

INDEPENDENT AUDIT NO. 2 AUDIT REPORT

GALUNGARA PUBLIC SCHOOL (STAGE 2) – SSD 9368

20 DECEMBER 2022

Authorisation

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SSD 9368

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EXECUTIVE SUMMARY

This Audit Report presents the outcomes of the second Independent Audit (IA2) for Galungara Public School Development (the Project) located at Farmland Drive, Schofields.

This audit was undertaken in accordance with the State Significant Development SSD-9368 Conditions of Consent (CoC) C30-C36 Schedule 2. WolfPeak was engaged as the Independent Auditor, approved by Department of Planning and Environment (DPE) on 1 June 2022. The audit records review and site inspection were conducted on 23 November 2022.

TSA Management (TSA) has been appointed as the client representative on behalf of School Infrastructure NSW (SINSW) for the Project while Richard Crookes Construction (RCC) has been appointed as the Principal Contractor. This IA2 covers the SSD-9368 Schedule 2 from Part A (Administrative Condition) to Part C (During Construction).

The Department of Planning Industry and Environment (the Department) document titled *Independent Audit Guideline Post Approval Requirements, 2020* (IAPAR) have been adopted for this audit.

The scope of this audit covers Stage 2 of the Project. During this current audit period (3 June to 23 November) Stage 2 construction work comprised the following:

- Work continued on Block B3 and Block B4 with internal works almost completed
- External landscaping works around the learning buildings (Block B3 and Block B4)
- COLA construction and the covered walkway completed.

The overall result of this IA2 demonstrated that TSA and RCC proactively tracked compliance. The project team demonstrating the following strengths in their compliance management:

- Monitoring records, such as routine site inspections and internal audits were well organised and available to demonstrate compliance with SSD
- Relevant environmental and compliance records are collected and reported as required to provide verification of compliance to statutory requirements and the broader project environmental requirements
- There were no environmental issues raised during the site inspection. The following mitigating measures were observed:
 - Site notice was installed at the site entry
 - Tree protection zone fencing and signage were in place
 - Traffic management and access to the site was appropriate
 - No dust and no mud tracking onto public roads observed
 - Hoarding and boundary screening were installed and well maintained around the perimeter of the project site

- Chemical storage area and spill kits were available onsite at point of use
- No construction heavy vehicles parked outside the construction boundary
- Water cart was in place and ensuring that ground was free from dust; and
- Rumble grid was installed at the site entry and egress.

Summary of Audit Findings

Detailed findings are presented in Section 3 and Appendix A. In summary:

- There were 101 conditions assessed in total
- There were no non-compliances
- There were two Observations related to:
 - the need to ensure the surface of the long term spoil stockpile is effectively stabilised with hydromulch or vegetation to reduce soil erosion and dust generation
 - An observation was made under A32 regarding the findings from IA1 which should have been recorded in the minutes of the appropriate Project meeting (environmental etc) as well as the decision to not require the plans to be reviewed.

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) 93678, subject

to a number of conditions. Subsequent to the Project consent the following modifications have been approved

- Alex Avenue Public School Modification 1 – Staging. State Significant Development Modification Assessment (SSD-9368 MOD 1), October 2020. Approved 2 October 2020
- Alex Avenue Public School Modification 2 – Design Amendments and Operational Readiness. State Significant Development Modification Assessment (SSD-9368 MOD 2), November 2020. Approved 2 December 2020
- Alex Avenue Public School Modification 3 – Revised Staging. State Significant Development Modification Assessment (SSD-9368 MOD 3), December 2020. Approved 20 December 2020
- Alex Avenue Public School Modification 4 - Easement, student capacity and landscaping (SSD-9368 MOD 4) is has been submitted to the Department of Planning and Environment (DPE) and has been exhibited. The response to submissions is currently being prepared.

Stage 1a and 1b of the School are now operational.

Stage 2 of the Project commenced construction on the 21 March 2022. This scope of this audit addresses Stage 2 of the Project.

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.

Works undertaken during the audit period include:

- Work continued on Block B3 and Block B4 with internal works almost completed
- External landscaping works around the learning buildings (Block B3 and Block B4)
- COLA construction and the covered walkway completed

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:	Construction
Construction Commencement:	21 March 2022
Project Completion (estimated):	First half of 2024
Project Activity Summary	<p>The following construction works are on-going under Stage 2 (per site inspection):</p> <ul style="list-style-type: none"> • Internal work on Block B3 and Block B4 • External landscaping works around the learning buildings (Block B3 and Block B4)

1.3 Approval requirements

SSD 9368 Conditions of Consent (CoC) C30 – C36 of Schedule 2 set out the requirements for undertaking IA2. The CoCs give effect to the Department of Planning and Environment's document entitled *Independent Audit Guideline 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
Steve Fermio	WolfPeak	Lead Auditor	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 IA2 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 Post Approval Requirements.

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

The audit frequency has been varied by SSD 9368 Schedule 2, CoC C31. It states:

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 Independent Audit was prepared in accordance with the IAPAR 2020 which reflects the requirements of CoC C31 and submitted to the Department and the Certifying Authority within twelve weeks of the date

This IA2 seeks to fulfill the requirements of CoC C31-C34, 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

This IA2 is the second audit for the construction of the Project, covering the period from 3 June 2022 to 23 November 2022 (the audit period) that contains the SSD-9368 Schedule 2 from Part A (Administrative Condition) to Part C (During Construction).

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 Independent 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. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

