



Independent Audit Report – Operations #1

GALUNGARA PRIMARY SCHOOL – SSD 9368

JANUARY 2022

REVISIONS

Revision	Date	Report No.	Description	Prepared By	Approved By
1	25/01/22	J1823220125.1	Draft Issued to client for review and comment	Richard Johnson	Richard Johnson
2	28/01/22	J1823220128.2	Final issued to client	Richard Johnson	Richard Johnson

EXECUTIVE SUMMARY

Conditions of Consent (CoC) issued for the State significant development SSD 9368 (21 May 2020) require, under condition C33, independent audits of the development to be carried out. This Independent Audit Report satisfies that requirement.

The audit has been conducted in accordance with:

- the Independent Audit Program
- the requirements of an Independent Audit Methodology and Independent Audit report in the Independent Audit Post Approval Requirements (Department of Planning and Environment, June 2018) and
- the processes and practice procedures identified in AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems.

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

The site audit including site inspection and interviews was conducted on 16 December 2021.

Findings of the audit are presented against the required scope within the body of this report, the attached Audit Findings Table (Appendix A) and in the Photo Log provided (Appendix F).

Consultation was undertaken with the Department of Planning, Infrastructure and Environment (DPIE) and Blacktown City Council (BCC). No adjustment was made to the audit scope and/or audit table as a result of this consultation.

It was found that the site was generally compliant and the development was generally being managed in compliance with the requirements of the SSD 9368 consent and generally in accordance with the EIS. Of the 169 CoC relevant to the current operations audit, the following findings of compliance were made:

- 66 compliant
- 3 non-compliant
- 2 observations and
- 100 not triggered.

Environmental performance of the development was considered satisfactory with no discernible offsite impacts observed at the time of audit. Appropriate mitigation controls were observed to have been implemented onsite throughout the audit.

As this was the initial operations audit for the development there were no previous operations audit findings to review. A construction audit was completed for the site in January 2021. The findings of the construction audit were reviewed as part of this

operations audit. The construction audit (Aspect, 2021) concluded that the Galungara Public School development was being constructed generally in compliance with the requirements of the SSD.

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

The audit concludes that the Galungara Public School is generally being operated in compliance with the requirements of the SSD.

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Glossary	
AMU	Asset Maintenance Unit (within SINSW)
Audit	Systematic, independent, and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled
Audit Criteria	Set of policies, procedures, or requirements
Audit Evidence	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative.
Audit Findings	Results of the evaluation of the collected audit evidence against the audit criteria
Audit Conclusion	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings
Audit Client	Organisation or person requesting an audit
Auditee	Organisation being audited
Auditor	Person with competence to conduct an audit
Audit Team	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
Audit Plan	Description of the activities and arrangements for an audit
Audit Scope	Extent and boundaries of an audit
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
DPIE	Department of Planning Industry and Environment
Improvement Opportunity	A finding resulting from either site inspection or document review which enables the auditee to consider the adoption of an action or strategy that will enhance environmental performance against the audit criteria.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.
Observation	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.
SINSW	Schools Infrastructure NSW

1. INTRODUCTION

1.1. Project Background

Galungara Public School (the school) (previously Alex Avenue Public School) is located at the corner of Farmland Drive, Schofields. The Project involved the construction of a new school catering for students from Kindergarten to Year 6. The School accommodates approximately 1,000 students and 70 full-time staff to assist with alleviating pressure on existing school enrolments in the area and cater for future population growth.

The Project comprised the following works:

- **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 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.

Stage 1a of the school has been operational since 28 January 2021.

1.2. Project Location

The School is located approximately 2.5km west of the Fairfield city centre, within the Blacktown City Local Government Area. The site covers Lot 1 and 2 being part of existing Lot 4 DP1208329 & Lot 121 DP1203646 and has a total area of approximately 2 hectares. The surrounding area is diversely characterised including medium residential zones currently under construction to the site north, public recreation and low density residential to the east, currently underdeveloped medium density residential to the southwest undeveloped medium density residential to the southwest.

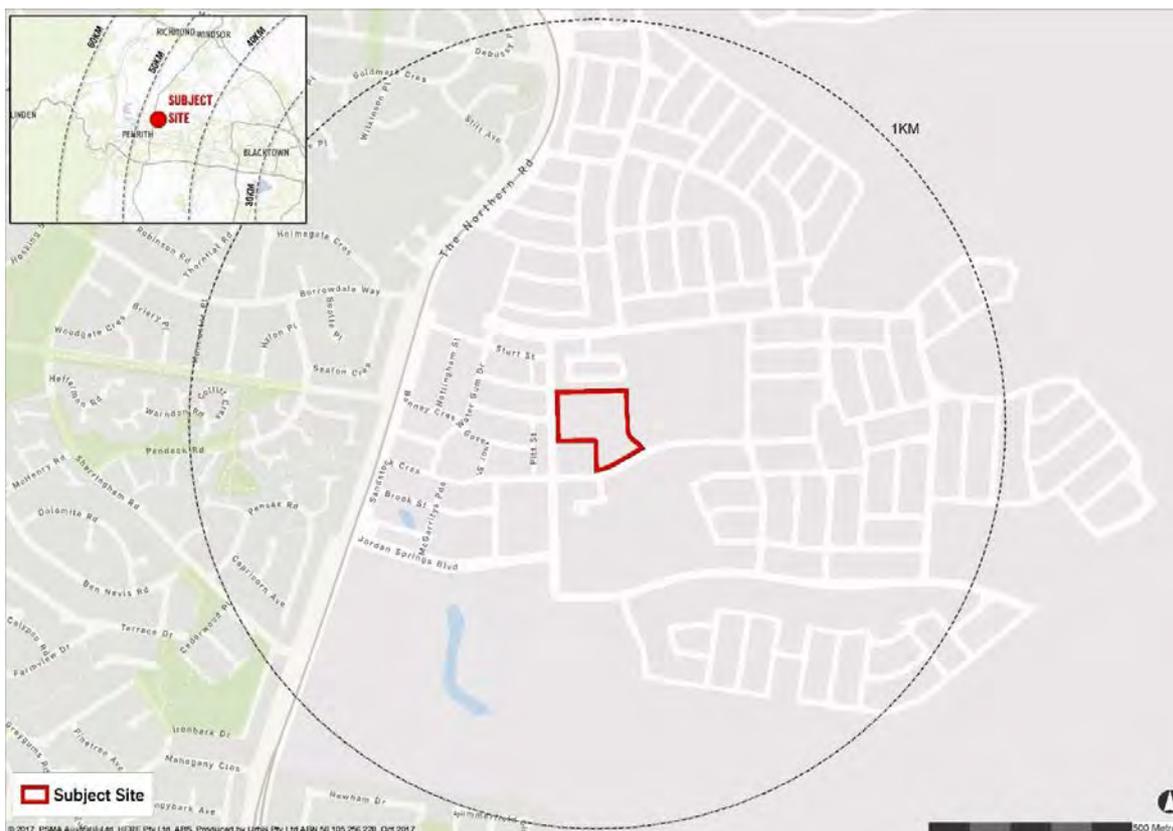


Figure 1 Site location (Source: Urbis EIS January 2019)

1.3. State Significant Development

The Galungara Public School project is a State significant development (SSD 9368) that was assessed under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) by the NSW Department of Planning, Industry and Environment (DPIE). Conditions of Consent (CoC) were issued by the DPIE on 21 May 2020. There have been three Modifications approved by the DPIE:

- Alex Avenue Public School Modification 1 – Staging – Determined 02/10/20
- Alex Avenue Public School Modification 2 - Minor Design Amendments and Operational Readiness – Determined 02/12/20 and
- Alex Avenue PS Mod 3 – Staging - Determined 20/12/20.

