2a	The Notice of Commencement of Operation for Stage 2a was submitted on 22/11/22 to the Department which would occur on 22/12/22. The notification was done within the required timeframe set in this condition. Actual commencement of operations of Stage 2 was day 1 of term 1 2023 (31/01/23).	Compliant
Certified Drawings				
B5	Prior to the commencement of construction of Stage 1a, Stage 1b and Stage 2, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with the relevant elements of this development consent.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
External Walls and Cladding				
B6	Prior to the commencement of construction of Stage 1a and Stage 2, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Protection of Public Infrastructure				
B7	Prior to the commencement of construction Stage 1a and Stage 2, 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.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Pre-Construction Dilapidation Report				
B8	Prior to the commencement of construction of Stage 1a and Stage 2, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Unexpected Contamination Procedure				
B9	Prior to the commencement of construction of Stage 1a, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B14 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Community Communication Strategy				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B10	<p>No later than 48 hours before the commencement of construction of Stage 1a and Stage 2, 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:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	<p>Email DPE 11/3/2022 confirming submission of CCS Post Approval Document Received - (SSD-9368-PA-40)</p> <p>Community Communication Strategy Stage 2 for Galungara Public School – School Infrastructure March 2022.</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#category-information-packs</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#category-project-updates</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#category-works-notifications</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#about-project-tab</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#community-info-tab</p> <p>https://galungara-p.schools.nsw.gov.au/about-our-school/administration--office-hours.html</p> <p>https://galungara-p.schools.nsw.gov.au/about-our-school/location-and-transport.html</p> <p>https://galungara-p.schools.nsw.gov.au/about-our-school/school-information-handbook.html</p>	<p>Submission of CCS to DPE occurred on 11/3/2022 prior to the commencement of Stage 2 construction.</p> <p>The Community Communication Strategy includes:</p> <p>a) Section 4 and Section 5</p> <p>b) Section 6,7,and 8.4</p> <p>c) Section 4</p> <p>d) Set out procedures and mechanism:</p> <ul style="list-style-type: none"> Section 4,6 and 8.5 Section 8.5 <p>The Strategy appears to have been implemented during the audit period. Refer to Section 3.5 of this Report regarding the issue with Pelican Drive and the local landowner.</p>	Compliant
Ecologically Sustainable Development				
B11	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Outdoor Lighting				
B12	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Environmental Management Plan Requirements				
B13	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	<p>Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	
Construction Environmental Management Plan				
B14	<p>Prior to the commencement of construction of Stage 1a and Stage 2, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); (c) Construction Noise and Vibration Management Sub-Plan (see condition B17); (d) Construction Waste Management Sub-Plan (see condition B18); (e) Construction Soil and Water Management Sub-Plan (see condition B19); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; (i) procedures to ensure that the proposed works do not result in a change of contamination risk for the site; and (j) recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 13 March 2019.			
B15	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
B16	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must 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; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
B17	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);	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B17(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Condition B13(d).</p>			
B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
B19	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) 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);</p> <p>(d) detail all off-Site flows from the Site; and</p> <p>(e) 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 1-year ARI, and 1 in 5-year ARI.</p>	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Construction Parking				
B20	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Stormwater Management				
B21	<p>Prior to the commencement of construction (excluding earthworks/remediation/site establishment works), the Applicant must submit details of the proposed stormwater management system to support the development to the satisfaction of Council and the Planning Secretary. The stormwater management system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions 2 and Appendix B of the document titled 'Review of Environmental Factors Stormwater and Drainage Services' dated 15 April 2020;</p> <p>(c) discharge into Council's nominated discharge point (Drainage Reserve 886) immediately to the south of Lot 1/1209060;</p> <p>(d) incorporate appropriate on site detention and water quality measures;</p>	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(e) be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook Draft June 2013; and</p> <p>(f) 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.</p>			
Landscaping				
B22	<p>Prior to the installation of landscaping, the Applicant must submit evidence to the Certifier, including amended landscape plans if necessary, that the landscape plans:</p> <p>(a) include planting along the Farmland Drive frontage that matches the landscaping depicted in the renders included in Appendix A of Supplementary Response to Submissions 1;</p> <p>(b) comply with Endeavour Energy's requirements for planting in close proximity to the proposed electrical substation;</p> <p>(c) provide for the planting of at least 55 trees, including 25 trees of intermediate mature height of up to 12 metres and 30 larger trees with a mature height of between 15 metres and 25 metres;</p> <p>(d) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>(e) include species (trees, shrubs and groundcovers) indigenous to the local area; and</p> <p>(f) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Operational Waste Storage and Processing				
B23	<p>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:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(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;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Rainwater Harvesting				
B24	<p>Within three months of the commencement of construction of Stage 1a, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. The rainwater tank is to achieve a minimum of 80% non-potable reuse using MUSIC in accordance with Part J of Council's DCP Part J and contain flow meters to measure the non-potable use and % reuse.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Construction Car Parking and Access Arrangements				
B25	<p>Prior to the commencement of construction of Stage 1a, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) all vehicles must be able to enter and leave the Site in a forward direction;</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as maneuverability through the site, is in accordance with the latest version of AS 2890.2; and</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>			
Operational Car Parking and Access Arrangements				
B26	<p>Prior to the commencement of construction of Stage 1a, evidence of compliance of the final design of operational parking and access arrangements with the following requirements must be submitted to the satisfaction of Council and the Planning Secretary:</p> <p>(a) the proposed access/egress locations and driveway configuration comply with Section 3.2.3 of AS2890.1; and</p> <p>(b) the proposed special needs drop-off and accessible parking area is restricted to west bound one way traffic only.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Public Domain Works				
B27	<p>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.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Compliance Reporting				
B28	<p>No later than 48 hours before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.</p>	<p>Interview with Auditees 25/05/2023.</p> <p>Letter 22/11/2022 SINSW-DPE re: Galungara Public School (SSD 9368) Submission of Notification of Commencement of Operation of Stage 2a – 22/12/2022</p> <p>Email 22/11/2022 DPE-SINSW re: Acknowledgement receipt of Galungara Public School Notification of Occupation Stage 2a.</p>	<p>The project has adopted the 2020 revision of the Compliance Reporting Post Approval Requirements. No pre-construction or construction phase compliance reports are required under this revision</p> <p>Actual commencement of operations of Stage 2 was day 1 of term 1 2023 (31/01/23). The operational compliance report for Stage 2 is pending.</p> <p>Note: Stage 1 is outside of the scope of this audit. The auditee advises that an operation compliance report was completed for Stage 1 and 1A works. This has not been assessed by the auditor.</p>	Not triggered
B29	<p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.</p>	<p>Interview with Auditees 25/05/2023.</p> <p>Letter 22/11/2022 SINSW-DPE re: Galungara Public School (SSD 9368) Submission of Notification of Commencement of Operation of Stage 2a – 22/12/2022</p> <p>Email 22/11/2022 DPE-SINSW re: Acknowledgement receipt of Galungara Public School Notification of Occupation Stage 2a.</p>	<p>The project has adopted the 2020 revision of the Compliance Reporting Post Approval Requirements. No pre-construction or construction phase compliance reports are required under this revision</p> <p>Actual commencement of operations of Stage 2 was day 1 of term 1 2023 (31/01/23). The operational compliance report for Stage 2 is pending.</p> <p>Note: Stage 1 is outside of the scope of this audit. The auditee advises that an operation compliance report was completed for Stage 1 and 1A works. This has not been assessed by the auditor.</p>	Not triggered