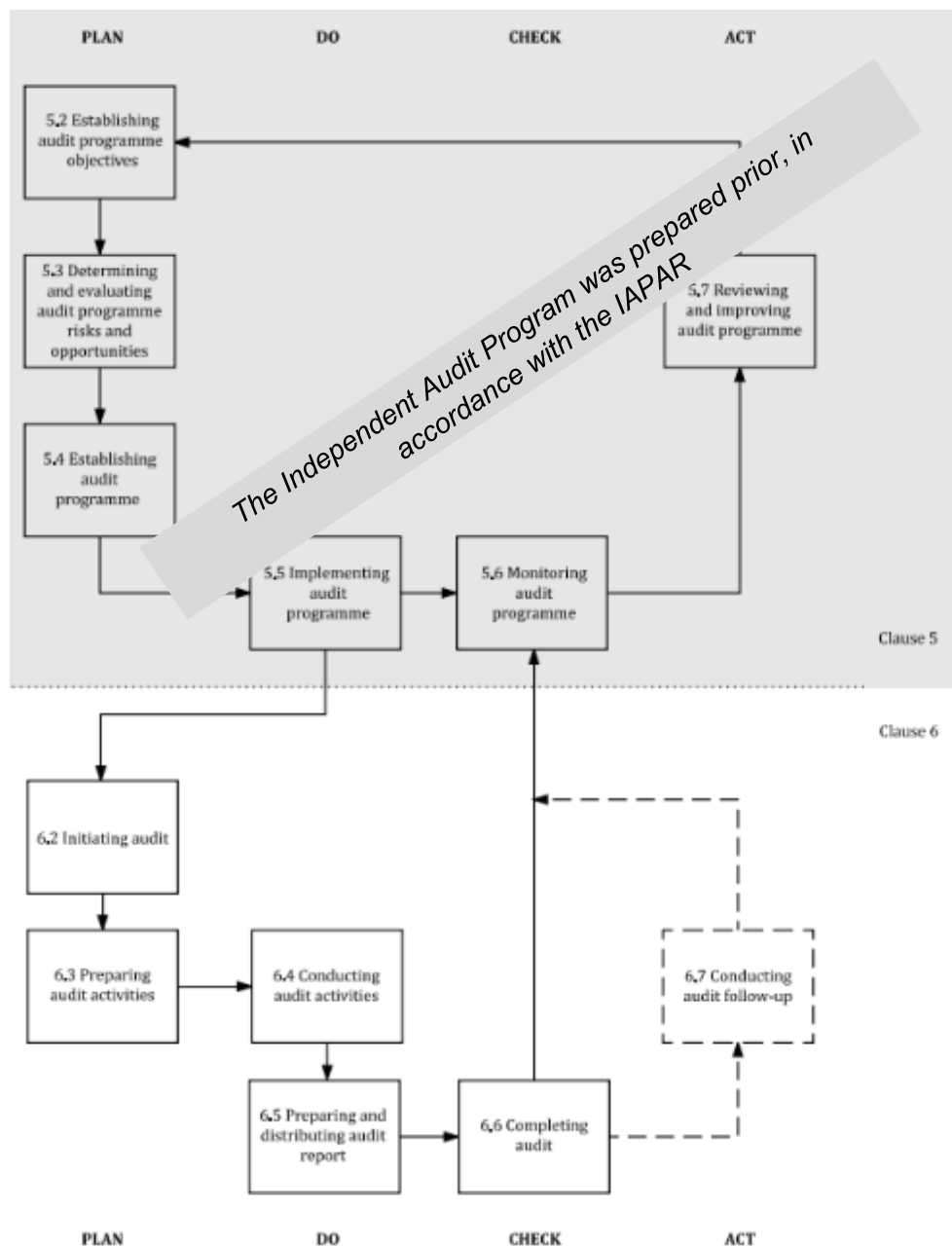


Figure 2: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the standard

2.2 Audit process detail

2.2.1 Audit initiation

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 20 October 2022 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The Department's response is presented in Appendix C.

2.2.4 Meetings

The opening and closing meeting were held on 23 November 2022 at Farmland Drive, Schofields (project site) with the respective project personnel and WolfPeak auditor. Key items discussed included:

- Confirmation of the purpose and scope of the audit
- Overview of the project and status of the works
- Review of the project documentation (CEMP and sub-plans) and records to verify compliance with the SSD 9368 conditions
- Conduct of the IA2 based on the checklist with the Conditions of Approval, interviews with personnel and review of records provided as evidence of compliance,
- Conduct of a site walk led by the project team to review implementation of mitigation measures and environmental controls, and
- Discussion of any identified findings and any actions noted during site inspection.

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

2.2.5 Interviews

The Auditor conducted interviews and site inspection on 23 November 2022 with key personnel during the IA2 records review. During the records review, key personnel who were responsible for environmental management and other individual who could assist with verifying the compliance status of the development were interviewed.

In the site inspection, the project manager was interviewed and provided responses on how the environmental mitigation measures were being applied during the Stage 2 construction. 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 3.

Table 3: Name and position of personnel who participated in the audit.

Name	Position / Title	Organisation
Tom Hemmett	Construction Manager	Richard Crookes Construction
Alexandra Pal	Project Manager	TSA Management
Steve Fermio	Auditor	WolfPeak

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 as per the aspects and impacts i.e., as the following noted in the EIS, CEMP and sub-plans: administrative and construction requirements under the SSD.

- Traffic and Parking
- Water and Soil management (including erosion and sedimentation controls and contamination)
- Waste management
- Air quality
- Tree protection
- Biodiversity
- Noise and vibration impact

The site inspection was conducted on 23 November 2022 and detailed observations were discussed in Section 3.2. Photos taken during the inspection are presented in Appendix D.

2.2.7 Document review

The IA2 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

IA2 findings were based on verifiable evidence. The evidence included:

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities and processes.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table (Appendix 1), using the descriptors from Table 2 of the IAPAR, being:

Table 4: 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 audited 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
- Alex Avenue Public School Modification 4 - Easement, student capacity and landscaping (SSD-9368 MOD 4) 2021
- Galungara Public School Stage 2 SSD 9368 Construction Environmental Management Plan, Richard Crookes Constructions, Rev 2, 11 March 2022 (CEMP)
- Community Communication Strategy Stage 2 Galungara Public School, March 2022 (CCS)
- Construction Traffic Management Plan, Job Site 28 Farmland Drive, Schofields, 2762, V2.2 Jim's Traffic Control, 11/03/2022 (CTMP)
- Construction Noise and Vibration Management Plan Galungara Public School, Rev B. JHA Services, 11 March 2022 (CNVMP)
- Construction Soil & Water Management Plan, Galungara Public School – Stage 2 Rev 4, Northrop Consulting, 22/02/2022 (CSWMP)
- Galungara Public School – Stage 2 Construction Waste Management Plan (CWMP), Version 6. EcCell. 10/02/2022
- Galungara Public School - Complaints Register, last updated October 2022

3.2 Summary of compliance

Table 5 presents the summary of audit findings, recommendations and applicant responses. Detailed findings against each requirement are presented in Appendix A. This is the second audit conducted on this project.

The findings from the previous (IA1) audit report were either closed out at the time of that audit or, in the case of the Observation raised in relation to A21, will be closed out with the issuance of the Occupation Certificate for Stage 2.

The findings are summarised as follows:

- There were 101 conditions assessed in total
- There were no non-compliances
- There was one Observation related to the need to ensure the surface of the long term spoil stockpile is effectively stabilised with hydromulch or vegetation to reduce soil erosion and dust generation

Table 5: Findings, Recommendation and Applicant Response

Item	Ref.	Finding Category	Condition/Requirement	Finding and Recommendation	Applicant Response	Status
IA2_1	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>Observation: While there was no objective reason to revise the management plans as a result of the nature of the findings from IA1, this decision should have been recorded in the minutes of the appropriate Project meeting (environmental etc).</p> <p>On this or future projects it is recommended that the findings of any environmental audit be recorded in the minutes of the appropriate Project meeting along with the decision regarding the need (or not) to review or revise the environmental plans, monitoring procedures etc.</p>	Noted	CLOSED
IA2_2	C21	Observation	<p>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'.</p>	<p>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</p>	<p>Stockpile is being shaped ahead of application of hydroseeding once access available to adjoining road. In the interim the stockpile is being watered to minimise dust emissions.</p>	OPEN

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

The CEMP and subplans were considered to be adequate, implemented and maintained for the works being undertaken. The implementation of the following plans were verified during the site inspection and records review as detailed in Appendix A, Section 3.9 and Appendix E:

- Construction Environmental Management Plan (CEMP)
- Construction Traffic & Pedestrian Management Plan (CTPMSP)
- Construction Noise & Vibration Management Plan (CNVMSP)
- Construction Waste Management Plan (CWMSP)
- Construction Soil & Water Management Plan (CSWMSP)
- Community Communication Strategy.

3.4 Summary of notices from agencies

The Auditor is not aware of any notices served on the Project by agencies during this IA2 period.