The conditions of the SSD 9368 are structured under the following category headings:

- Part A - Administrative Conditions (A1-A33)
- Part B - Prior to Commencement of Construction (B1-B30)
- Part C - During Construction (C1-C38)
- Part D - Prior to Commencement of Operation (D1-D47) and
- Part E – Post Occupation (E1-E17).

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

1.4. Audit Introduction

Independent audits are required to be undertaken in accordance with CoC C30-C36.

The Independent Audit Program (IAP) was prepared by Aspect Environmental Pty Limited (Aspect) and submitted to the DPIE in May 2020. The IAP was prepared in accordance with the Independent Audit Post Approval Requirements (IAPAR) (DPIE, 2018). This Independent Audit has been prepared in accordance with the submitted IAP, inclusive of the documented Independent Audit Methodology within the IAP, and the IAPAR.

1.5. Audit Objectives

The objectives of the Independent Audit are to identify the compliance, or otherwise, of the current (operation) phase of development of the Galungara Project with the issued conditions of consent for SSD 9368 and to provide an objective evaluation of environmental performance of the development.

1.6. Independent Auditor

This Independent Audit was conducted by Richard Johnson of Aspect as the lead auditor. Richard has tertiary qualifications in science (BSc) and law (Diploma in Law) and has 30 years of experience in environmental assessment and management. Richard completed certification for environmental auditing from Det Norske Veritas in 1997.

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

Confirmation of agreement of the nominated independent auditor is included in Appendix B of this audit report.

1.7. Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD 9368 and by the expectations of the IAPAR (DPIE, 2018).

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

1.8. Audit Scope

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

- the project SSD EIS (Urbis, February 2019) and associated Response to Submission documentation (Urbis, June 2019)
- the compliance requirements typical of such developments, in this instance reference to the CoC
- the independent auditing requirements and expectations specified in the IAPAR (2018).

The audit scope consisted of:

- an assessment of compliance with CoC and other relevant approvals and licences

- an assessment of environmental performance of the development including:
 - an assessment of actual impacts compared to predicted impacts documented in the EIS
 - an assessment of incidents, non-compliances and complaints that have occurred on the project
 - an assessment of feedback received from DPIE and BCC
 - an assessment of the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit
- a high-level assessment of the implementation and adequacy of the Project's environmental management plans and sub-plans and
- any other matters considered relevant e.g. as identified through consultation with relevant agencies and review of complaints registers (management plan implementation and site contamination).

This scope is consistent with that identified within the IAP (Aspect, May 2020) and the IAPAR.

1.9. Audit Period

This audit report presents the findings from the first independent audit of operations for the Project covering the period since operations commenced on 28 January 2021 through to 28 January 2022.

2. AUDIT METHODOLOGY

2.1. Selection and Endorsement of Auditor

Lead Auditor: Richard Johnson

Richard holds tertiary qualifications in science (BSc) and law (Diploma in Law) and has 30 years of experience in environmental assessment and management. Richard completed certification for environmental auditing from Det Norske Veritas in 1997.

The DPIE agreement to the nominated lead auditor was received on 09 June 2020 (Appendix B).

2.2. Independent Audit Scope Development

The DPIE sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC and the Independent Audit Post Approval Requirements (DPIE, 2018). These requirements apply to all SSDs where an independent audit is required by the CoC.

An independent audit program prepared by Aspect (May 2020) outlined the initial scope of auditing requirements for the project. This audit scope was discussed during the opening meeting on 16 December 2021.

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

2.3. Compliance Evaluation

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

- review of project records, documentation and reports including physical and digital versions either provided directly by project representatives or available as published, publicly available information online
- interviews with project management and operations personnel
- interviews/correspondence with third-party stakeholders and
- site inspections, including collection of photographic evidence.

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

2.4. Site Interviews

Site and personnel interviews were conducted on 16 December 2021. The following personnel were interviewed:

- Tracey Anderson, Assistant Principal, Galungara Public School and
- Jaron Hoffenberg, Project Manager, TSA Management.

2.5. Site Inspection

An inspection of the entire project site was carried out between 2:30 and 3:00 pm on 16 December 2021. The site inspection was accompanied by the Assistant Principal, Shannon Barber, representing school personnel, and Jaron Hoffenberg, representing TSA management.

The site inspection comprised a walkover of the defined project footprint (including external boundary where accessible).

2.6. Consultation

Consultation was undertaken with the DPIE on 13 December 2021. The DPIE responded on 13 December 2021 confirming no additional scope expectations outside of that specified in the IAPAR. No requirement for technical specialist review was identified as a result of this consultation.

Consultation with BCC was also undertaken on 13 December 2021. BCC provided a response on 14 December 2021. No adjustment was made to the audit scope in response to Council's response.

A copy of the received correspondence is provided at Appendix C of this report.

2.7. Compliance Status Descriptors

Compliance findings resulting from the assessment of audit evidence are divided into three categories as follows:

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

2.8. Opening Meeting - Site Audit

The audit commenced with an opening meeting on 16 December 2021. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meetings were:

- Tracy Anderson, Principal, Galungara Public School
- Jaron Hoffenberg, Project Manager, TSA Management
- Richard Johnson, Lead Auditor, Aspect Environmental.

2.9. Closing Meeting – Site Audit

The site audit closing meeting was held on the afternoon of 16 December 2021. The site audit closing meeting was attended by:

- Tracy Anderson, Principal, Galungara Public School
- Jaron Hoffenberg, Project Manager, TSA Management
- Richard Johnson, Lead Auditor, Aspect Environmental.

At the site audit closing meeting, preliminary audit findings were presented with improvement opportunities. These related to:

- confirmation of update to the Green Travel Plan
- confirmation of maintenance reports
- confirmation of waste disposal contracts and
- confirmation of applicability of Out of Hours Events Management Plan obligations regarding Out of School Hours (OOSH) care services.

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

2.10. [Review and Response to Draft Independent Environmental Audit Report](#)

The draft audit report was provided to TSA for review on 25 January 2022 to allow an opportunity to provide any additional information before finalising the audit report.

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

Any additional information provided by a proponent in this regard must be noted in the report and the auditor's view in relation to it recorded.

Table 1 includes the additional information provided after the Applicant's review of the Draft Audit Report and any adjustments to the audit findings.

Table 1 Draft Audit Report findings and additional information provided

Approval (ID)	Type	Draft Audit Findings	Additional Information Provided	Updated Audit Findings
A26	Non-compliance	<p>No toolbox provided demonstrating compliance. Toolbox would normally be utilised as a construction-based communication method.</p> <p>No evidence was provided to demonstrate how this condition has been satisfied during operations.</p>	<p>The application of A26 to conditions related to operations is uncertain in respect of school staff and contractors. While handover documentation has been identified, there is no subsequent evidence demonstrating induction and communication to school staff, and contractors pertaining to the operational conditions under Part E.</p> <p>Confirmation of applicability of A26 to post occupation conditions (Part E) should be sought with the Department of Planning.</p>	Observation

Under SSD 9368 CoC C34, the Applicant is required to prepare a response to the final Independent Audit Report and submit its response to the Department and Certifier and to make the Independent Audit Report and the Applicant’s response publicly available within 60 days of submission.