B30	<p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.</p>	<p>Interview with Auditees 25/05/2023.</p> <p>Letter 22/11/2022 SINSW-DPE re: Galungara Public School (SSD 9368) Submission of</p>	<p>The project has adopted the 2020 revision of the Compliance Reporting Post Approval Requirements. No pre-construction or construction phase compliance reports are required under this revision</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>Notification of Commencement of Operation of Stage 2a – 22/12/2022</p> <p>Email 22/11/2022 DPE-SINSW re: Acknowledgement receipt of Galungara Public School Notification of Occupation Stage 2a.</p>	<p>Actual commencement of operations of Stage 2 was day 1 of term 1 2023 (31/01/23). The operational compliance report for Stage 2 is pending.</p> <p>Note: Stage 1 is outside of the scope of this audit. The auditee advises that an operation compliance report was completed for Stage 1 and 1A works. This has not been assessed by the auditor.</p>	
PART C – DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Operation of Plant and Equipment				
C2	<p>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.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Construction Hours				
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
C4	<p>Construction activities may be undertaken outside of the hours in condition C3 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>€ where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C5	Notification of such construction activities as referenced in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
C6	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; a(c) 9am to 12pm, Saturday.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Implementation of Management Plans				
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Construction Traffic				
C8	All construction vehicles (excluding 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 before stopping.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Hoarding Requirements				
C9	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
No Obstruction of Public Way				
C10	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Access and Services to Lot 4 DP1244925				
C11	Construction of Stage 1a and Stage 1b, must be managed so as not impinge upon the temporary access and services easement located along the eastern boundary of the site so as to comply with the terms of the easement and any other legal agreements entered into with the owner of Lot 4 DP1244925 until the easement is extinguished in accordance with condition D11.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Construction Noise Limits				
C12	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.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition C3.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers minimized.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Vibration Criteria				
C15	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 Standardization, 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).	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Tree Protection				
C18	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment Report (Rev. 01) prepared by Paul Shearer Consulting dated 12 February 2019; and	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
C20	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> (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 (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Erosion and Sediment Control				
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Imported Soil				
C22	The Applicant must: <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. 	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Disposal of Seepage and Stormwater				
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Unexpected Finds Protocol – Aboriginal Heritage				
C24	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	under that audit program (not prepared by WolfPeak)	matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	
Unexpected Finds Protocol – Historic Heritage				
C25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	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.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
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).	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
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.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Outdoor Lighting				
C29	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	Not triggered
Independent Environmental Audit				
C30	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter DPIE Alex Avenue Public School SSD-9368 Independent Auditor Nomination. 01/06/2022	A letter from the Department dated 1/6/2020 approved the auditor (Steve Fermio)	Compliant
C31	Table 1 of the Independent Audit Post Approval Requirements is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	This Project has adopted the 2020 IAPAR. In accordance with the Departments letter (June 2020) and the fact sheet (May 2020) an audit Program is not required, and timing and frequency of audits is determined by the 2020 IAPAR. Independent Audit Report – Operation No.1 for Galungara Public School SSD 9368 January 2022 Rev 2, 28/01/2022 by Aspect	The date of this audit is within 12 weeks of commencement of Stage 2 construction. This audit has been conducted in accordance with the timing and methodologies of the 2020 IAPAR	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C32	In all other respects Table 1 of the Independent Audit Post Approval Requirements remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.	Independent Audit Report – Operation No.1 for Galungara Public School SSD 9368 January 2022 Rev 2, 28/01/2022 by Aspect	No change to the audit period	Not triggered
C33	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.	This Project has adopted the 2020 IAPAR. In accordance with the Departments letter (June 2020) and the fact sheet (May 2020) an audit Program is not required, and timing and frequency of audits is determined by the 2020 IAPAR. Independent Audit Report – Operation No.1 for Galungara Public School SSD 9368 January 2022 Rev 2, 28/01/2022 by Aspect	This IA2 audit has been conducted in accordance with the timing and methodologies of the 2020 IAPAR.	Compliant
C34	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C31 of this consent, or condition C32 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.	IA1 Report (WolfPeak July 2022) and Proponent response to it are available on project website. https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#category-reports Letter submitting audit report and client response to Secretary dated 11/8/22 Letter 12/01/2023 DOC23/61135 SINWS-DPE re: Submission of Independent Audit (IA2) Report and response Post Approval (DPE portal) 17/01/2023 Submission of Independent Audit (IA2) Report and response	Review and respond to IA2 for Galungara Public School - Stage 2 was prepared by SINSW and submitted to the Department on 17/01/2023. Independent Audit (IA2) Galungara Public School - Stage 2 and response were sighted on the Project website.	Compliant
C35	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Letter submitting audit report and client response to Secretary dated 11/8/22. Extension provided by DPE Compliance Team on 27/7/22 to submit audit report and response to it up until 16/8/22 Site inspection for IA2 was conducted on 23/11/2022 Letter 12/01/2023 DOC23/61135 SINWS-DPE re: Submission of Independent Audit (IA2) Report and response Post Approval (DPE portal) 17/01/2023 Submission of Independent Audit (IA2) Report and response	Independent Audit (IA2) Galungara Public School - Stage 2 and response were submitted to the Department within the timeframe set in this condition.	Compliant
C36	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Site inspection and interview with auditees on 25/05/2023.	This is the first Independent Audit conducted on Stage 2 operations. Note: Stage 1 is outside of the scope of this audit. The auditee advises that an operational audit was completed on stage 1. This has not been assessed by the auditor, but on face value (i.e.: review of the latest Stage 1 audit report), there has been no	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			operational independent audit on Stage 1. Refer Section 3.5 of this report.	
Operational Readiness Work				
C37	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 an 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.	Interview with auditees on 25/05/2023. BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA	This condition as not utilised. Crown Completion Certificate issued prior to operations.	Not triggered
C38	Operational readiness work must only be undertaken in accordance with the details submitted under condition C37 and the following requirements: (a) no more than 15 staff are involved in operational readiness work on site at any one time; (b) no students or parents permitted on the site; and (c) the Applicant has implemented appropriate arrangement to ensure the safety of school staff on the site.	Interview with auditees on 25/05/2023. BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA	This condition as not utilised. Crown Completion Certificate issued prior to operations.	Not triggered
PART D – PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter 22/11/2022 SINSW-DPE re: Galungara Public School (SSD 9368) Submission of Notification of Commencement of Operation of Stage 2a – 22/12/2022 Email 22/11/2022 DPE-SINSW re: Acknowledgement receipt of Galungara Public School Notification of Occupation Stage 2a	The Notice of Commencement of Operation for Stage 2a was submitted on 22/11/22 to the Department which would occur on 22/12/22. The notification was done within the required timeframe set in this condition. Actual commencement of operations of Stage 2 was day 1 of term 1 2023 (31/01/23).	Compliant