3.5 Consultation and other matters considered relevant by the Department or Auditor

Table presents the consultation feedback from the Department. The consultation records are attached in Appendix C.

Table 6: Consultation with Department

Department comments	Response to Department feedback
The Department requested additional attention to the Conditions under Part D and Part E of the Consent, in particular conditions relating to access to Lot 4 DP 1244925 and the construction of Pelican Road.	<p>The auditor was advised that Pelican Road is not yet dedicated and therefore construction access was not available during the audit period. We understand that Modification No 5 (not yet approved) seeks amendments to staging as some components within the previously approved staging plan are not able to be completed until such time that Pelican Road is dedicated, and easements are extinguished. The amendments to the staging will also ensure that additional enrolments can be accommodated for Day 1, Term 1, 2023. The proposed Modification includes associated temporary transport and access arrangements and mitigation measures including provision of a bus parking bay on Farmland Drive, additional pedestrian refuge on Jerralong Drive, and the relocation of a wombat crossing along Farmland Drive.</p> <p>Part D and E conditions of the consent were not triggered during the audit period as Stage 2 was still under construction.</p>

3.6 Complaints

No complaints were recorded nor received during the audit period as per the interview with the project manager and with school operations manager. No complaints are recorded for the audit period in 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

No incidents as defined by the Consent were recorded by during the audit period as per the interview the auditees.

3.8 Actual versus predicted impacts

Based on the compliance status, the absence of complaints, the lack of environmental incidents, the observed controls being implemented on site, and no environmental impact related issues raised by the Department during consultation on the audit scope, the Auditor is of the view that there was no deviation between the predicted (EIS) versus the actual impacts.

3.9 Key strengths and environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the key project personnel. The following strengths were demonstrated in managing compliance against the SSD conditions:

- Records from relevant environmental and compliance monitoring, such as internal audit and routine site inspections, were presented to demonstrate compliance with SSD standards
- There were no environmental issues raised during the site inspection. The following mitigating measures were observed:
 - Site notice was installed at the site entry
 - Tree protection zone fencing and signage was in place
 - Sediment and erosion controls around site and surrounding the spoil stockpile were appropriate noting the observation in relation to C21 of the need to ensure the surface of the long term spoil stockpile is effectively stabilised with hydromulch or vegetation to reduce soil erosion and dust generation
 - Traffic management and access to the site was appropriate
 - No dust and no mud tracking onto public roads
 - Hoarding and boundary screening were installed and maintained around the perimeter of the project site

- No construction heavy vehicles parked outside the construction boundary
- Chemical storage area and spill kits were available onsite at point of use
- Water cart was in placed and ensuring that ground was free from dust; and
- Rumble grid was installed at the site entry and egress.

4. LIMITATIONS

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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.

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APPENDIX A – SSD 9368 CONDITIONS OF CONSENT