3. AUDIT FINDINGS

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

3.1. Project Boundary and Setting

The project boundary is identified by the boundaries of SSD 9368 as shown in Figure 2 below.

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



Figure 2 Aerial photograph of site showing boundary of SSD 9368 (Source: EIS Urbis 2019)

3.2. Approval and Document List

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

Table 2 Approval and document list

Approval Reference	Document Details
Environmental Impact Statement	Alex Avenue Public School; EIS was produced by Urbis and dated February 2019.
State significant development	SSD 9368 dated 21 May 2020.
B8/ E5 Community Communication Strategy	A Community Communication Strategy has been prepared by Schools Infrastructure NSW and is dated May of 2020.
D2/D3 External Walls and Cladding	External Wall System Disclosure Certificate (Installation): External and Common Wall Components dated 9/11/2020 (Modscape). Sighted External Wall System Disclosure Certificate (Installation): External Wall System and Ancillary Attachments dated 2/10/20 (AKM Projects).
D4 Post-construction Dilapidation Report	Post Dilapidation Report (Tyrells Property Inspections Pty Limited – Inspection date 15/01/2021).
D7 Compliance Certificate – Utilities and Services	Section 73 Compliance Certificate (Sydney Water, 6 January 2021).
D8 Works as Executed Plans	Survey drawings (Richard Crookes Constructions) dated 7/01/2021.
D16 Car Parking Operational Confirmation	D16 - Car Parking Arrangements - Shared Use Agreement – Accepted by Certifier on 21/01/2021.
D20 Green Travel Plan	The School Travel Plan is inclusive of both the Green Travel Plan and OTAMP. School Travel Plan (Rev D, 3/12/2020) prepared by GTA consultants.
D21 Operational Transport and Access Management Plan	The School Travel Plan is inclusive of both the Green Travel Plan and OTAMP. School Travel Plan (Rev D, 3/12/2020) prepared by GTA consultants.
D22 Mechanical Ventilation	Mechanical Ventilation Installation Certificate (9/10/2020).
D23 Operational Noise Design of Mechanical Plant and Equipment	Mechanical Plant Noise Emission Assessment (Stage 1) (Rev 0, 12/01/2021) prepared by Acoustic Logic.
D24 Fire Safety Certificate	Fire Safety Certificate (effective from 1 December 2020).
D25 Structural Inspection Certificate	Structural Engineering Installation Certificate (D&A Consulting, 11 January 2021). Structural Construction Certificate (Northrop 26/11/2020).
D26/ D27 Food Code Compliance Certificate	Food and Beverage Facilities Design Compliance Certificate (The Mack Group, 13 January 2021). Food Business Registration Form (Blacktown City Council, 12 January 2021).
D28 Stormwater Quality Management Plan	WSUD Maintenance Schedule (Northrop, 19 October 2020 Rev A)
D29 Rainwater Reuse Plan	Works- as executed Rainwater Re-use Plan (2 March 2020).

D31 Outdoor Lighting Compliance	Outdoor lighting installation certificate (Ergo Group, 9/11/2020).
D35 Operational Waste Management Plan	Operational Waste Management Plan (2021). No revision or document reference included.
D36 Operational Landscape Management Plan	Operational Landscape Management Plan (January 2021, Landscape Solutions).
D40 Bush Fire Emergency Management and Evacuation Plan	Bushfire Emergency Management and Evacuation Plan (19 November 2020, Peterson Bushfire).
D44 Site Audit Statement and Site Audit Report	Site Audit Report and Site Audit Statement (ZOIC, 10 September 2019).
E1 Out of Hours Event Management Plan (School Use)	Out of Hours Event Management Plan (Rev 1, 07/12/2021) prepared by TSA Management. Section 6 of the Plan details the Acoustic Management Plan (prepared by Acoustic Logic, 24 May 2019) is detailed in Section 5 of the Plan.
E12 Green Star Certification	Alternative ESD certification provided. ESD Compliance Report (Rev A, 25 June 2021) prepared by Cundall.

Table 3 Operations records and reporting list

Document Details	Document Details & Observations
D1 Notification of Occupation	<p>Notification of commencement of operation for Stage 1A was provided to DPIE on 23/12/2020. Intention to commence operation of Stage 1A on 28/01/2021.</p> <p>Notification of commencement of operation for Stage 1B was provided to DPIE on 7/01/2021. Intention to commence operation of Stage 1B on 07/02/2021</p>
D28 Stormwater Records and Reporting	<p>WSUD Maintenance Schedule (Northrop 19.10.20) for Ocean Protect requires:</p> <p><i>“During each inspection and clean, details of the mass, volume and type of material that has been collected by the device should be recorded.”</i></p> <p><i>“Measure and record the level of accumulated sediment in the chamber”</i></p> <p>No issues reported during this reporting period. No reports available. Project advised following any inspection and clean records should be maintained.</p>
D35 Waste Management Records	No records available at time of audit. Management plan does not require records to be maintained.

3.3. Compliance Performance

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

A summary of compliance findings against the SSD conditions of consent relating to the operations phase is presented in Table 4 below.

Table 4 Summary of SSD compliance findings

SSD Category	# Requirements	# Compliant	# Non-Compliant	# Not Triggered
Part A - Administrative	33	11	1	21
Part B - Prior to Commencement of construction	30	1	0	29
Part C – During Construction	38	3	1	34
Part D - Prior to Commencement of Operation	47	37	0	10
Part E- Post Occupation Conditions	17	14	1	2
Appendix 1 Written Incident Notification and Reporting Requirements	4	0	0	4
Total	169	66	3	100

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

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

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

3.5. Non-compliance, Observations and Actions

This section presents the non-compliances and observations from the independent audit. Detailed findings against each requirement are presented in Appendix A.

Of the 169 conditions of consent relevant to the current audit a total of 3 non-compliances and 2 observations were identified.

Table 5 Summary of audit non-compliances, observations, and actions

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
A25	Non-compliance	<p>CoC A25 requires information and documents (as they are obtained or approved) to be made publicly available on the Project website. This is to occur at least 48 hours before the commencement of construction and until the completion of all works under the consent.</p> <p>Review of the SINSW website identified that some of the required operational documentation is not published e.g. D20 Green Travel Plan, D21 OTAMP or E1 Out of Hours Event Management Plan.</p>	Confirm list of all approved plans - construction and operation that are required on the Project website and update website in accordance with Condition A25.	Open
A25	Observation	<p>CoC A25 requires information and documents (as they are obtained or approved) to be made publicly available on the Project website. Part (viii) requires a complaint register to be uploaded and updated monthly.</p> <p>As part of consultation for the independent audit, Blacktown City Council identified several community complaints in their correspondence. The Project complaints register does not identify any complaints for the audit period. Indicates that the CCS may not be working as intended.</p>	Further clarification is being pursued by the project team to align complaints records.	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>Project advised 28/01/22 there was a misrepresentation in the nature of complaints. Some identified by BCC have been raised by the school development rather than complaints in respect of the school development.</p>		
A26	Observation	<p>Requires the Applicant to 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>The Pre-Operations Compliance Report (15/07/20) identifies against A26 "Contractor undertaken toolbox prior to commencement on site". No toolbox provided demonstrating compliance. Toolbox would normally be utilised as a construction-based communication method.</p> <p>No evidence was provided to demonstrate how this condition has been satisfied during operations.</p> <p>The application of A26 to conditions related to operations is uncertain in respect of school staff and contractors. While handover documentation has been identified, there is no subsequent evidence demonstrating induction and communication to school staff, and contractors pertaining to the operational conditions under Part E.</p>	Confirmation of applicability of A26 to post occupation conditions (Part E) should be sought with the Department of Planning.	Open
C34	Non-compliance	<p>Requires the Applicant/Proponent to:</p> <p>(a) review and respond to each Independent Audit Report prepared under condition C31 of this consent, or condition C32 where notice is given;</p> <p>(b) submit the response to the Planning Secretary; and</p>	Confirm applicant's response available on the Project website and in accordance with Condition C34.	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p> <p>Applicant's response to Independent Audit #1 (Aspect, July 2020) is not published on SINSW website.</p>		
E9	Non-compliance	<p>Requires waste collection and ground maintenance using powered equipment to be undertaken during the hours of 7:30am to 6pm Monday to Friday.</p> <p>The Operational Waste Management Plan (2021) does not reference or contain the condition requirements.</p> <p>No waste disposal records have been provided to demonstrate compliance with this condition. Review waste collection contractor engagement. No reference to E9 prescribed hours.</p> <p>Advice during site interview 16/12/21 is that collection occasionally occurs outside the prescribed hours.</p> <p>No complaints received to date.</p>	<p>Update the OWMP (2021) to include the prescribed waste collection service hours in CoC E9.</p> <p>Communicate the requirements of the waste collection service hours to the contractor per Condition A26 and E9.</p>	Open