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.	External Wall System Disclosure Certificate (Installation) for Galungara Public School Stage 2 23/09/2022, AKM Projects NSW P/L Email 01/12/2022 RCC-Group DLA re: Submission of external walls – BCA compliant Email 20/12/2022 Group DLA-RCC re: Acceptance of certifier for external walls – BCA compliant	The auditee provided the Certifier with documented evidence required in this condition. Note: The evidence provided indicates this condition is being satisfied via the certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Email 24/01/2023 Group DLA-RCC re: Confirmation of acceptance of external walls – BCA compliant by Certifier		
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.	<p>External Wall System Disclosure Certificate (Installation) for Galungara Public School Stage 2 23/09/2022, AKM Projects NSW P/L</p> <p>Email 24/01/2023 Group DLA-RCC re: Confirmation of acceptance of external walls – BCA compliant by Certifier</p> <p>Letter 24/01/23 SINSW-DPE re: Submission of Certifier acceptance for external walls – BCA compliant</p>	The auditee submitted the required documentation to the Department within 7 days of acceptance by the Certifier.	Compliant
Post-construction Dilapidation Report				
D4	<p>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:</p> <p>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council.</p>	<p>Post-construction Dilapidation Report No. 138991 21/12/2022, Tyrrells Building Advisory</p> <p>Email 23/01/2023 RRC-Group DLA re: Submission of Post-construction Dilapidation Report to Certifier</p> <p>Aconex 7/06/2023 TSA-RCC re: Compliance to D4 submission of Post-construction Dilapidation Report to Council</p> <p>Aconex 07/06/2023 RCC-TSA re: RCC reply on the compliance under D4</p>	The Applicant engaged Tyrrells Building Advisory to prepare the Post-construction Dilapidation Report and addressed the requirements of this condition.	Compliant
Protection of Public Infrastructure				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</p>	<p>Post-construction Dilapidation Report No. 138991 21/12/2022, Tyrrells Building Advisory</p> <p>Email 23/01/2023 RRC-Group DLA re: Submission of Post-construction Dilapidation Report to Certifier</p> <p>Interview with auditees 25/05/23</p>	The auditees are not aware of any damage.	Compliant
Protection of Property				
D6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	<p>Post-construction Dilapidation Report No. 138991 21/12/2022, Tyrrells Building Advisory</p> <p>Email 23/01/2023 RRC-Group DLA re: Submission of Post-construction Dilapidation Report to Certifier</p> <p>Interview with auditees 25/05/23</p>	The auditees are not aware of any damage.	Compliant
Utilities and Services				
D7	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.	Developer Compliance Certificate Case No. 177532 06/01/2021 issued by Sydney Water	The evidence sighted satisfies the requirement of this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Works as Executed Plans				
D8	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.	<p>Survey Report – Floor Levels Plan No.220322.022 16/11/22 by TSS</p> <p>Letter 01/02/2021 Northrop-RCC re: Certificate for the Approved Civil Engineering Drawings prepared by Northrop Consulting Engineers</p> <p>Work as Executed Plans – Siteworks & Stormwater Plan 26/06/2020 by Northrop</p> <p>Work as Executed Plan (WAE) Statement Finish Floor Level (FFL) 18/11/2022, RCC</p> <p>Email 20/12/2022 RCC-Group DLA re: Submission of WAE requirements to Certifier</p>	The Work as Executed Plans were prepared in accordance with the requirement of this condition and submitted to the Certifier on 20/12/2022	Compliant
Roadworks and Access				
D9	Within 12 months of the operation of Stage 1a, evidence must be submitted to the Planning Secretary that Pelican Road and the extension to Farmland Drive have been constructed and registered as public roads to the satisfaction of Council.	<p>Site inspection 25/05/23</p> <p>Interview with auditees 25/05/23</p> <p>Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925)</p> <p>Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368)</p> <p>Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records</p> <p>Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause</p>	Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.	Non-compliant
D10	Within 12 months of the operation of Stage 1a, evidence must be submitted to the Planning Secretary that a footpath has been constructed along the southern side of Farmland Drive and eastern side of Pelican Drive for the length of the frontages of the site to the satisfaction of Council.	<p>Site inspection 25/05/23</p> <p>Interview with auditees 25/05/23</p> <p>Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925)</p> <p>Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368)</p> <p>Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records</p>	Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause		
Access and Services to Lot 4 DP1244925				
D11	Within 12 months of operation of Stage 1a, the Applicant must submit evidence to the satisfaction of the Planning Secretary that the temporary access and services easement has been extinguished in accordance with the terms of the easement and any legal agreement entered into between the parties which are subject to the easement.	<p>Site inspection 25/05/23</p> <p>Interview with auditees 25/05/23</p> <p>Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925)</p> <p>Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368)</p> <p>Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records</p> <p>Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause</p>	Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.	Non-compliant
D12	The design and construction of a road within the permanent access and services easement shall be undertaken to the satisfaction of Council in accordance with the terms of the easement and any legal agreement entered into between the parties subject to the easement.	<p>Site inspection 25/05/23</p> <p>Interview with auditees 25/05/23</p> <p>Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925)</p> <p>Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368)</p> <p>Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records</p> <p>Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause</p>	Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.	Non-compliant
Temporary bus turning area				
D13	Within three months of the completion of Pelican Drive, the Applicant must provide sufficient evidence to the Certifier that demonstrates that the construction of Pelican Drive allows for safe maneuvering of buses to service the school.	<p>Site inspection 25/05/23</p> <p>Interview with auditees 25/05/23</p> <p>Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925)</p> <p>Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and</p>	The works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368)</p> <p>Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records</p> <p>Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause</p>		
School Zones				
D14	<p>Prior to the commencement of operation of Stage 1a, all required School Zone signage, speed management signage and associated pavement markings along the adjoining public roads that have been dedicated to Council must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS). In the event that the relevant approvals have not been obtained for Pelican Road and the extension of Farmland Drive prior to operation of Stage 1, School Zone signage for Pelican Road and the extension of Farmland Drive must be approved and implemented as soon as possible.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>	<p>Site inspection 25/05/23</p> <p>Interview with auditees 25/05/23</p> <p>Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925)</p> <p>Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368)</p> <p>Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records</p> <p>Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause</p>	<p>Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.</p>	Non-compliant
D15	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>	<p>Site inspection 25/05/23</p> <p>Interview with auditees 25/05/23</p> <p>Letter 10/08/2022 DPE-SINSW re: Notice to furnish information and records relating to land boundaries and easement along Pelican Road (Lot 1244925)</p> <p>Letter 14/02/2023 INV-40131726 DPE-SINSW re: Show Cause - Alleged Breach of Section 4.2 and 10.6 of the Environmental Planning and Assessment Act 1979 at Alex Avenue Public School (SSD 9368)</p> <p>Letter 15/09/2022 DOC22/866927 SINSW-DPE re: GPS SSD 9368 Response to notice to furnish information and records</p> <p>Letter 2/03/2023 DOC23/421472 SINSW-DPE re: GPS SSD 9368 Response to show cause</p>	<p>Non-compliance: Whilst this requirement relates to Stage 1 (which is not within the scope of this audit), the works relevant to this condition have not been delivered as yet due to delays in dedication of Pelican Road. This is outside the control of the auditee.</p>	Non-compliant
Car Parking Arrangements				
D16	<p>Prior to the commencement of operation of Stage 1a, evidence must be submitted to the Certifier that demonstrates that either:</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(a) 77 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the school during school hours. Where the parking and drop-off / pick-up spaces have been provided off site, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking; or</p> <p>(b) 32 temporary car parking spaces and five drop-off / pick-up spaces have been provided on site as set out in the Supplementary Response to Submissions 2 and in accordance with relevant Australian Standards.</p>	<p>Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p> <p>Aconex 16/11/2022 DLA-TSA re: Condition D18 77 car parking and 5 drop off/pick up spaces</p> <p>Aconex 24/01/2023 TSA-DLA re: Condition D18 requirement under School Transport Plan (pp. 18-19)</p> <p>Aconex 25/01/2023 DLA-TSA re: Acceptance of the Certifier for condition D18</p>	<p>1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).</p> <p>Refer D18.</p>	
D17	In the event that a temporary car park is provided in accordance with condition D16(b), the temporary car park must be removed and permanent site landscaping treatment implemented as set out in the approved plans listed in condition A2(d) within three months of the extinguishment of the temporary access and services easement, alternative permanent offsite car parking arrangements being implemented, or other timeframe agreed in writing by the Planning Secretary.	Interview with the auditees 25/05/2023	The easement is still in place.	Not triggered