Table 7: Condition of Consent for Galungara Public School SSD 9368 - Stage 2

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	<div>The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions 2; (d) in accordance with the approved plans in the table below:</div> <table><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><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></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	<div>BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1 Certified Structural Drawings - SSD Issue EIS Alex Avenue Public School. Urbis. February 2019 RTS Main Report Alex Avenue Public School_SSD_9368. Urbis. June 2019 Modification 1 Alex Avenue Public School – Staging Modification 2 Alex Avenue Public School Minor Design Amendments and Operational Readiness Modification 3 Alex Avenue Public School – Staging</div>	<div>There have been no written directions from the Planning Secretary. The Project design and delivery is consistent with the EIS and RtS except where modified under Mods 1, 2 and 3. The approved design is used as the basis for IFC plans, as verified by the Certifier through issue of the Crown Certificates.</div>	Compliant
Architectural drawings prepared by Group GSA																																																																																																																				
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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	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.				Interview with Auditee on 23/11/2022	No directions have been made by the Planning Secretary.	Not triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				These conditions of consent and documents referred to elsewhere in this audit table Interview with Auditee on 23/11/2022	This audit assesses compliance with the conditions of consent. No inconsistencies, ambiguity or conflict between conditions and documents	Not triggered
Limits of Consent							
A5	This consent lapses five years after the date of consent unless work is physically commenced.				Works were approved on the 21/5/2020. SSD 9368. Project updates https://www.schoolinfrastructure.nsw.gov.au/ Letter SINSW Galungara Public School (SSD 9368): Submission of Notification of Commencement of Stage 2 in accordance with Condition B4. 16/3/2022	Stage 1 work commenced construction in 11/6/2020 Stage 2 work commenced construction on 21/3/2022	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.				Site inspection 23/11/2022 Interview with Auditee on 23/11/2022 BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022	Part 6, Division 8A of the EPA Reg relates to prescribed conditions for: a) compliance with the BCA b) erection of signs (not relevant)	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		BCA Design Compliance Statement– Stage 2. DLA 7/6/2022 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1	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) The issue of Crown Certificates demonstrates compliance with the BCA to the extent of works that it covers.	
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 23/11/2022.	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.	Interview with Auditee on 23/11/2022. Consultation is referred to elsewhere in this Audit table. Specifically in development of CEMP and management plans (B14 – B19) Complaints register Galungara Public School - Stage 2	Conditions requiring consultation have demonstrated compliance. No complaints received as of 31 October 2022	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 Interview with Auditee on 23/11/2022. Site inspection 2/6/2022	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	As above Interview with Auditee on 23/11/2022. Site inspection 23/11/22	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
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
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 Interview with Auditee on 23/11/2022. Site inspection 23/11/22	Staging beyond that approved in MOD 3 is not occurring. No Staging Report has been prepared	Not triggered
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.	Interview with Auditee on 23/11/2022. Site inspection 23/11/22	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).	Revised Architectural Plan A220552 GS-AR-DW-2004 Floor Plan – GF – Block B3 & Cola C Rev 5 (Attachment A) Interview with Auditee on 23/11/2022. See CEMP and management plans B14 – B19 Letter SINSW Galungara Public School (SSD 9368): Submission of revised Site Plan in accordance with Condition A14(c). Interview 23/11/22	Documents have not been combined during the audit period. Documents have been prepared for Stage 2 work in its entirety and not further staged Updates to plans have occurred in accordance with A14(c) to improve the environmental performance of the development in relation to accessible toilet facilities. DPE approval is pending.	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.	Interview with Auditee on 23/11/2022. Letter SINSW Galungara Public School (SSD 9368): Submission of revised Site Plan in accordance with Condition A14(c). Updated CSWMP to include stockpile submitted to DPE	Updates to plans have occurred in accordance with A14(c) to improve the environmental performance of the development in relation to accessible toilet facilities. DPE approval is pending.	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.	Interview with Auditee on 23/11/2022. Letter SINSW Galungara Public School (SSD 9368): Submission of revised Site Plan in accordance with Condition A14(c).	Updates to plans have occurred in accordance with A14(c) to improve the environmental performance of the development in relation to accessible toilet facilities. DPE approval is pending	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.	Interview with Auditee on 23/11/2022. Letter SINSW Galungara Public School (SSD 9368): Submission of revised Site Plan in accordance with Condition A14(c).	Updates to plans have occurred in accordance with A14(c) to improve the environmental performance of the development in relation to accessible toilet facilities. DPE approval is pending.	Compliant
Structural Adequacy				
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022 BCA Design Compliance Statement– Stage 2. DLA 7/6/2022 Certified Structural Drawings - SSD Issue BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1	The issue of BCA Crown Construction Certificate by Certifier demonstrates compliance with the BCA to the extent of works that it covers.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1		
External Walls and Cladding				
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	External Finishes Schedule – Alex Ave PS – GroupGCA 21/05/2020 Technical Schedule – NSW Alex Avenue PS & Jordan Springs PS- GroupGCA 15/1/2020 Certifier approval – SSD 9368 B1 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1 BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022 BCA Design Compliance Statement– Stage 2. DLA 7/6/2022	External wall specifications stated as being compliant by Group CGA and approved by the Certifier for the construction of Stage 2 works	Compliant
Design and Construction for Bush Fire				
A20	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.	Interview with Auditee on 23/11/2022.	Stage 2 - Blocks B3, B4 & external works These buildings have been constructed as part of Stage 1 works and are now operational. Stage 1 works outside scope of this audit.	Not triggered
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	To be covered in Occupation Certificate issued by Certifier	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 CEMP and sub-plans referred to elsewhere in this Audit Table	Guidelines, protocols, Australian Standards and policies used in this development are applicable to date of consent	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 23/11/2022.	No additional directions issued	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 23/11/2022.	This audit has been conducted in accordance with the Departments IAPAR. No monitoring has been required to be carried out for Stage 2 works	Compliant
Access to Information				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (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 <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Project website https://www.schoolinfrastructure.nsw.gov.au/projects/galungara-public-school---stage-2.html#category-reports</p>	<p>a) (i), (ii), (iii) Required planning approval documentation, management plans and strategies found on website.</p> <p>(iv) and (v) the management plans do not specify reporting arrangements to be published, the conditions do not require monitoring to be undertaken.</p> <p>(vi) Current project updates provided on website.</p> <p>(vii) Contact details provided for feedback, questions and comments [schoolinfrastructure@det.nsw.edu.au].</p> <p>(viii) Complaints register found on website.</p> <p>(ix) The audit report is available on the website. The findings are the same as the response provided to the Department.</p> <p>(x) it is understood that no directions have been received from the planning Secretary.</p> <p>b) The website appears to be maintained with up to date information.</p>	Compliant
Compliance				
A26	<p>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.</p>	<p>Interview with Auditee on 23/11/2022.</p> <p>Site inspection 23/11/2022 Refer to Photo in Appendix D</p> <p>HammerTech - Personnel Approved Inductions – 1157B Galungara Public School 1/7/2022</p>	<p>Information regarding the CEMP displayed at work site.</p> <p>Site induction register reviewed. The site Induction includes information relevant to the tasks being undertaken by the people undertaking construction works</p>	Compliant
Incident Notification, Reporting and Response				
A27	<p>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.</p>	Interview with Auditee on 23/11/2022.	No incidents as defined by the consent that involved the community occurred during the audit period.	Not triggered
A28	<p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.</p>	Interview with Auditee on 23/11/2022.	No incidents as defined by the consent that involved the community occurred during the audit period.	Not triggered
Non-Compliance Notification				
A29	<p>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.</p>	Interview with Auditee on 23/11/2022.	No non compliances as defined by the consent during the audit period.	Not triggered
A30	<p>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.</p>	Interview with Auditee on 23/11/2022.	No non compliances as defined by the consent during the audit period.	Not triggered
A31	<p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	Interview with Auditee on 23/11/2022.	No non compliances as defined by the consent during the audit period.	Not triggered
Revision of Strategies, Plans and Programs				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A32	Within three months of: (a) the submission of a compliance report under condition B28; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C31 or C32; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview with Auditee on 23/11/2022.	The IA1 Report did not trigger any need to amend any of the management plans for the project. Observation: While there was no objective reason to revise the management plans as a result of the nature of the findings from IA1, this decision should have been recorded in the minutes of the appropriate Project meeting (environmental etc).	Compliant