3.6. Environmental Performance

The environmental performance of the project was assessed during the site visit against the environmental aspects relevant to operations as listed in Table 6.

Table 6 Environmental aspect audit scope

Environmental Aspect	Requirement
Air	Site is stabilised with no obvious indication of dust generation.
Noise	No indication of noise issues associated with operations.
Land (ErSed)	No residual ErSed controls on operations site.
Land (contamination)	NA
Water	Site drainage structures functioning. No observed blockage or maintenance issues.
Waste	Waste management observed in designated area. Waste bins enabling waste separation identified throughout the school grounds.
Heritage	NA
Traffic	Operations traffic observed to be functioning with some congestion at pick up time.
Flora and Fauna	NA

Environmental performance in respect of the relevant environmental aspects identified in Table 6, was found to be satisfactory.

3.7. Complaints

Complaints may be recorded via the project’s website schoolinfrastructure@det.nsw.edu.au

The current complaints register is accessible on the SINSW website at:

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/galungara-public-school/june-2021/Galungara_PS_Complaints_register_June_2021.pdf

A review of the register dated 30 June 2021 identifies three closed complaints (dated 14/08/2020, 09/09/2020 and 05/11/2020) pertaining to construction parking, vehicle movement and contractor behaviour. These complaints were discussed in the most recent construction independent audit and are not relevant to the current operations audit.

No complaints are registered on the SINSW Project complaints register for the current audit period.

As part of consultation for the independent audit, Blacktown City Council identified several community complaints in their response:

“We have finalised a search of our corporate business systems and electronic database. Please find attached redacted copies of complaints received regarding the Galungara (formerly Alex Avenue) Primary School. Personal information from all complaints has been redacted. We have no records of any Notices or Directions being issued.”

There is no record of the complaints provided by BCC identified on the SINSW Project complaints register. CCS under CoC B10 requires implementation for a minimum of 12 months following construction completion. The CCS requires communication between the Applicant, Council and the community and this would be the forum in which it would be expected that complaints lodged directly with Council would be transmitted to the Applicant, in the absence of them being lodged directly via the SINSW complaints system.

Project response on 28/01/22 stated:

“Please note that none of these complaints had been issued to SINSW. Upon review of the complaints, it appears that have been raised in associated with the development, but it is not clear that the complaints had been raised against the school. As an example there is a complaint raised in relation to environmental nonconformances due to construction vehicles tracking mud and debris onto the road via Easement A on 29/1/21. 29/1/21 was day 1 term 1 2021, where students commenced on this day. This particular complaint was raised by the school & SINSW to BCC, regarding vehicles associated with Lot 4 DP1244925. Since these complaints were not raised to SINSW, they are not verified. Further information is being sought to elaborate on this matter further.”

3.8. Site Inspections

A site inspection was undertaken on 16 December 2021. During the site inspection, observations on the project’s environmental performance were made and captured by site photos (Appendix F).

Environmental performance was determined to be satisfactory.

3.9. Site Interviews

Site interviews were generally structured around the prescribed SSD CoC. The site team was questioned on how the project addresses compliance requirements, notably around communications (staff and contractors), records and monitoring.

3.10. Previous Audit Non-Compliances, Observations and Recommendations

As this is the first independent audit for operations, a previous operations audit has not been completed for the development.

An Independent Audit for construction (the construction audit) was completed by Aspect Environmental in January 2021. The audit did not identify any non-compliances.

Six improvement opportunities (largely with regards to management documentation) were raised. Each of the identified improvement opportunities have since been satisfactorily resolved - refer to Attachment B – Response to Independent Audit recommendations (lodged with DPIE 10/02/2021).

4. CONCLUSION

This Independent Audit Report satisfies the requirements of SSD 9368 CoC C33.

The audit has been conducted in accordance with the DPIE Independent Audit Post Approval Requirements (June 2018) and the AS/NZS ISO 19011:2014 – Guidelines for Auditing Management Systems. The audit report documents the outcomes of the review of compliance undertaken by Aspect. The audit process comprised pre-site audit documentation review, site audit, personnel interviews, and post-site audit documentation review and follow up.

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

Of the 169 CoC relevant to the current operations audit, the following findings of compliance were made:

- 66 compliant
- 3 non-compliant
- 2 observations and
- 100 not triggered.

Detailed findings are presented in Section 3.

The audit concludes that the Galungara Public School is generally being operated in compliance with the requirements of the SSD instrument.

APPENDIX A - AUDIT TABLE

Date of Audit 16/12/2021
 Auditor Richard Johnson
 Location Galungara Public School