D18	Prior to the commencement of operation of Stage 2, if not already provided in accordance with condition D16(a), evidence must be submitted to the Certifier that demonstrates that 77 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the school during school hours. Where the parking and drop-off / pick-up spaces have been provided in an off site shared use facility, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking.	<p>Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec</p> <p>Aconex 16/11/2022 DLA-TSA re: Condition D18 77 car parking and 5 drop off/pick up spaces</p> <p>Aconex 24/01/2023 TSA-DLA re: Condition D18 requirement under School Transport Plan (pp. 18-19)</p> <p>Aconex 25/01/2023 DLA-TSA re: Acceptance of the Certifier for condition D18</p>	The Certifier accepted the evidence of compliance regarding the 77 car parking spaces and five drop-off/pick-up requirement during school hours on 25/01/2023	Compliant
Road Damage				
D19	Prior to the commencement of operation of Stage 1a, Stage 1b and Stage 2, 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.	<p>Post-construction Dilapidation Report No. 138991 21/12/2022, Tyrrells Building Advisory</p> <p>Email 23/01/2023 RRC-Group DLA re: Submission of Post-construction Dilapidation Report to Certifier</p> <p>Interview with auditees 25/05/23</p>	The auditees are not aware of any damage.	Compliant
Green Travel Plan				
D20	<p>Prior to the commencement of operation of Stage 1a and Stage 2, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;</p> <p>(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(d) include 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 GTP;</p>	<p>Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec</p> <p>Email 01/12/2022 RCC-Group DLA re: Submission of School Transport Plan to Certifier</p>	The School Transport Plan/ Green Travel Plan was prepared in accordance with the requirement of this condition and submitted to the Certifier on 01/12/2022.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(e) include arrangements for the implementation of a walking school bus as proposed in the Green Travel Plan included in the Supplementary Response to Submissions 2. The route(s) for the walking school bus must be determined in consideration of the available pedestrian infrastructure as identified in a pedestrian infrastructure conditions assessment undertaken in support of the GTP;</p> <p>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; include an annual review of demand for bicycle parking on the site which includes recommendations for the provision of additional bicycle parking on site where demand has been found to exceed the existing capacity on site; and</p> <p>(g) be updated to meet the requirements of Stage 2.</p>			
Operational Transport and Access Management Plan (OTAMP)				
D21	<p>Prior to the commencement of operation of Stage 1a and Stage 2, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW (RMS), and be submitted to the Certifier and a copy provided to the Planning Secretary. The OTAMP must address the following:</p> <p>(a) 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>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(d) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements;</p> <p>(e) delivery and services vehicle and bus access and management arrangements;</p> <p>(f) management of approved access arrangements;</p> <p>(g) 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 parking;</p> <p>(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(i) a monitoring and review program, including the review of the performance of the drop-off and pick-up area within 12 months of operation and identification of additional measures where required to improve the performance of the drop-off and pick-up parking and mitigate impacts on the local road network.</p>	<p>Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec</p> <p>Email 21/10/2022 Stantec-Blacktown Council re: Consultation for Galungara Public School - Transport Mitigation Plan and draft Concept Drawings</p> <p>Email 26/10/2022 Blacktown Council-Stantec re: Acceptance of design with the Council</p> <p>Email 01/11/2022 Blacktown Council-Stantec re: Traffic Assessment Reports for the Pedestrian Crossings in Farmland Drive and Jerralong Drive, Schofield</p> <p>Email 03/11/2022 Stantec-Blacktown Council re: Reply to Blacktown Council comment.</p> <p>Consultation Stantec-TfNSW 14/07/2020</p> <p>Consultation Stantec-TfNSW 25/11/2022</p> <p>Email 01/12/2022 RCC-Group DLA re: Submission of School Transport Plan to Certifier</p> <p>Letter 25/01/2023 SINSW-DPE re: Submission of Operational Traffic & Access Management Plan, in accordance with Condition D21</p> <p>Letter undated DPE- SINSW re: GPS SSD 9368 Stage 2 OTAMP – RFI under condition D21</p> <p>School Transport Plan/OTAMP – Galungara Public School Stage 2 Expansion Works Rev 2 30/03/2023, Stantec</p> <p>Email 31/03/2023 Stantec-TSA re: submission of Final Version 2 of the Galungara Public School Transport Plan including the OTAMP updates and the DPE register</p> <p>Email 31/03/20233 TSA-Stantec re: Request for OTAMP Rev 2 Final with tracked changes version</p>	<p>The School Transport Plan/OTAMP was prepared by Stantec in consultation with Blacktown Council, Transport for NSW and TfNSW.</p> <p>The OTAMP was submitted to the Certifier on 01/12/2022 and to the Department on 24/01/2023.</p> <p>The Department issued an RFI for the GPS Stage 2 Operational Transport and Access Management Plan (OTAMP) requesting for the following:</p> <ul style="list-style-type: none"> evidence that Stage 2 STP has been provided to TfNSW for comments, and any issues and their subsequent outcomes. confirmation the Report has been provided to the Certifier. provide further detail on staff, visitor, and emergency parking are provided, as per the Condition. provide a clearer Figure indicating the pick-up / drop off area and clarify what the “for others” references in the figure. Will the pickup / drop off area remain in the shared car park, once Pelican Road is operational? permanent plant for deliveries and waste management and arrangement for delivery and service vehicle access further clarity on the bus access and management arrangements. further mitigation measures to consider once Pelican Rd becomes operational OTAMP to include physical counts / visual surveys of the drop-off and pick-up (DOPU) area as a monitoring strategy to determine the performance of the DOPU 	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>Email 31/03/2023 Stantec-TSA re: Submission of the requested final version 2 OTAMP with tracked changes</p> <p>Email 31/03/2023 TSA-SINSW re: Submission of updated OTAMP Rev2 Final in response to DPE comments</p> <p>Email 31/03/2023 SINSW-TSA re: Submission of OTAMP Rev 2 to DPE – 31/03/2023</p> <p>Email 22/05/2023 DEP-SINSW re: D21 OTAMP SSD 9368 reminder of due date for response to RFI regarding update on 24/05/2023</p> <p>Email 22/05/2023 SINSW-TSA re: response to DPE additional comment on the OTAMP Rev 2</p> <p>Email 22/05/2023 TSA-SINSW re: Response from DPE additional RFI</p> <p>Email 25/05/2023 SINSW-TSA re: Submission of RFI to DPE – 25/05/2023</p>	<ul style="list-style-type: none"> revise the OTAMP to require the identification of additional measures to improve the performance of the DOPU parking, and to mitigate impacts on the local road network, if the review required by comment 2 above determines that DOPU is inadequate and excessive queuing is occurring <p>Several updates were made to OTAMP and the final version (Final Rev 2) was submitted to the Department on 22/05/2023 for their review and comments.</p>	
Mechanical Ventilation				
D22	<p>Prior to commencement of operation of Stage 1a and Stage 2, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	<p>Installation Certificate – Mechanical Services for Galungara Public School 25/10/2022, issued by ACES.</p> <p>Email 01/12/2022 RCC-Group DLA re: Submission of Installation Certificate – Mechanical Services to Certifier</p> <p>BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA</p>	<p>The Installation Certificate for Mechanical Services was issued by ACES and submitted to the Certifier on 01/12/2022.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
D23	<p>Prior to the commencement of operation of Stage 1a and Stage 2, the Applicant must submit evidence to the Certifier that a comprehensive detailed assessment of noise impacts of proposed mechanical plant and equipment on surrounding noise receivers has been prepared as set out in the Alex Avenue Public School Environmental Noise and Vibration Assessment (Revision 3) prepared by Acoustic Logic included in Appendix C of Supplementary Response to Submissions 1 and that the recommended mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in condition E7.</p>	<p>Occupation Certificate – Acoustic Services for Galungara Public School Stage 2, 21/11/2022, issued by JHA.</p> <p>Email 01/12/2022 RCC-Group DLA re: noise assessment of mechanical plant</p> <p>BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA</p>	<p>The Occupation Certificate for Acoustic Services was issued by JHA and submitted to the Certifier on 01/12/2022.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Fire Safety Certification				
D24	<p>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.</p>	<p>Fire Safety Certificate, 15/12/2022 issued by NSW Government</p> <p>Email 20/12/2022 RCC-Fire NSW re: Submission of Fire Safety Certificate</p> <p>Email 20/12/2022 RCC-Blacktown Council re: Submission of Fire Safety Certificate</p>	<p>All essential fire or other safety measures forming part of this consent have been certified with a Fire Safety Certificate.</p> <p>Fire Safety Certificate was submitted to Council on 20/12/2022.</p> <p>Fire Safety Certificate was displayed at the entrance of the building. Refer to photo in Appendix E.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA</p> <p>Photo showing the Submission of Fire Safety Certificate was prominently displayed in the building.</p>	<p>Note: The evidence provided indicates this condition is being satisfied via the certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	
Structural Inspection Certificate				