A33	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. 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.	Interview with Auditees 23/11/2022. Finalisation of CEMP and Management Plans as discussed in B14 to B19	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.	External Finishes Schedule – Alex Ave PS – GroupGCA 21/05/2020 Technical Schedule – NSW Alex Avenue PS & Jordan Springs PS- GroupGCA 15/1/2020 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1 BCA Design Compliance Statement Inground Services and Ground Flood Slab. DLA 14/3/2022 BCA Design Compliance Statement– Stage 2. DLA 7/6/2022	External wall specifications stated as being compliant by Group CGA and approved by the Certifier for the construction of Stage 2 works	Compliant
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.	Interview with Auditees 23/11/2022. Aconex correspondence RCC-GCOR-007563 RCC to TSA and Certifier– B27 Public Domain Works Stage 2 - 2/3/2022	RCC correspondence indicates Pelican Road is not yet dedicated. The auditor was advised that Pelican Road is not yet dedicated and therefore construction access was not available during the audit period. We understand that Modification No 5 (not yet approved) seeks amendments to staging as some components within the previously approved staging plan are not able to be completed until such time that Pelican Road is dedicated, and easements are extinguished. The amendments to the staging will also ensure that additional enrolments can be accommodated for Day 1, Term 1, 2023. The proposed Modification includes associated temporary transport and access arrangements and mitigation measures including provision of a bus parking bay on Farmland Drive, additional pedestrian refuge on Jerralong Drive, and the	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			relocation of a wombat crossing along Farmland Drive.	
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.	It is understood from Stage 1 audits that notification of the intention to commence physical works on the 11 June 2020 was provided to the Department on 5 June 2020.	Stage 1 and 1a works are now completed	Compliant
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 SINSW Schools to DPIE 16/3/2022 Galungara Public School (SSD 9368): Submission of Notification of Commencement of Stage 2 in accordance with Condition B4 Email DPE receipt of notice of commencement of work 23/3/2022	On 16/3/22 SINSW notified commencement of Stage 2 construction on 21/3/2022	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.	Certifier Email (Aconex correspondence GroupDLA-GCOR-000185 4/3/22) CC signed drawings Structural engineer Email (Aconex correspondence RCC-GCOR-007532) Structural Compliance Statement for CC1 Letter Northrop to SINSW 17/2/2022 Structural compliance Statement for CC1- Foundations, Ground floor Slab and Ground Floor Columns and Walls Signed structural drawings 24/2/22. Drawing set GS-STR-CC1-Northrop BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 7/6/2022 No GDL220052.1 BCA Design Compliance Statement (Crown Certificate) – Stage 2. DLA 6/6/2022 No GDL220055.1	Certifier has confirmed the drawings satisfy Stage 2 works No other changes identified.	Compliant
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.	Email DPE receipt of documents Re B6 External Walls and Cladding 10/3/2022 Certifier approval Stage 2 (Aconex GroupDLA-GCOR-000187 4/3/22) Submission of documents to certifier (Aconex RDD-GCOR-007601) - Datasheet 36 1/5/2019 TBA Firefly Non-combustible Sarking – Breathable - Certificate of Test. Rep no. FNC12071 – TBA Firefly Non-combustible Sarking Breathable in accordance with As 1530.1-1994 - 737-Veropaque-G3-BO-Specification-LR-LL	DPE has confirmed receipt of documents relating to Stage 2 conditions B6 Certifier has confirmed condition B6 has been met for Stage 2. External Wall Disclosure Statement by Group GCA confirms Stage 2 compliance with BCA requirements No other changes identified.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<ul style="list-style-type: none"> - Certificate of Test. Rep no. FNC11417A 1530.1-1994 Stryum - anodised - IGNS-5194 I03R01 Fletcher AS 1530.1 Assessment 04022019 Glasswool insulation batts and blanket - Datasheet-cembrit-patina – Façade Boards - Datasheet-Diversaclad-colorbond Dec 2017 - .epd-fibre-cement-façade-rain-screen-claddings – Verified Environmental Product Declaration - Pink Batts® Technical Data Sheet <p>External Wall Disclosure Statement – Stage 2 Group GCA 4/3/22</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>		
Protection of Public Infrastructure				
B7	<p>Prior to the commencement of construction Stage 1a and Stage 2, the Applicant must:</p> <p>(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;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	<p>Aconex correspondence RCC-GCOR-007555 from RCC to TSA and certifier. 3/3/2022</p> <p>Tyrells building advisory – Council Assets Dilapidation Report (No. 134550) 10/3/2022</p> <p>Letter SINSW to DPIE 16/3/2022 Galungara Public School (SSD 9368): Submission of the Public Infrastructure Dilapidation Report in accordance with Condition B7</p> <p>Email RCC to Blacktown City Council 10/3/2022 re SSD9368 - B7-Public assets dilapidation report</p> <p>Aconex correspondence RCC-GCOR-007555 from RCC to certifier. 10/3/2022 SSD9368 - B7-Public assets dilapidation report</p>	<p>Aconex GCOR 007555 confirms there are no services impacted by the planned Stage 2 works and therefore no affected infrastructure</p> <p>Dilapidation report sent to:</p> <ul style="list-style-type: none"> • Certifier - 10/3/2022 • Council - 10/3/2022 • Planning Secretary - 16/3/2022 	Compliant
Pre-Construction Dilapidation Report				
B8	<p>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.</p>	<p>Email RCC to Blacktown City Council Re SSD9368 B8 - Adjoining private properties dilapidation report. 4/3/2022</p> <p>Aconex correspondence RCC-GCOR-007544 from Certifier to RCC 3/3/2022 re SSD9368 B8</p>	<p>RCC-GCOR-007544 - Certifier has no adjoining or affected private properties require a dilapidation report</p> <p>No other changes identified.</p>	Compliant
Unexpected Contamination Procedure				
B9	<p>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.</p>	<p>Greencap – 26/07/2022 Unexpected Finds Protocol 34-38 Schofields Road, Schofields NSW and Appendix A: Unexpected Finds Protocol Flowchart</p> <p>Interview with Auditees 23/11/2022.</p> <p>Site inspection 23/11/2022.</p>	<p>No contaminated material has been identified on site.</p> <p>The Unexpected Contaminated Finds Procedure is displayed on site</p>	Compliant
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>Submission of CCS to DPE occurred on 11/3/2022 prior to the commencement of Stage 2 construction on the 21/3/2022</p> <p>The CCS generally addresses the requirements of (a) – (d)</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>Aconex correspondence RCC-GCOR-007579 RCC to TSA and Certifier.</p> <p>Letter 1/6/2020 SINSW to DPIE - Request to alter the timing for registering for Green Star Certification</p> <p>Letter 23/10/2020 DPIE Alex Avenue Public School (SSD 9368) Extension of Timing to Register for Green Star Rating – Condition B11</p> <p>Letter DPE to SINSW, 20/01/21 (Approval of an Alternative Ecologically Sustainable Development (ESD) Certification Process)</p>	<p>An alternative certification process was proposed by SINSW in mid 2020 and on 20/01/21 DPE approved that process.</p>	Compliant
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>Aconex correspondence GroupDLA-GCOR-007579 Certifier to RCC. Mod Schools Stage 2 - DA Conditions Requiring Compliance with AS 1158.3. 12/5/2022</p>	<p>Certifier has confirmed that no external lighting is proposed for Stage 2 work, no road works part of works.</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>(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>Construction Environmental Management Plan Rev 2 – Galungara Public School Stage 2. 11/03/2022</p> <p>Management plans as per B14-B19</p>	<p>Generally compliant as per Management plans as per B14-B19</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(d) a program to monitor and report on the:</p> <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; <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> <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and <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>			
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> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B19);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(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;</p> <p>(i) procedures to ensure that the proposed works do not result in a change of contamination risk for the site; and</p> <p>(j) recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 13 March 2019.</p>	<p>Construction Environmental Management Plan Rev 2 – Galundara Public School Stage 2. RCC. 11/03/2022</p> <p>Aconex correspondence TSA-GCOR-002402 CEMP Submission to Certifier 17/3/2022</p> <p>Aconex correspondence TSA-GCOR-007607 CEMP Certifier approval of Stage 2 CEMP 17/3/2022</p> <p>Email DPE 18/3/2022 confirming submission of CEMP Post Approval Document Received - (SSD-9368-PA-43)</p> <p>Email RCC to Blacktown City Council 17/3/2022 – link to Construction Environmental Management Plan – Galundara Public School Stage 2</p> <p>Site inspection 23/11/2022</p>	<p>Generally compliant with B14 (a) as per CEMP compliance table.</p> <p>Noted that the unexpected finds protocol for contamination B14(f) and Aboriginal and non-Aboriginal heritage B14(g) were not reviewed within the CEMP document but were reviewed on site as part of the site management and induction material.</p> <p>Submission of CEMP to certifier on 17/3/2022.</p> <p>Submission of CEMP to DPE on 18/3/2022</p> <p>Soil and Water Management Plan updated 30/8/22</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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.	Aconex correspondence TSA-GCOR-007607 CEMP Certifier approval of Stage 2 CEMP 17/3/2022 Email DPE 18/3/2022 confirming submission of CEMP Post Approval Document Received - (SSD-9368-PA-43) Email DPE 11/3/2022 confirming submission of CCS Post Approval Document Received - (SSD-9368-PA-40) Letter 9/3/2022 SINSW Submission of Community Communication Strategy in accordance with Condition B10.	Note that the CCS was submitted to DPE as a separate document by SINSW and not approved directly by the Certifier. This is considered appropriate and meets the requirement of the condition CEMP approved by certifier 17/3/2022 and provided to DPE 18/3/2022 No change during audit period	Compliant
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.	Construction Traffic Management Plan V2.2. Jims Traffic Control 11/3/2022 Email DPE 18/3/2022 confirming submission of CEMP Post Approval Document Received - (SSD-9368-PA-43) SINSW post approval consultation records, TfNSW and Council, 18/02/22 and 28/02/22	Condition satisfaction table in the CTMP was reviewed and the CTPMP includes the requirements from this condition. No other changes were identified.	Compliant
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); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B17(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Condition B13(d).	Construction Noise and Vibration Management Plan Rev B – Galungara Public School Stage 2. JHA Services 11/3/2022 Email DPE 18/3/2022 confirming submission of CEMP Post Approval Document Received - (SSD-9368-PA-43)	Condition satisfaction table in the CNVMSP was reviewed and generally satisfies the requirements in Condition B13 and B17. No other changes were identified,	Compliant