SSD 9368

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
Assessment of Environmental Performance						
Environmental Aspect						
Air	Dust and other emissions are being managed on site and generally confined to site. Record of incidents/complaints.	Site as a whole is stabilised with no obvious indication of dust generation.	Compliance has been demonstrated.			
Noise	Work hours are within approved hours. Noise mitigation evident. Record of incidents/complaints.	No indication of noise issues associated with operations.	Compliance has been demonstrated.			
Land	Sediment and erosion controls are performing to control surface erosion and discharges from site within acceptable limits.	No residual ERsed controls on operations site.	NA.			
Water	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separated from dirty water (i.e. construction works contact water). Spill Notifications. Record of incidents/complaints.	Site drainage structures functioning. No observed blockage or maintenance issues.	Compliance has been demonstrated.			
Waste	Containment and appropriate sorting of waste as appropriate. Record of incidents/complaints.	Waste management observed in designated area. Waste bins enabling waste separation identified throughout the school grounds.	Compliance has been demonstrated.			
Heritage	Clear identification of heritage items and demarcation within the construction site to prevent accidental harm.	NA.	Site is operational - NA			
Traffic	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints	No operational traffic issues noted.	Compliance has been demonstrated.			
Flora/Fauna	Pre-clearing checks undertaken. Demarcation of no-go zones. Record of incidents/complaints.	NA	Site is operational - NA			
Conditions of Consent - 9368						
Part A - Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	General site environmental controls in accordance with CEMP and sub-plans are in place. No evidence of material harm on or offsite was observed during three separate site inspections. No reportable incidents to date.	Compliance with condition has been demonstrated.			
Terms of Consent						
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions 2; (d) in accordance with the approved plans in the table below.*	Items (a) to (d) verified through site observation during site audit inspection and document review.	Compliance with condition has been demonstrated.			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning	NA	Not triggered			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No project changes documented triggering an accordance or consistency assessment.	Not triggered			
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	NA	Not triggered			
Prescribed Conditions						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Achievement demonstrated by findings of this audit.	Compliant			
Planning Secretary as Moderator						
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes were communicated during the audit.	Not triggered			
Evidence of Consultation						
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation with identified parties for a number of individual CoCs was sighted in correspondence during the Audit. E.g. B7 Consultation Summaries for Endeavour Energy, Jemena, NBN and Sydney water. Refer B18 & B19.	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.	No staging of the project.	Not triggered			
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.	NA	Not triggered			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
A11	Any Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	NA	Not triggered			
A12	Where a Staging Report is approved by the Planning Secretary, the project must be staged in accordance with the approved Staging Report.	NA	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.	NA	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).	NA	Not triggered			
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.	NA	Not triggered			
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.	NA	Not triggered			
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.	NA	Not triggered			
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.	Signed various drawings: SSD 9368 - B5 - Certified Drawings - Stamped Structural Drawings - Northrop - 290819 SSD 9368 - B5 - Certified Drawings - Modscape - Stamped Dwgs - Modscape - 300819 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-B2 - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-A - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-B1 - 280319 SSD 9368 - B5 - Certified Drawings - Modscape - Cert Form AA-C - 280319 Sighted email dated 03/06/20 from Certifier (Group DLA) confirming receipt of drawings. Sighted letter from Northrop stating compliance with the BCA - dated 10/09/20.	Condition is compliant.			
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.	Sighted statement of compliance that external wall components comply with the BCA from Modscape Commercial Pty Ltd dated 16/07/19.	Condition is 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.	Compliance with this condition verified. Sighted Peterson Bushfire - Bushfire Install Certificate dated 12/01/21 "The installation and construction were found to be compliant with AS 3959-2009 BAL-12.5 and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'. Sighted Fire Hydrant System Installation Certificate (Doolan Plumbing) dated 19 October 2020.	Condition is compliant.			
A21	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Compliance with this condition verified. Sighted Peterson Bushfire - Bushfire Install Certificate dated 12/01/21 "Hydrant coverage complies with 'Planning for Bush Fire Protection 2006' and AS 2419.1-2005. Other aspects of AS 2419.1-2005, such as pressure, cannot be certified by this certificate. The hydraulic engineer is relied upon for full certification of compliance with AS 2419-2005. The electrical supply to the school is below ground therefore complies with 'Planning for Bush Fire Protection 2006'. There are no gas supplies at the school".	Condition is compliant.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
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.	Procedural condition.	Noted.			
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.	No directions issued by Planning Secretary.	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, non-compliance 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.	Procedural condition.	This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IEA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.			
Access to Information						
A25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	On the 12/1/2022 it was confirmed that copies of the following documents were publicly available on the applicants website: - Development Consent - EIS, Response to Submissions, Supplementary Response to Submissions and Post Response Submission Report - Approved Plans - Crown Certificate - Construction Environmental Management Plan - Complaints Register (Last updated in November 2021) - Community Communication Strategy - Project Updates (dated February 2019 to December 2020) - BCA Completion Statement (January 2021) - Early Use (operational readiness) Crown Certificate - Independent Environmental Audit Reports and Response	Non-compliance: Review of the SINSW website identified that some of the required operational documentation is not published e.g. D20 Green Travel Plan, D21 OTAMP or E1 Out of Hours Event Management Plan. Observation: As part of consultation for the independent audit, Blacktown City Council identified several community complaints in their correspondence. The Project complaints register does not identify any complaints for the audit period. Indicates that the CCS is not working as intended. Project advised 28/01/22 there was a misrepresentation in the nature of complaints. Some identified by BCC have been raised by the school development rather than complaints in respect of the school development.			
Compliance						
A26	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	The Pre-Operations Compliance Report (15/07/20) identifies against A26 "Contractor undertaken toolbox prior to commencement on site". No toolbox provided demonstrating compliance. The Pre-Operations Compliance Report (15/07/20) identifies against A26 "Contractor undertaken toolbox prior to commencement on site". No toolbox provided demonstrating compliance. Toolbox would normally be utilised as a construction-based communication method. No evidence was provided to demonstrate how this condition has been satisfied during operations.	Observation: The application of A26 to conditions related to operations is uncertain in respect of school staff and contractors. While handover documentation has been identified, there is no subsequent evidence demonstrating induction and communication to school staff, and contractors pertaining to the operational conditions under Part E.			
Incident Notification, Reporting and Response						
A27	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	None to date.	Not triggered			
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	None to date.	Not triggered			
Non-Compliance Notification						
A29	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	None to date.	Not triggered			
A30	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	None to date.	Not triggered			
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	None to date.	Not triggered			
Revision of Strategies, Plans and Programs						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
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.	CCR undertaken on 7/12/20 POCR undertaken on 25/1/2021 (Rev 2). Sighted: - Notice issued to DPIE on 23/12/20 Notification of Commencement of Review in accordance with Condition A32 - Notice issued to Certifier on 07/01/21 Commencement of Review in accordance with Condition A32 - Notice issued to DPIE on 23/12/20 during this reporting period for Modifications of Consent - Notice issued to Certifier on 07/01/21 during this reporting period for Modifications of Consent - Notice issued to DPIE on 25/1/21- Notification of Commencement of Review in accordance with A32	Condition is 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.	No update required.	Not triggered			
Part D - Prior to Commencement of Operation						
Notification of Occupation						
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification of commencement of operation for Stage 1A was provided to DPIE on 23 December 2020. Intention to commence operation of Stage 1A on 28 January 2021. Notification of commencement of operation for Stage 1B was provided to DPIE on 7/01/2021. Intention to commence operation of Stage 1B on the 7 February 2021.	Condition is compliant.			
External Walls and Cladding						
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Sighted External Wall System Disclosure Certificate (Installation): External and Common Wall Components dated 9/11/2020 (Modscape). Sighted External Wall System Disclosure Certificate (Installation): External Wall System and Ancillary Attachments dated 2/10/20 (AKM Projects). Sighted correspondence demonstrating submission of evidence to Certifier on 17/12/2020, accepted by Certifier on 11/1/2021.	Condition is compliant.			
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.	Sighted email correspondence dated 12/01/2021 demonstrating submission of documented evidence to Planning Secretary.	Condition is compliant.			
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.	Sighted correspondence with Council establishing no structural damage on 20 January 2021. Sighted submission of Post-Construction Dilapidation Report to Council and Certifier on 19 January 2021. Sighted Post Dilapidation Report (Tyrells Property Inspections Pty Limited). Sighted submission of Council inspection and confirmation of no structural damage, and Post Dilapidation Report to Certifier on 20 January 2021.	Condition is compliant.			