D25	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	<p>Structural Inspection Certificate for Galungara Public School Stage 2 24/11/2020 issued by Northrop.</p> <p>Letter 16/12/2022 Northrop-SINSW re: Structural Compliance Statement for CC2 – First Floor Suspended Slab, Walls and Roof Framing</p> <p>Email 01/12/2022 RCC-Group DLA re: Submission of Structural Inspection Certificate and plans to Certifier</p> <p>Email 25/01/2023 Group DLA-RCC re: Certifier Acceptance</p> <p>Email 01/12/2022 RCC-Blacktown Council re: structural inspection certificate and final structural drawings for Galungara Public School</p> <p>Letter 24/01/2023 SINSW-DPE re: Submission of Structural Inspection Certificate and plans</p> <p>BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA</p>	<p>The Structural Inspection Certificate was issued by Northrop, submitted to Certifier on 01/12/2022 and to the Department on 24/01/2023.</p> <p>Note: The evidence provided indicates this condition is being satisfied via the certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	Compliant
Compliance with Food Code				
D26	<p>Prior to the commencement of operation of Stage 1a, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the canteen 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 Certifier.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
D27	<p>Prior to the commencement of operation of Stage 1a, evidence must be provided to the Planning Secretary that the school canteen has been registered with Council as a food business.</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered
Stormwater Quality Management Plan				
D28	<p>Prior to the commencement of operation of Stage 1a, an Operation and Maintenance Plan (OMP) is to be submitted to the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(d) Work Health and Safety requirements.			
Rainwater Harvesting				
D29	Prior to the commencement of operation of Stage 1a and Stage 2, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifier.	Rainwater Re-use Plan for Galungara Public School (SSD 9368) Stage 2, 16/11/2022, Northrop Letter 24/01/2023 SINSW-DPE re: Galungara Public School (SSD 9368) – Stage 2: Submission of Rainwater Harvesting documentation. Email 01/12/2022 RCC-Group DLA re: Submission of Rainwater Harvesting to Certifier BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA	The signed works-as-executed Rainwater Re-use was submitted to the Department on 24/01/2023 and to the Certifier on 01/12/2023 Note: The evidence provided indicates this condition is being satisfied via the certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Warm Water Systems and Cooling Systems				
D30	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Certification for Warm and Cooling Water System 22/11/2022 issued by Doolan Plumbing	The certification issued by Doolan Plumbing certifies that no warm or cooling water systems, as defined under the Public Health Act 2010, have been installed on the Galungara Public School project.	Not triggered
Outdoor Lighting				
D31	Prior to the commencement of operation of Stage 1a, Stage 1b and Stage 2, 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.	Installation Certificate Lighting General for Galungara Public School Stage 2 31/08/2022 issued by Ergo Group Email 01/12/2022 RCC-Group DLA re: Submission of Installation Certificate Lighting General to Certifier BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA	The Installation Certificate for Lighting General was issued by Ergo Group and submitted to the Certifier on 01/12/2022. Note: The evidence provided indicates this condition is being satisfied via the certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Signage				
D32	Prior to the commencement of operation of Stage 1a, Stage 1b and Stage 2, way-finding signage and signage identifying the location of staff car parking must be installed.	Site inspection and interview with auditees 25/05/2023 BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA	The Certifier verified compliance via issue of the Crown Completion Certificate. Signage was observed to be in place during the inspection.	Compliant
D33	Prior to the commencement of operation of Stage 1a, and Stage 2, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Site inspection and interview with auditees 25/05/2023 BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA	The Certifier verified compliance via issue of the Crown Completion Certificate. Signage was observed to be in place during the inspection.	Compliant
D34	Prior to the commencement of operation of Stage 1a, Stage 1b and Stage 2, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.	Site inspection and interview with auditees 25/05/2023 BCA Completion Statement (Crown Completion Certificate) GDL220052, 19/12/2022, DLA	The Certifier verified compliance via issue of the Crown Completion Certificate. Signage was observed to be in place during the inspection.	Compliant
Operational Waste Management Plan				
D35	Prior to the commencement of operation of Stage 1a, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in Section 9 of the EIS.</p>	Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	
Landscaping				
D36	<p>Prior to the commencement of operation of Stage 1a, Stage 1b and Stage 2, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping in accordance with the landscape plan approved under condition B22; and</p> <p>(b) be consistent with the Applicant's Management and Mitigation Measures at Section 9 of the EIS;</p>	<p>Landscape Operation & Maintenance Manual for Galungara Public School issued by Stone Will Landscaping</p> <p>Certificate of Compliance 23/01/2023 issued by Stone Will Landscaping</p>	The Operational Landscape Management Plan was prepared and addressed the requirement of this condition.	Compliant
D37	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	<p>Landscape Operation & Maintenance Manual for Galungara Public School issued by Stone Will Landscaping</p> <p>Certificate of Compliance 23/01/2023 issued by Stone Will Landscaping</p> <p>Email 01/12/2022 RCC-Group DLA re: Submission of Operational Landscape Management Plan to Certifier</p>	The Operational Landscape Management Plan was submitted to Certifier on 01/12/2022	Compliant
Street Tree Planting				
D38	Within 12 months of operation of Stage 1a and following the dedication of Pelican Road and the extension of Farmland Drive, the Applicant must undertake street tree planting along the Farmland Drive and Pelican Road frontages of the site. Species and spacing of trees are to be determined in consultation with Council.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	<p>This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).</p> <p>Note that Pelican Road connection has not been completed.</p>	Not triggered
Asset Protection Zones				
D39	Prior to the commencement of operation of Stage 1a, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered
Evacuation and Emergency Planning				
D40	Prior to the commencement of operation of Stage 1a, 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 December 2014.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		under that audit program (not prepared by WolfPeak)		
Aboriginal Cultural Heritage				
D41	Prior to the commencement of operation of Stage 1a, evidence must be submitted to the Certifier that the recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 13 March 2019 have been implemented.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered
Artwork on School Hall				
D42	Prior to the commencement of operation of Stage 1a, an elevation must be submitted to the Certifier showing the location and dimensions of an artwork to be installed on the northern elevation of the school hall facing Farmland Drive. This must be of a scale and elevated location that assists in breaking-up the visual mass of the building and provides additional visual interest.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered
Bicycle Parking and End-of-Trip Facilities				
D43	Prior to the commencement of operation of Stage 1a, 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 56 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered
Site Audit Report and Site Audit Statement				
D44	Prior to commencement of operation of Stage1a, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use. The Site Audit Report and Site Audit Statement must be provided for the information of the Planning Secretary and the Certifier.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered
Drainage Easement				
D45	Within 12 months of the commencement of operation of Stage 1a the Applicant must provide and register a minimum 1.5 m wide drainage easement with a Restriction to User along the line of the 450 mm outlet pipe from the detention system to the outlet in accordance with the requirements of the Council's Engineering Guide for Development 2005. The easement is to burden Lot 1/1244925 and be in favour of Lot 2/1244925. The Restriction to User and drainage easement must be registered with Land Registry Services NSW prior to operation.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak). Note that the easement for Lot 1/1244925 has not been extinguished due to the delays in dedication of Pelican Road.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
D46	Within 12 months of the commencement of operation of Stage 1a, the Applicant must provide and register a suitably worded instrument pursuant to Section 88B of the Conveyancing Act 1911 to provide an appropriate restriction on the use of the land with respect to the area indicated as 'Proposed Council Easement' on the plan titled Proposed Site and Roof Plan Drawing Number AA-AR-1100 Issue 5 dated 21/02/2020 as an area that is not to be built upon to ensure no additional stormwater flows are directed offsite given the existing state of nature of this area. The Section 88B Instrument must contain a provision that it may not be extinguished or altered except with the Consent of Blacktown City Council. Details of the Restriction as to User must be indicated on the Section 88B Application to Council.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak)	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered
Temporary pedestrian and traffic management arrangements				