B18	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (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.	Construction Waste Management Plan – Galungara Public School Stage 2 Rev 6. EcCell. 10/2/2022 Email DPE 18/3/2022 confirming submission of CEMP Post Approval Document Received – (SSD-9368-PA-43)	Condition satisfaction table in the CWMP was reviewed and generally satisfies the requirements in Condition B13 and B18. No other changes were identified.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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>	<p>Soil and Water Management Plan - Galungara Public School Stage 2 Rev 4. NorthRop 22/2/2022</p> <p>Email DPE 18/3/2022 confirming submission of CEMP Post Approval Document Received - (SSD-9368-PA-43)</p>	<p>Appendix C- Record of consultation with Blacktown City Council</p> <p>Condition satisfaction table in the CSWMP was reviewed and generally satisfies the requirements in Condition B13 and B19.</p> <p>Plan updated on 30/8/22</p>	Compliant
Construction Parking				
B20	<p>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</p>	<p>Construction Worker Transportation Strategy V 1.2. Jims Traffic Control. 21/5/2022</p> <p>Aconex correspondence TSA-GCOR-0076557 to TSA and Certifier Construction Worker Transportation Strategy 2/3/2022</p>	<p>The CWTS was reviewed and satisfies the requirements in B20.</p> <p>Strategy has not changed during audit period.</p>	Compliant
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> <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>	<p>Civil documentation drawing set 182535-01 Alex Avenue Primary School [DD] and 182535-01 [Site A] 4/6/2020</p> <p>CV - James Gilligan Senior Civil Engineer</p> <p>Email 5/6/2020 SSD 9368 - Condition B21 & REF Drainage Memo - Alex Avenue Public School Blacktown City Council</p> <p>Letter DPIE Alex Avenue Public School (SSD 9368) Stormwater Management System - Condition B21. 11/06/2020</p> <p>Aconex correspondence RCC-GCOR-007558 RCC to TSA and Certifier Stormwater Management System 2/3/2022</p>	<p>Blacktown City Council have confirmed satisfaction with the requirements of B21 (email 5/6/2020) for Stage 1</p> <p>DPIE have confirmed satisfaction of the requirements of B21 (letter 11/6/2020) for Stage 1</p> <p>RCC has confirmed no changes to the documentation submitted for Stage 1. This is considered to also satisfy the requirements of Stage 2 works, as there has been no change in design of the stormwater system.</p> <p>No other changes identified.</p>	Compliant
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>Group GSA -Landscape Works Design Statement for SSCA Condition B22. 30/9/2020</p> <p>Extract from Landscape Plan – Tree Planting Strategy. Group GSA. 31/05/2019</p> <p>Aconex correspondence RCC-GCOR-007593 RCC to Certifier – B22 Landscaping Certification 4/3/2022</p> <p>Aconex correspondence RCC-GCOR-007593 DLA to RCC– B22 Landscaping Certification 4/3/2022</p>	<p>Landscaping plans have been approved as part of Stage 1 work.</p> <p>The certifier has agreed BCA compliance remains unchanged if there is no change to the landscaping design (Aconex 007593)</p> <p>Landscaping works commenced.</p>	Compliant
Operational Waste Storage and Processing				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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>Letter Alex Avenue Primary School – Bin Enclosure Design. Group GSA. 27/5/2020</p> <p>Aconex correspondence RCC-GCOR-007559 RCC to TSA and Certifier– B23 Operational waste storage and processing 2/3/2022</p>	<p>It is understood from the Stage 1 audit information that waste collection will be undertaken by a third party. Therefore conditions (a) to (e) of this condition apply.</p> <p>RCC has confirmed no changes to the documentation submitted for Stage 1. This is considered to satisfy the requirements of Stage 2 works, as there have been no change in design to the waste storage areas.</p>	Compliant
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>Rainwater re-use Plan C04.41 Rev 1. Northrop. 2/3/2020</p> <p>Certificate of Design - Hydraulic Design Statement. Meinhardt 5/7/2019</p> <p>Civil Design Certificate – Condition B24.Nothrop 10/11/2020</p> <p>Aconex correspondence RCC-GCOR-007560 RCC to TSA and Certifier– B24 Rainwater Harvesting 2/3/2022</p>	<p>RCC has confirmed no changes to the documentation submitted for Stage 1a.</p> <p>No requirement to address this condition for Stage 2 work.</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>(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>	<p>Letter. Alex Avenue Public School, Schofields – Condition B25. PTC. 2/6/2020</p> <p>Aconex correspondence RCC-GCOR-007561 RCC to TSA and Certifier– B25 Construction parking Stage 2 2/3/2022</p>	<p>While this condition relates directly to Stage 1a, RCC has confirmed that the Stage 2 CTMP addresses the requirements of this conditions.</p> <p>No requirement to address this condition for Stage 2 work</p>	Not triggered
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>Letter DPIE Alex Avenue Public School (SSD 9368) Operational Car Parking and Access Arrangements. 11/06/2020</p> <p>Letter. Alex Avenue Public School, Schofields – Condition B26. PTC. 1/6/2020</p> <p>Aconex correspondence RCC-GCOR-007562 RCC to TSA and Certifier– B26 Operational carparking Stage 2 2/3/2022</p>	<p>OCPAA Plan was approved for Stage 1 Works by DPIE, which also includes reference to Council approval (letter 11/6/2020)</p> <p>RCC has submitted to the certifier that the Stage 1 OCPAA also addresses the requirements of condition B26 for Stage 2. (Aconex 007562)</p> <p>No requirement to address this condition for Stage 2 work</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>Aconex correspondence RCC-GCOR-007563 RCC to TSA and Certifier– B27 Public Domain Works Stage 2 2/3/2022</p>	<p>RCC seeks to defer addressing this condition until the dedication of Pelican Road.</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Site inspection 23/11/22	Stage 2 footpath and public domain works have not commenced nor are they proposed	
Compliance Reporting				
B28	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.	Interview with Auditees 23/11/2022.	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 An operation compliance report was completed for the f Stage 1 and 1A works and it is understood that this was evidenced in a previous audit carried out for that stage. Stage 1 is outside of the scope of this audit.	Not triggered
B29	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.	Interview with Auditees 23/11/2022.	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 An operation compliance report will be required for the opening of Stage 1 and 1A works at an interval no greater than 52 weeks from the date of commencement of operation. Pre-construction compliance reporting was carried out prior to Stage 1 commencement. Stage 1 is outside of the scope of this audit.	Not triggered
B30	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.	Interview with Auditees 23/11/2022.	Stage 2 is still in construction and Stage 1 is outside the scope of this audit.	Not-triggered
PART C – DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (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 (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.	Site inspection 23/11/2022. Refer to Appx. D	Required information displayed at site entry.	Compliant
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Site inspection 23/11/2022. Refer to Appendix D. Photos Hammertech plant induction and prestart process	Client supplied photos indicate maintenance of plant and equipment with registration stickers on plant indicating recent inspections	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Construction Hours				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Site inspection 23/11/2022. See Appendix D Complaint register (updated 31 October 2022) HammerTech – Personnel Approved Inductions – 1157B Galungara Public School 1/7/2022 Delivery dockets (various) for base and bedding materials – DGB 40 DGB 20 and sand RCC HSE inspection checklists (various)	Site hours are included within the site induction and displayed on the site entry notice. No complaints relating to traffic or deliveries have been recorded during Stage 2 work No observations or non-compliance relating to hoarding has been raised in RDD checklists Select delivery dockets for imported material confirm dispatch of vehicles at times appropriate to meet the site work hours.	Compliant
C4	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or € where the works are inaudible at the nearest sensitive receivers; or (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.	Interview with Auditees 23/11/2022	No out of hours work has been carried out to date.	Not-triggered
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.	As above	No out of hours work has been carried out to date.	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.	Interview with Auditees 23/11/2022	No noisy construction activities have been carried out to date requiring reduced construction hours	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).	Interview with Auditees 23/11/2022 Site inspection 23/11/2022 Hamme-Tech - Personnel Approved Inductions – 1157B Galungara Public School 1/7/2022 Complaint register (updated 31 October 2022) See CoC B14 to B19	Up to date CEMP and subplans provided for this audit. Site inductions for all sub-contractors include summary of obligations in the CEMP. No complaints have been received for Stage 2 work. Observations during the audit indicated that the CEMP and sub-plans were being implemented on site.	Compliant
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.	Site inspection 23/11/2022. Photo 5 RCC photo series C8	Turntable has been installed to enable vehicle turning on site. No construction vehicles were observed on the surrounding roads during the site inspection. Client supplied photos indicate management of driveways and no parking of construction vehicles on surrounding streets	Compliant
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	Site inspection 23/11/2022 Complaint register (updated 31 October 2022)	Site fencing observed in good condition with no graffiti or advertising.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.	RCC HSE inspection checklists (various)	No complaints received No observations or non-compliance relating to hoarding has been raised in RDD checklists	
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.	Site inspection 23/11/2022 Complaint register (updated 31 October 2022)	Public ways were observed to be free of obstructions and clear for use No complaints received during audit period	Compliant
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.		Condition is applicable to Stage 1 work only. Scope of this audit relates to Stage 2 work only	Not triggered
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.	Interview with Auditees 23/11/2022 Site inspection 23/11/2022 Complaint register (updated 31 October 2022) RCC photo series C2 RCC HSE inspection checklists (various)	No out of hours works have been carried No complaints received in relation to noise No observations or non-compliance relating to noise have been raised in RDD checklists	Compliant