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 (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.	Sighted email dated 20/01/21 from Council inspection confirming no further concerns to be addressed regarding the existing roadway fronting the new Galungara Public School at Farmland Drive.	Condition is compliant.			
Protection of Property						
D6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	No damage or rectifications required as per Certifier confirmation of Post-Construction Dilapidation Report (Tyrells Property Inspections Pty Limited).	Condition is compliant.			
Utilities and Services						
D7	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Sighted Section 73 Compliance Certificate (Sydney Water, 6 January 2021). Sighted evidence of submission to Certifier and acceptance on 11 January 2021.	Condition is compliant.			
Works as Executed Plans						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
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.	Sighted survey drawings (Richard Crookes Constructions) dated 7/01/2021. Sighted evidence of Works- as- executed drawings submission to certifier on 18 January 2021.	Condition is compliant.			
Roadworks and Access						
D9	Within 12 months of the operation of Stage 1a, evidence must be submitted to the Planning Secretary that Pelican Road and the extension to Farmland Drive have been constructed and registered as public roads to the satisfaction of Council	NA	Not triggered. Stage 1A operations commenced on 28 January 2021, the 12 months timeframe has not lapsed.			
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.	NA	Not triggered. Stage 1A operations commenced on 28 January 2021, the 12 months timeframe has not lapsed.			
Access and Services to Lot 4 DP1244925						
D11	Within 12 months of the 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.	Stage 1A operations commenced on 28 January 2021, the 12 months timeframe has not lapsed.	Not triggered.			
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.	No road constructed within the permanent access and services easement.	Not triggered.			
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 manoeuvring of buses to service the school.	Works ongoing, Pelican Road not complete or dedicated by Third Party. No bus service at School, however interim bus bay and zone located on Farmland Drive.	Not triggered.			
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.	Sighted correspondence (9 December 2021) demonstrating intention to install school signage on 18 January 2021. Sighted correspondence (25 January 2021) informing TfNSW of RMS commitment to complete School signage prior to 28 January 2021. Sighted email correspondence dated 25/01/21 stating that installation of school zone signage completed.	Condition is compliant.			
D15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	RMS commenced works on 20/01/21 and completed works by 28/01/21.	Condition is compliant.			
Car Parking Arrangements						
D16	Prior to the commencement of operation of Stage 1a, evidence must be submitted to the Certifier that demonstrates that either: (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 (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.	Sighted submission of evidence to Certifier on 21 January 2021. Sighted email with Certifier acceptance dated 21 January 2021.	Condition is compliant.			
D17	In the event that a temporary car park is provided in accordance with condition D16(b), the temporary car park must be removed and permanent site landscaping treatment implemented as set out in the approved plans listed in condition A2(d) within three months of the extinguishment of the temporary access and services easement, alternative permanent offsite car parking arrangements being implemented, or other timeframe agreed in writing by the Planning Secretary.	No temporary car parks provided.	Not triggered.			
D18	Prior to the commencement of operation of Stage 2, if not already provided in accordance with condition D16(a), evidence must be submitted to the Certifier that demonstrates that 77 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the school during school hours. Where the parking and drop-off / pick-up spaces have been provided in an off site shared use facility, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking.	NA	Not triggered. Stage 2 works are not considered within the scope of this audit.			
Road Damage						
D19	Prior to the commencement of operation 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.	See CoC D4 and D5. Sighted email dated 20/01/21 from Council inspection confirming no further concerns to be addressed regarding the existing roadway fronting the new Galungara Public School at Farmland Drive.	Condition is compliant.			
Green Travel Plan						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
D20	<p>Prior to the commencement of operation of Stage 1a, Stage 1B 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>	<p>Sighted CV of Traffic Engineer (GTA Consultants, 2020).</p> <p>Sighted copy of School Travel Plan (Rev D, 3/12/2020) prepared by GTA consultants.</p> <p>Sighted records of consultation with TfNSW and Council.</p> <p>Sighted submission of School Travel Plan to Certifier on 12 January 2021.</p> <p>Sighted submission of School Travel Plan to Planning Secretary on 4 December 2020.</p>	Condition is compliant.			
Operational Transport and Access Management Plan (OTAMP)						
D21	<p>Prior to the commencement of operation of Stage 1a and 2, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW(RMS), and be submitted to the Certifier and a copy provided to the Planning Secretary. The OTAMP must address the following:</p> <p>(a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</p> <p>(b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(c) the location and operational management procedures for the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(d) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements;</p> <p>(e) delivery and services vehicle and bus access and management arrangements;</p> <p>(f) management of approved access arrangements;</p> <p>(g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up parking;</p> <p>(h) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(i) a monitoring and review program, including the review of the performance of the drop-off and pick-up area within 12 months of operation and identification of additional measures where required to improve the performance of the drop-off and pick-up parking and mitigate impacts on the local road network.</p>	<p>Sighted CV of Traffic Engineer (GTA Consultants, 2020).</p> <p>Sighted copy of School Travel Plan (Rev D, 3/12/2020) prepared by GTA consultants.</p> <p>Sighted records of consultation with TfNSW and Council.</p> <p>Sighted submission of Operational Traffic Access Management Plan to Planning Secretary on 4 December 2020.</p> <p>Sighted submission of Operational Traffic Access Management Plan to Certifier on 12 January 2021.</p>	School Travel Plan includes both Green Travel Plan and OTAMP. Condition is compliant.			
Mechanical Ventilation						
D22	<p>Prior to commencement of operation of Stage 1a and Stage 2, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	<p>Sighted Mechanical Ventilation Installation Certificate (9/10/2020).</p> <p>Sighted provision of Mechanical Ventilation Certificate to Certifier (15/12/2020).</p> <p>Sighted Certifier Acceptance of evidence on 11 January 2021.</p> <p>Part (b) is not triggered.</p>	Condition is compliant.			
Operational Noise- Design of Mechanical Plant and Equipment						
D23	<p>Prior to the commencement of operation of Stage 1, the Applicant must submit evidence to the Certifier that a comprehensive detailed assessment of noise impacts of proposed mechanical plant and equipment on surrounding noise receivers has been prepared as set out in the Alex Avenue Public School Environmental Noise and Vibration Assessment (Revision 3) prepared by Acoustic Logic included in Appendix C of Supplementary Response to Submissions 1 and that the recommended mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in condition E7.</p>	<p>Sighted Mechanical Plant Noise Emission Assessment (Stage 1) (Rev 0, 12/01/2021) prepared by Acoustic Logic.</p> <p>Sighted submission of assessment to Certifier on 13/01/2021.</p> <p>Sighted correspondence demonstrating certifier acceptance of evidence on 14/01/2021.</p>	Condition is compliant.			
Fire Safety Certificate						
D24	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>	<p>Sighted Fire Safety Certificate (effective from 1 December 2020).</p> <p>Sighted submission of FFSC to Fire Safety NSW on 22 January 2021.</p> <p>Sighted submission of FFSC to Council on 1 December 2020.</p> <p>Sighted provided photo of FFSC display. See Photo X in Appendix?</p>	Condition is compliant.			
Structural Inspection Certificate						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
D25	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: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Sighted Structural Engineering Installation Certificate (D&A Consulting, 11 January 2021). Sighted submission of structural certificate to certifier, and certifier acceptance on 14 January 2021. Sighted Structural Construction Certificate (Northrop 26/11/2020). Sighted submission of structural inspection certificates to Council on 14 January 2021. Sighted submission of structural inspection certificate to DPIE on 15 January 2021.	Condition is compliant.			
Compliance with Food Code						
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 kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the Certifier.	Sighted Food and Beverage Facilities Design Compliance Certificate (The Mack Group, 13 January 2021). Sighted submission of certificate to Certifier on 14 January 2021. Sighted Certifier acceptance of evidence on 15 January 2021.	Condition is compliant.			
D27	Prior to the commencement of operation of Stage 1, evidence must be provided to the Planning Secretary that the school canteen has been registered with Council as a food business.	Sighted Food Business Registration Form (Blacktown City Council, 12 January 2021). Sighted submission of registration form to BCC on 13 January 2021. Sighted council acknowledgment of registration on 20 January 2021. Sighted submission of registration and council acknowledgment to Planning Secretary on 20 January 2021.	Condition is compliant.			
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.	Sighted email dated 15/12/2020 submitting Stormwater Quality Management Plan to certifier. Sighted confirmation from certifier that Plan had been received dated 11/01/21. Sighted maintenance schedule in SQMP for stormfilter, ocean guard.	Condition is compliant.			
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.	Sighted Works- as executed Rainwater Re-use Plan (2 March 2020). Sighted submission of works- as executed plans to Certifier on 8/12/2020. Sighted Certifier acceptance of plans on 15/12/2020. Sighted submission of plans and certifier acceptance to Planning Secretary on 6/1/2021. Sighted DPIE request for additional information dated 13/1/2021. Sighted evidence for DPIE RFI response (Meinhardt, 14 January 2021).	Condition is compliant.			
Warm Water Systems and Cooling Systems						
D30	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Sighted Warm Water Installation Certificate (Doolan Plumbing, 19 October 2021).	Condition is compliant.			
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.	Sighted outdoor lighting installation certificate (Ergo Group, 9/11/2020). Sighted submission of certificate to Certifier on 8/12/2020. Sighted Certifier acceptance of evidence on 11/1/2021.	Condition is compliant.			
Signage						
D32	Prior to the commencement of operation of Stage 1a, Stage 1B and Stage 2, way-finding signage and signage identifying the location of staff car parking must be installed.	Sighted SSD 9368 - D32 - Staff Parking - photo 1 & Photo 2.	Condition is compliant.			