D47	Prior to the implementation of pedestrian and traffic management arrangements required in support of Stage 1a, including the temporary bus stop on Farmland Drive, a Road Safety Audit of the proposed arrangements must be undertaken in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits, Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits and Austroads Guide to Road Safety Part 4A: Unsignalised and Signalised Intersections: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor. The Applicant must review the proposed access arrangements having regard to the recommendations of the Road Safety Audit and implement safety measures, if required, in consultation with Council and TfNSW. Note: Any traffic management measures implemented in a public road must be undertaken with the applicable approvals of the relevant roads authority.	Galungara Public School Detailed Design road safety audit Rev 3, 2/12/2020, DC Traffic Engineering – temporary road safety audit Galungara Public School Detailed Design road safety audit Rev 3, 2/12/2020, DC Traffic Engineering – with RSA review	The Road Safety Audit was prepared by DC Traffic in accordance with the requirement of this condition. However, this audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered
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 Planning Secretary. 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) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) measures to minimise localised traffic and parking impacts; and (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Interview with auditees 25/05/23 Out of Hours Event Management Plan (OOHEMP) GPS March 2022 Rev 1, 11/03/2022, TSA Letter 11/03/2022 SINSW-DPE re: Submission of the Out of Hours Event Management Plan in accordance with Condition E1 Email 14/12/2021 TSA-Blacktown Council re: Request for the review of OOHEMP Draft Email 17/01/2022 Blacktown Council-TSA re: Comments on the OOHEMP draft	The Out of Hours Event Management Plan was prepared by TSA in consultation with the Blacktown Council and submitted to the Department on 11/03/2022 as part of Stage 1. The document has also been applied to Stage 2. There have been no triggering events as yet.	Compliant
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Interview with auditees 25/05/23 Out of Hours Event Management Plan (OOHEMP) GPS March 2022 Rev 1, 11/03/2022, TSA Letter 11/03/2022 SINSW-DPE re: Submission of the Out of Hours Event Management Plan in accordance with Condition E1	The Out of Hours Event Management Plan was prepared for implementation. There have been no triggering events as yet.	Not triggered
Operation of Plant and Equipment				
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared	This audit assesses compliance during operations of Stage 2 of the Project. Refer to Independent Audits 1 and 2 for assessment of construction. For Stage 1 matters refer to the audit reports prepared under that audit program (not prepared by WolfPeak).	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		under that audit program (not prepared by WolfPeak)	There is no mechanical plant and equipment on Stage 2.	
Warm Water Systems and Cooling Systems				
E4	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Certification for Warm and Cooling Water System 22/11/2022 issued by Doolan Plumbing.	The certification issued by Doolan Plumbing certifies that no warm or cooling water systems, as defined under the Public Health Act 2010, have been installed on the Galungara Public School project.	Not triggered
Community Communication Strategy				
E5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction of each stage of the development.	https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#category-information-packs https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#category-project-updates https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#category-works-notifications https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#about-project-tab https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#community-info-tab https://galungara-p.schools.nsw.gov.au/about-our-school/administration--office-hours.html https://galungara-p.schools.nsw.gov.au/about-our-school/location-and-transport.html https://galungara-p.schools.nsw.gov.au/about-our-school/school-information-handbook.html	The commitments within the Strategy that are relevant to operations (milestone updates, continuation of website and complaints line and register etc, communication on transport and the like) appear to have been implemented during the audit period. Refer to Section 3.5 of this Report regarding the issue with Pelican Drive and the local landowner.	Not triggered
Operational Transport and Access Management Plan (OTAMP)				
E6	The OTAMP(s) approved under condition D21 (as revised from time to time) must be implemented by the Applicant for the life of the development.	Galungara Public School – School Transport Plan Stage 2 Rev A, 27/10/2022 (and 30/03/23) by Stantec Email 07/06/2023 TSA-Stantec re: Evidence of OTAMP implementation Email 07/06/2023 Stantec-TSA re: Reply on the evidence of OTAMP implementation Travel Access Guide: https://drive.google.com/file/d/1M9kHATY0hZyug2ZlJB9qVWrl150BC4kS/view?pli=1 Travel Coordinator Evaluations for Terms 1 and 2, 04/04/23 and 07/06/23	The evidence provided indicates that the requirements from the School Travel Plan, relevant to the audit period have been implemented.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																							
		Section 138 Permit for Pedestrian Crossing in Farmland Drive and Pedestrian refuge in Jerralong Drive Schofields, Blacktown City Council, 20/06/23																									
Operational Noise Limits																											
E7	<p>The Applicant must ensure that noise generated by operation of the development does not exceed:</p> <p>(a) the noise limits prescribed in Table 1 under standard meteorological conditions set out in Fact Sheet D of the Noise Policy for Industry (EPA, 2017); or</p> <p>(b) the noise limits prescribed in Table 1 plus 5dB under non-standard meteorological conditions set out in Fact Sheet D of the Noise Policy for Industry (EPA, 2017).</p> <p>Table 1: Project Noise Trigger Levels</p> <table border="1"> <thead> <tr> <th rowspan="3">Receiver location</th> <th colspan="4">Noise limits dB(A)</th> </tr> <tr> <th colspan="3">L_{Aeq, 15 min}</th> <th>L_{Amax}</th> </tr> <tr> <th>Day</th> <th>Evening</th> <th>Shoulder</th> <th>Shoulder</th> </tr> </thead> <tbody> <tr> <td>Residential receivers to the north, west and east of the school site</td> <td>43</td> <td>43</td> <td>43</td> <td>60</td> </tr> <tr> <td>Residential receivers to the south of the school site</td> <td>44</td> <td>42</td> <td>42</td> <td>58</td> </tr> </tbody> </table>	Receiver location	Noise limits dB(A)				L _{Aeq, 15 min}			L _{Amax}	Day	Evening	Shoulder	Shoulder	Residential receivers to the north, west and east of the school site	43	43	43	60	Residential receivers to the south of the school site	44	42	42	58	<p>Post Commencement Noise Emission Assessment Report (PCNEAR) for GPS-Stage 2 Reb B 18/04/2023 JHA</p> <p>Post Approval (DPE portal) 31/03/2023 SINSW-DPE re Submission of PCNEAR to the Department</p> <p>Email 31/03/2023 DPE-SINSW re: Acknowledgement receipt of PCNEAR</p> <p>Letter 19/05/2023 DPE-SINSW re: Approval of PCNEAR</p>	<p>The Post Commencement Noise Emission Assessment Report prepared by JHA concluded that based on design review and advice from mechanical services, acoustic specification, on-site inspection, and acoustic testing (performed on 18 Nov 2022 & 24 Feb 2023), the project complied with conditions E7 and E8.</p> <p>The Post Commencement Noise Emission Assessment Report (PCNEAR) was submitted to the Department on 31/03/2023 and approved on 19/05/2023.</p>	Compliant
Receiver location	Noise limits dB(A)																										
	L _{Aeq, 15 min}			L _{Amax}																							
	Day	Evening	Shoulder	Shoulder																							
Residential receivers to the north, west and east of the school site	43	43	43	60																							
Residential receivers to the south of the school site	44	42	42	58																							
E8	<p>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 use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels prescribed in condition E7. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.</p>	<p>Operational Noise Monitoring Report for: Galungara Public School (SSD 9368) – Stage 2 by JHA</p> <p>Letter 30/03/2023 SINSW-DPE re: Galungara Public School (SSD 9368) – Stage 2: Submission of Operational Noise Monitoring</p> <p>Post Commencement Noise Emission Assessment Report (PCNEAR) for GPS-Stage 2 Reb B 18/04/2023 JHA</p> <p>Post Approval (DPE portal) 31/03/2023 SINSW-DPE re Submission of PCNEAR to the Department</p> <p>Email 31/03/2023 DPE-SINSW re: Acknowledgement receipt of PCNEAR</p> <p>Letter 19/05/2023 DPE-SINSW re: Approval of PCNEAR</p>	<p>The Post Commencement Noise Emission Assessment Report was prepared by JHA and approved by the Department on 19/05/2023.</p> <p>The Department made two comments on 20/04/2023 regarding the Post Commencement Noise Emission Assessment Report. The comments are as follows:</p> <ul style="list-style-type: none"> confirmation if the assessment was undertaken in accordance with the EPA Noise Policy for Industry and date and time monitoring was performed provide detailed explanation as to why monitoring was conducted prior to the commencement of operation for both Stages 2a and 2b of the development <p>The Department acknowledged final receipt on 19/05/23</p>	Compliant																							
Hours of Operation for Waste Collection and Outdoor Maintenance																											
E9	<p>Waste collection and ground maintenance using powered equipment must be undertaken during the hours of 7:30am to 6pm Monday to Friday.</p>	<p>Contract Service Agreement - PUT Putrescible Waste R1.1 rear lift 1100L</p>	<p>The evidence provided satisfy the requirement of this condition.</p>	Compliant																							
Unobstructed Driveways and Parking Areas																											
E10	<p>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.</p>	<p>Operational and Maintenance Manual for GPS Stage 2 SINSW-18-1273, 6/12/2022, RCC</p> <p>Complaints Register as of May 2023</p>	<p>During site inspection, it was noted that driveways, footways and parking areas were unobstructed.</p> <p>One complaint relating to disabled parking was recorded on the complaint register dated 30 March 2023. No resolution was noted though there is</p>	Compliant																							