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.	Interview with Auditees 23/11/2022	RCC advised that no out of hours works have occurred and there are no pending OOHV applications	Compliant
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.	Interview with Auditees 20/05/22 Site inspection 23/11/2022 Complaint register (updated 31 October 2022) Refer to Appx. D photos RCC photo series C20	No reversing movements were observed during the site inspection. The turntable for vehicle movements on site has been installed. Client supplied photos indicate the turntable is designed to minimise reversing movements and to ensure vehicles leave the site in a forwards direction. No complaints have been received in relation to noise	Compliant
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).	Site inspection 23/11/2022 Complaint register (updated 31 October 2022)	No vibration intensive works were noted during the site inspection. No complaints have been received in relation to vibration	Compliant
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.	Interview with Auditees 23/11/2022 Site inspection 23/11/2022 Complaint register (updated 31 October 2022) RCC HSE inspection checklists (various)	Residential receivers are significantly greater than 30m distant from the works. No vibration intensive works were noted during the site inspection and no observations or non-compliance relating to vibration have been raised in RDD checklists No complaints have been received in relation to vibration	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	Construction Noise and Vibration Management Plan Rev B – Galungara Public School Stage 2. JHA Services 11/3/2022	The CNVMP is consistent with C15.	Compliant
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 (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.	Site inspection 23/11/2022 Refer to Appx. D photos RCC photo series C18	Tree protection observed to be in place during site inspection and the tree undamaged by work Client supplied photos indicate ongoing tree protection	Compliant
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 23/11/2022 Refer to Appx. D photos RCC photo series C19	Roads were observed to be clean during site inspection. There was no evidence of dust generation. Client supplied photos indicate trucks are covered, surrounding roads are clean. Designated wheel wash areas are provided on site	Compliant
C20	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Interview with Auditees 23/11/2022 Site inspection 23/11/2022 Photographs 1, 2 and 4 RCC photo series C20 The proponent has responded to the Independent Audit advising that RCC have elected to not undertake further shaping of stockpile and instead continue to monitor the stockpile and apply dust control measures as required.	Roads were observed to be clean during site inspection Client supplied photos indicate trucks are covered, surrounding roads are clean. Designated wheel wash areas are provided on site The stockpile at southern end of the site was being shaped and will be stabilized with hydromulch	Compliant
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'.	Site inspection 23/11/2022 Refer to Appx. D photos RCC photo series C21	Sediment fence at perimeter of site in good condition. Sediment fence and sediment pond surrounding spoil stockpile Spoil stockpile being reshaped at time of inspection Observation: Hydroseeding/revegetation of spoil stockpile to ensure long term stabilization and minimization of erosion and dust generation will be important as it is understood this stockpile may be in place for a prolonged period	Compliant
Imported Soil				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C22	The Applicant must: (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.	Interview with Auditees 23/11/2022 Imported materials summary table RCC Delivery dockets (various) for base and bedding materials – DGB 40 DGB 20 and sand VENM statements - Holcim Aggregates - Supply of Holcim Natural Aggregates Ex-Rooty Hills Distribution Centre (Sourced ex Lynwood Quarry) 5/5/2022 - Dixon Sand – Re Virgin Excavated Natural Material (VENM) RCC photo series C22 – Imported materials photos	Waste import register is comprehensive and accurately records waste material volumes and types Selected waste dockets were reviewed and found to be accurately recorded. Imported site material photos supplied by RCC document the location the material was applied on site. This is also recorded as a GPS location and in the Imported materials summary table. Material imported to site is confirmed to be VENM material only	Compliant
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.	Site inspection 23/11/2022 Complaints register (update 31 October 2022) See B21	Site stormwater now goes to OSD Tank constructed as part of Stage 1 No discharge of construction stormwater was noted into Council stormwater drainage. Sediment basin serves stockpile area	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C24	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Interview with Auditees 23/11/2022	No unexpected finds to date	Not triggered
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.	Interview with Auditees 23/11/2022	No unexpected finds to date	Not triggered
Waste Storage and Processing				
C26	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 23/11/2022 Refer to Appx. D photos RCC photo series C26 Complaints register (update 31 October 2022) Monthly waste report November 2022. Galungara Public School – Schofields. Bingo	Waste observed to be managed appropriately on site. No evidence of off-site waste in neighbouring property Monthly waste report provides evidence of high percentage of recycled waste (92.83%) No complaints received relating to the waste management	Compliant
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).	Monthly waste report May 2022. Galungara Public School – Schofields. Bingo	Waste appropriate waste classification and management. Report by Bingo identifies waste types, volumes, and % recycled.	Compliant
C28	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection 23/11/2022 Refer to Appx. D photos RCC photo series C28	No evidence of inappropriate concrete washout observed during site inspection. Concrete washout tray sighted.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		RCC HSE inspection checklists (various)	No observations or non-compliance relating to concrete washout raised in RDD checklists	
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.	Site inspection 23/11/2022 Interview with Auditees 23/11/2022 Complaints register (update 31 October 2022)	No external lighting has been installed No complaints received relating to the use of lighting	Compliant
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.	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
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.	Not triggered	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.	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	IA1 for Stage 2 and response to are publicly available on Project website (Stage 2)	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	Evidence of date of proponent response to IA1 Stage 2 report provided in letter submitting audit report to Secretary Submission complies with extension date provided	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.	Interview with Auditees 23/11/2022	Stage 2 work is in construction.	Not triggered
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);	Interview with Auditees 23/11/2022	Stage 2 work is in construction.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
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 23/11/2022	Stage 2 work is in construction.	Not triggered
PART D – PRIOR TO COMMENCEMENT OF OPERATION – NOT TRIGGERED FOR STAGE 2 WORK				
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.	Notice of Commencement of Operation of Stage 2 submitted 22/11/22 to Secretary advising that operation of Stage 2a (as identified in the Modification 5 Report currently under assessment with DPE) would occur on 22/12/22		
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			
Post-construction Dilapidation Report				
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council.			
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
School Zones				
D14	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.			
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			
Car Parking Arrangements				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
D16	<p>Prior to the commencement of operation of Stage 1a, evidence must be submitted to the Certifier that demonstrates that either:</p> <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>			
D17	<p>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.</p>			
D18	<p>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>			
Road Damage				
D19	<p>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>			
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>(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>			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<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>			
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>			
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>			
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>			
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>			
Compliance with Food Code				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
D26	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.			
D27	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.			
Stormwater Quality Management Plan				
D28	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: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.			
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.			
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.			
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.			
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.			
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.			
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.			
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: (a) detail the type and quantity of waste to be generated during operation of the development;			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Section 9 of the EIS.			
Landscaping				
D36	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: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping in accordance with the landscape plan approved under condition B22; and (b) be consistent with the Applicant's Management and Mitigation Measures at Section 9 of the EIS;			
D37	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.			
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.			
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.			
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.			
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.			
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.			
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;			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
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.			
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.			
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.			
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. <i>Note: Any traffic management measures implemented in a public road must be undertaken with the applicable approvals of the relevant roads authority.</i>			
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.			