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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.	Sighted SSD 9368 - D33 - Bike Parking - photo 1, Photo 2, Photo 3 & Photo 4.	Condition is compliant.			
D34	Prior to the commencement of operation of Stage 1a, Stage 1B and Stage 2, 'Do not drink' signage on non-portable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.	Sighted Do Not Drink on non-potable Water - See Appendix F Figure 21.	Condition is compliant.			
Operational Waste Management Plan						
D35	Prior to the commencement of operation of Stage 1a, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Section 9 of the EIS.	Sighted Operational Waste Management Plan (2021). Sighted submission of OWMP to Certifier on 16 January 2021.	Condition is compliant.			
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;	Sighted Operational Landscape Management Plan (January 2021, Landscape Solutions). Sighted OLMP submission to Certifier on 11 January 2021.	Condition is compliant.			
D37	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	Sighted Operational Landscape Management Plan (January 2021, Landscape Solutions). Sighted OLMP submission to Certifier on 11 January 2021.	OLMP submission to Certifier on 11 January 2021. Commencement of operation on 28 January 2021. Condition is compliant.			
Street Tree Planting						
D38	Within 12 months of the 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.	Works ongoing, Pelican Road not complete or dedicated by Third Party. Some tree plantings underway on already dedicated portion of Farmland Drive/ frontage of school entrance.	Commencement of operation on 28 January 2021, 12 months timeframe has not lapsed. Not triggered.			
Asset Protection Zones						
D39	Prior to the commencement of operation of Stage 1a, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	Sighted Bushfire Install Certificate (Peterson Bushfire, 12 January 2021).	Condition is compliant.			
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.	Sighted Bushfire Install Certificate (Peterson Bushfire, 12 January 2021). Sighted Bushfire Emergency Management and Evacuation Plan (19 November 2020, Peterson Bushfire).	Condition is compliant.			
Aboriginal Cultural Heritage						
D41	Prior to the commencement of operation of Stage 1, 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.	Sighted evidence demonstrating implementation of Aboriginal Cultural Heritage Assessment Report (Biosis, 14 January 2021). Sighted submission of Aboriginal Cultural Heritage Certificate to certifier on 14 January 2021.	Condition is compliant.			
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.	Sighted Signage and Graphics Package (Group GSA, 30 September 2020). Sighted submission of signage elevation to Certifier on 15 December 2021. Sighted Certifier acceptance of submission on 11 January 2021.	Condition is compliant.			
Bicycle Parking and End-of-Trip Facilities						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
D43	Prior to the commencement of operation of Stage 1a, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 56 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Sighted confirmation of Bicycle Parking and End of Trip Facilities (Group GSA, 20 January 2021). Sighted confirmation of compliance with Australian Standards 2890.3 (Landscape Solutions, 20 January 2021). Sighted submission of evidence to Certifier on 20 January 2021. Sighted Certifier acceptance of submitted evidence on 20 January 2021.	Condition is compliant.			
Site Audit Report and Site Audit Statement						
D44	Prior to commencement of operation of Stage 1a, 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.	Sighted Site Audit Report (ZOIC, 10 September 2019). Sighted EPA Site Audit Statement. Sighted submission of SAS and SAR to Certifier on 15/09/2020. Sighted submission of SAS and SAR to Planning Secretary on 18 January 2021.	Condition is compliant.			
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.	Commencement of operation on 28 January 2021, 12 months timeframe has not lapsed.	Not triggered.			
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.	Commencement of operation on 28 January 2021, 12 months timeframe has not lapsed.	Not triggered.			
Temporary pedestrian and traffic management arrangements						
D47	Prior to the implementation of pedestrian and traffic management arrangements required in support of Stage 1a, including the temporary bus stop on Farmland Drive, a Road Safety Audit of the proposed arrangements must be undertaken in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits, Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits and Austroads Guide to Road Safety Part 4A: Unsignalised and Signalised Intersections: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor. The Applicant must review the proposed access arrangements having regard to the recommendations of the Road Safety Audit and implement safety measures, if required, in consultation with Council and TfNSW. Note: Any traffic management measures implemented in a public road must be undertaken with the applicable approvals of the relevant roads authority.	Sighted Detailed Design Road Safety Audit (DC Traffic Engineering, Rev 3, 2/12/2020). Sighted Detailed Design Road Safety Audit (RSA Response) (DC Traffic Engineering, Rev 3, 2/12/2020).	Condition is compliant.			
PART E - Post Occupation Conditions						
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) and submit it to the Council and Planning Secretary in consultation with Council. 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.	Sighted Out of Hours Event Management Plan (Rev 1, 07/12/2021) prepared by TSA Management. Section 6 of the Plan details the Acoustic Management Plan (prepared by Acoustic Logic, 24 May 2019) is detailed in Section 5 of the Plan. Sighted provision of draft management plan to Blacktown City Council on 14 December 2021. Sighted response from Council 14 December 2021. Council comments received, Plan to be finalised. To be forwarded to DPIE once completed - Interview 25/01/2022.	No Out of Hours Events have occurred for the project to date. Not triggered.			
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Sighted Out of Hours Event Management Plan (Rev 1, 07/12/2021) prepared by TSA Management. Section 6 of the Plan details the Acoustic Management Plan (prepared by Acoustic Logic, 24 May 2019) is detailed in Section 5 of the Plan. Sighted provision of draft management plan to Blacktown City Council on 14 December 2021. Sighted response from Council 14 December 2021.	No Out of Hours Events have occurred for the project to date. Not triggered.			
Operation of Plant and Equipment						
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Site interview and inspection 16/12/2021.	All plant and equipment installed remains under the defect period and is being managed by the construction contractor.			
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.	No compliance statement provided to verify compliance. Advice provided during site interview is that there are no water cooling or water heating systems onsite.	Compliant			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
Community Communication Strategy						
E5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction of each stage of the development.	Sighted Community Communication Strategy (May 2020) is publicly available on the Project website: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/a/alex-avenue-new-primary-school/june-updates-2020/Alex_Avenue_Community_Communication_Strategy_May_2020.pdf .	Compliant.			
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.	Sighted copy of current OTAMP (Rev 1, Stantec, 23 November 2021).	For information.			
Operational Noise Limits						
E7	The Applicant must ensure that noise generated by operation of the development does not exceed: (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 (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).	Sighted Operational Noise Emission Assessment (Rev 0, 26 May 2021) prepared by Acoustic Logic. Section 4.5.1 Test Results confirms the noise emission levels comply with the SSD-9368 condition E7 and E8 requirements for the development.	Compliant.			
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.	Sighted Operational Noise Emission Assessment (Rev 0, 26 May 2021) prepared by Acoustic Logic. Sighted evidence of submission of Operational Noise Emission Assessment (Acoustic Logic) to the Planning Secretary on 16 June 2021.	Compliant.			
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.	The Operational Waste Management Plan (2021) does not reference or contain the condition requirements. No waste disposal records have been provided to demonstrate compliance with this condition. Review waste collection contractor engagement. No reference to E9 prescribed hours. Advice during site interview 16/12/21 is that collection occasionally occurs outside the prescribed hours. No complaints received to date.	Non Compliance: The Operational Waste Management Plan (2021) does not reference or contain the condition requirements. No other evidence was provided to verify compliance with the condition.			
Unobstructed Driveways and Parking Areas						
E10	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	No driveways, footways and parking areas were observed to be obstructed during the site inspection 16/12/21. No complaints received during the reporting period regarding obstruction of driveways, footways and parking areas.	Compliance with condition has been demonstrated.			
Green Travel Plan						
E11	The Green Travel Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Sighted School Travel Plan Evaluation Report for Term 4 2021 (Stantec, 24 November 2021). Previous evaluations identified as completed at the start of Term 4 and at the start of Term 1 (29 January 2021). Sighted correspondence demonstrating provision of evaluation report to Department of Education on 24 November 2021.	Compliant.			
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	Sighted submission of ESD document to DPIE on 21 July 2021. Sighted correspondence (19 July 2021) demonstrating adoption of alternative ESD certification process on the 20 January 2021 and stating that the Project has satisfied the alternative certification process and meets the ESD rating requirement under CoC E12. Sighted Operational Waste Management Plan (2021). Sighted ESD Compliance Report (Rev A, 25 June 2021) prepared by Cundall. Sighted correspondence demonstrating ESD Compliance provided to Certifier and DPIE on 21 July 2021.	Compliant.			
Outdoor Lighting						
E13	Notwithstanding Condition D31, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	No complaints identified on SINSW website or in consultation with Site Staff or Site PM (16/12/2021).	General compliance with this condition has been inferred in the absence of complaints.			
Landscaping						