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			accessible parking in council carpark. Note the complaint does not appear to relate to obstruction.	
Green Travel Plan				
E11	The Green Travel Plan required by condition D20 of this consent must be updated annually or other timeframes agreed by the Planning Secretary and implemented.	School Transport Plan/Green Travel Plan– Galungara Public School Stage 2 Expansion Works Rev A 27/10/2022, Stantec Interview with auditees 25/05/2023	The update requirement for the Green Travel Plan is not due yet.	Not triggered
Ecologically Sustainable Development				
E12	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Letter Cundell to SINSW, 19/05/23 (sustainability design compliance)	On 19/05/23 the sustainability consultant confirmed that the certification process under B11 was complied with. This has yet to be submitted to the Department and Certifier. Submission is not due until end of July 2023.	Compliant
Outdoor Lighting				
E13	Notwithstanding Condition D31, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Complaints Register as of May 2023	No complaints received relating to this condition. Refer to complaints register.	Not triggered
Landscaping				
E14	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development.	Operational and Maintenance Manual for GPS Stage 2 SINSW-18-1273, (6.5 Operation and Maintenance Landscape) 6/12/2022, RCC	The Operation and Maintenance Landscape was in accordance with the approved Landscape Management Plan	Compliant
Asset Protection Zones				
E15	The asset protection zones required by condition D39 shall be maintained for the duration of occupation of the development.	Interview with auditees 25/05/2023 Site inspection 25/05/23	Still within the landscaper contractors DLP. Vegetation growth is minimal.	Compliant
Artwork on School Hall				
E16	Within 12 months of Stage 1a operation, and prior to any subsequent stage of operation, evidence must be provided to the Certifier that the artwork required under condition D42 has been installed.	Crown Completion Certificate, DLA, 19/12/22	The Certifier has verified the completion of pre-operational design requirements through issue of the Crown Completion Certificate.	Compliant
Access and Services to Lot 4 DP1244925				
E17	Stage 1a and Stage 1b operations must be managed so as not impinge upon the temporary access and services easement located along the eastern boundary of the site so as to comply with the terms of the easement and any other legal agreements entered into with the owner of Lot 4 DP1244925 until the easement is extinguished in accordance with condition D11.	Site inspection 25/05/23	The easement was observed to be in place.	Compliant



APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Jim Lewis
Senior Project Director
School Infrastructure NSW
Level 8, 259 George Street
Sydney NSW 2000

01 June 2022

Att: Olivia Hirst

Dear Mr Lewis

**Alex Avenue Public School SSD-9368
Independent Auditor Nomination**

I refer to your submission (SSD-9368-PA-44) nominating as Lead Auditors; Steven Fermio, Peter Hatton, and Derek Low of Wolf Peak as the suitably qualified, experienced and independent persons to undertake the Independent Environmental Audit program until December 2023 in accordance with Condition C34, Part C, Schedule 2 of SSD 9368 (the **Consent**) for the Alex Avenue Public School and as auditor support; Ann Azzopardi, and Brendan Shannon of Wolf Peak.

The NSW Department of Planning, Industry and Environment (the **Department**) has reviewed the nominations, and information, you have provided and is satisfied that Steven Fermio, Peter Hatton, and Derek Low, are qualified, experienced and independent.

Therefore, in accordance with Condition C34, Part C, Schedule 2 of the Consent, the Secretary endorses the appointment of one of the following auditors:

- Steven Fermio,
- Peter Hatton,
- Derek Low,

And as support to the auditor, the Secretary endorses the following:

- Anne Azzopardi, and
- Brendan Shannon.

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

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.

Yours sincerely
Rob Sherry
As nominee of the Planning Secretary



APPENDIX C – CONSULTATION RECORDS

From: Damien Smith <Damien.Smith@dpie.nsw.gov.au>
Sent: Tuesday, May 2, 2023 11:43:08 am
To: Derek Low <dlow@wolfpeak.com.au>
Subject: RE: Galungara Public School Stage 2 - SSD 9368 - Independent Audit No. 3 (operations)

Good morning Derek,

Thank you for the below email regarding the independent audit of the Alex Avenue Public School SSD 9368 (the Consent).

Can you the audit please include particular attention towards the community communication strategy required by condition B10, including;

- whether the procedures in the strategy are sufficient to address the impacts on adjoining affected landowners, and
- whether the strategy has been appropriately implemented, with consideration of the impacts on the landowners adjacent to the project.

Additionally please include the following conditions in the audit (if not already included);

- Condition D9 to Condition D17 (inclusive),

If you have any questions or concerns regarding the above please feel to contact me.

Best Regards

Damien Smith
Senior Compliance Officer – Government Projects

Planning & Assessment | Department of Planning and Environment
T 02 9995 6289 | M 0403 291 191 | E damien.smith@dpie.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

Please direct all email correspondence to compliance@planning.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry 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 recently 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: Derek Low <dlow@wolfpeak.com.au>
Sent: Wednesday, 26 April 2023 1:39 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Alexandra Pal <Alexandra.Pal@tsamgt.com>
Subject: Galungara Public School Stage 2 - SSD 9368 - Independent Audit No. 3 (operations)

Hi there.

I am one of the Department of Planning and Environment (the Department) approved Independent Auditors on Galungara Public School Stage 2 - SSD 9368 (the Project).

I am currently preparing to undertake the third independent audit on the Project (the first for Stage 2 operations). The audit is required to be conducted in accordance with SSD 9368 Sch2 Condition C33 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/alex-avenue-public-school>

The IAPAR is available at the following link:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The audit is currently scheduled to occur in late May 2023 (with preparation of the audit report occurring thereafter) and pertains to post-approval requirements and compliance relevant to operations.

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

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

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

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

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

Regards

Derek Low | Principal
General Manager



P: 1800 979 716

M: 0402 403 716


A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000




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APPENDIX D – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Example of waste collection/segregation	
2	Example of wayfinding signage.	

No.	Comment	Photograph
3	Example of waste left by Richard Crookes that should be removed.	
4	Waste collection	
5	Example of waste left by Richard Crookes that should be removed.	

No.	Comment	Photograph
6	Stage 2 landscaping	
7	Access to Pelican Road still pending.	



APPENDIX E – DECLARATIONS

Declaration of Independence - Auditor


Project Name:	Gulungara Public School
Consent Number:	9368
Description of Project:	Construction and operation of Gulungara Public School
Project Address:	Farmland Drive, Schofields, Lot 1 and 2 DP1244925
Proponent:	NSW Department of Education
Title of audit	Stage 2 Independent Audit No. 3
Date:	27/06/23

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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

Declaration of Independence - Auditor


Project Name:	Gulungara Public School
Consent Number:	9368
Description of Project:	Construction and operation of Gulungara Public School
Project Address:	Fairland Drive, Schofields Lot 1 and 2 DP1244925
Proponent:	NSW Department of Education
Title of audit	Stage 2 Independent Audit No. 3
Date:	27/06/23

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor:	Steve Ferris
Signature:	
Qualification:	Bachelor of Science, ANU Honours in Geology, Monash University Graduate Diploma Land Rehabilitation, Federation University Certificate IV in Soil Health, Plant Nutrition & Pasture Development, New England Institute of TAFE Exemplar Global Lead Environmental Auditor Number 110498
Company:	WolfPeak Pty Ltd