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																							
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.																										
Operation of Plant and Equipment																											
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.																										
Warm Water Systems and Cooling Systems																											
E4	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.																										
Community Communication Strategy																											
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.																										
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.																										
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> <table border="1"> <caption>Table 1: Project Noise Trigger Levels</caption> <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			
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	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.																										
Hours of Operation for Waste Collection and Outdoor Maintenance																											
E9	Waste collection and ground maintenance using powered equipment must be undertaken during the hours of 7:30am to 6pm Monday to Friday.																										
Unobstructed Driveways and Parking Areas																											

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
E10	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			
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.			
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.			
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.			
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.			
Asset Protection Zones				
E15	The asset protection zones required by condition D39 shall be maintained for the duration of occupation of the development.			
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.			
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.			

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



**Planning,
Industry &
Environment**

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: Monday, 24 October 2022 11:20 AM
To: Steve Fermio
Cc: Elizabeth Williamson
Subject: RE: SSD-9368: Galungara Public School- Independent Environmental Audit No 2

Good Morning Steve,

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

The Department that does not require any additional issues not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020) for including within the scope of the Audit. However, please give additional attention to the Conditions under Part D and Part E of the Consent, in particular conditions relating to access to Lot 4 DP 1244925 and the construction of Pelican Road.

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.

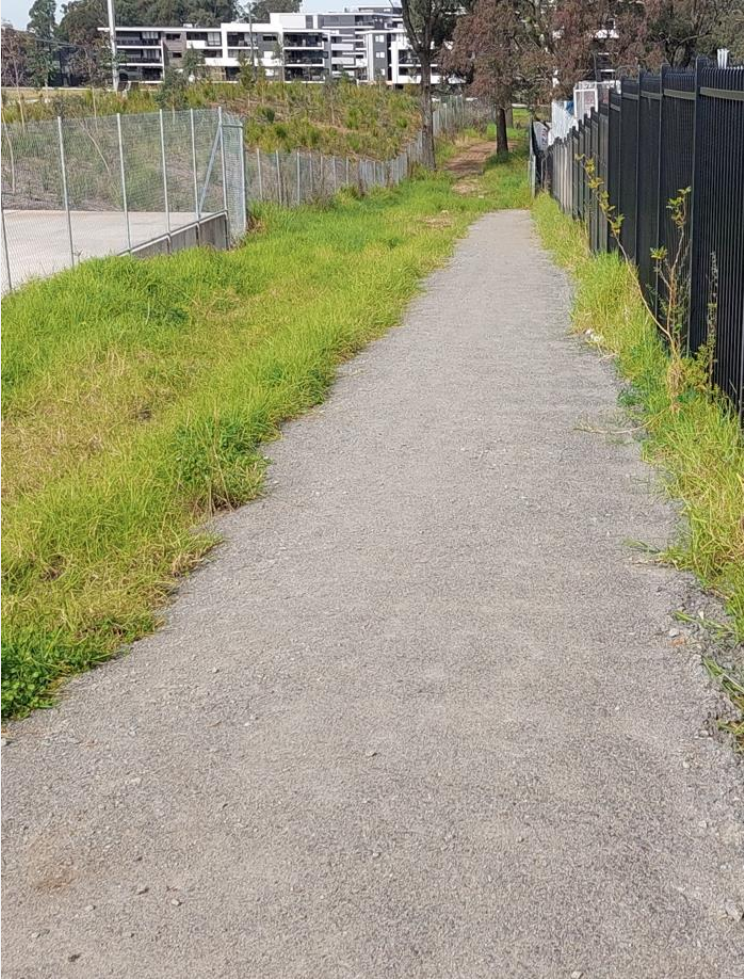
The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website.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

APPENDIX D – SITE INSPECTION PHOTOGRAPHS

Observations from the site inspection are provided in the Table below (site inspection photographs). The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.



Table 8: Site inspection photographs



No	Comment	Photograph
1	Site Notice in place	
2	Landscaping work in progress	


No	Comment	Photograph
3	Access via northern easement maintained	

No	Comment	Photograph
4	Sediment fence at toe of spoil stockpile	
5	Turntable in place to enable forward in forward out vehicle movements. No reversing permitted.	

No	Comment	Photograph
6	Tree protection in place	
7	Spill kits stocked and readily available.	

No	Comment	Photograph
8	Skip bin for general waste	
9	Concrete washout tray	

No	Comment	Photograph
10	Sediment basin at foot of spoil stockpile	
11	Finishing and landscaping works in progress	

No	Comment	Photograph
12	Spoil stockpile being reshaped	

No	Comment	Photograph
13	Emergency evacuation plan on site	

No	Comment	Photograph
14	Bunded and secure liquid chemical and fuel store	

No	Comment	Photograph
15	Putrescible and recyclable waste storage enclosure	

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. 2
Date:	20/12/22

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

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

Notes:

- 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
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Auditor:	Steve Fermio
Signature:	
Qualification:	Bachelor of Science (Honours) Graduate Diploma in Land Rehabilitation Exemplar Global Auditor Number 110498
Company:	WolfPeak Pty Ltd