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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.	Sighted Operational Landscape Management Plan (January 2021, Landscape Solutions). No obvious signs of weed infestation or loss of plants during site inspection 16/12/21.	Condition is generally compliant.			
Asset Protection Zones						
E15	The asset protection zones required by condition D39 shall be maintained for the duration of occupation of the development	Procedural condition. See D39 - Sighted Bushfire Install Certificate (Peterson Bushfire, 12 January 2021). The landscaping has been installed compliant with Appendix 5 and section 4.1.3 of Planning for Bush Fire Protection 2006.	Condition is generally compliant.			
Artwork on School Hall						
E16	Within 12 months of Stage 1a operation, and prior to any subsequent stage of operation, evidence must be provided to the Certifier that the artwork required under condition D42 has been installed.	Sighted submission of evidence to Certifier on 19 January 2021.	Condition is generally compliant.			
Access and Services to Lot 4 DP1244925						
E17	Stage 1a and Stage 1b operations must be managed so as not impinge upon the temporary access and services easement located along the eastern boundary of the site so as to comply with the terms of the easement and any other legal agreements entered into with the owner of Lot 4 DP1244925 until the easement is extinguished in accordance with condition D11.	Access and services easement located along the eastern boundary of the site was observed to be free of obstruction during site inspection. No complaints received during the reporting period.	Condition is generally compliant.			
Appendix 2: Written Incident Notification and Reporting Requirements						
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.	NA	Not triggered - None to date.			
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.	NA	Not triggered - None to date.			
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	NA	Not triggered - None to date.			
4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.	NA	Not triggered - None to date.			
Prior to the Commencement of Construction						
External Materials and finishes						
B1	Prior to the commencement of construction of Stage 1a, a schedule of materials and finishes of the proposed Stage 1a and Stage 2 buildings must be submitted to the Certifier. The materials and finishes must reflect the appearance of the buildings shown in the renders included in Appendix B of the Response to Submissions.		This requirement does not relate to the current audit period			
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 to be utilised for bus and private vehicle drop-off / pick-up and used by students to travel between these locations and the school in accordance with the Guidelines for Road Safety Audit Practices (NSW Centre for Road Safety, 2013) and Austroads Guide to Road Safety Part 6: Road Safety Audit. The Road Safety Evaluation must be submitted to the Certifier, Council and the Planning Secretary.		This requirement does not relate to the current audit period			
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.		This requirement does not relate to the current audit period			
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.		This requirement does not relate to the current audit period			
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 practising Structural Engineer that demonstrates compliance with this development consent.		This requirement does not relate to the current audit period			
External Walls and Cladding						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
B6	Prior to the commencement of construction of Stage 1a and Stage 2, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.		This requirement does not relate to the current audit period			
	Protection of Public Infrastructure					
B7	Prior to the commencement of construction of Stage 1a and Stage 2, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.		This requirement does not relate to the current audit period			
	Pre-Construction Dilapidation Report					
B8	Prior to the commencement of construction of Stage 1a and Stage 2, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.		This requirement does not relate to the current audit period			
	Unexpected Contamination Procedure					
B9	Prior to the commencement of construction of Stage 1a, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B14 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.		This requirement does not relate to the current audit period			
	Community Communication Strategy					
B10	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: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (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.		This requirement does not relate to the current audit period			
	Ecologically Sustainable Development					
B11	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.		This requirement does not relate to the current audit period			
	Outdoor Lighting					
B12	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.		This requirement does not relate to the current audit period			
	Environmental Management Plan Requirements					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
B13	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <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; (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; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: <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 (iv) a protocol for periodic review / update of the plan and any updates in response to 		This requirement does not relate to the current audit period			
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> <ul style="list-style-type: none"> (a) Details of: <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; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); (c) Construction Noise and Vibration Management Sub-Plan (see condition B17); (d) Construction Waste Management Sub-Plan (see condition B18); (e) Construction Soil and Water Management Sub-Plan (see condition B19); (f) an unexpected finds protocol for contamination and associated communications procedure; (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; (i) procedures to ensure that the proposed works do not result in a change of contamination risk for the site; and 		This requirement does not relate to the current audit period			
B15	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.		This requirement does not relate to the current audit period			
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TNSW; (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: <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 		This requirement does not relate to the current audit period			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
B17	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (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).		This requirement does not relate to the current audit period			
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.		This requirement does not relate to the current audit period			
B19	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (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); (d) detail all off-Site flows from the Site; and (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.		This requirement does not relate to the current audit period			
	Construction Parking					
B20	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities.		This requirement does not relate to the current audit period			
	Stormwater Management					
B21	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: (a) be designed by a suitably qualified and experienced person(s); (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; (c) discharge into Council's nominated discharge point (Drainage Reserve 886) immediately to the south of Lot 1/1209060; (d) incorporate appropriate on site detention and water quality measures; (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 (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.		This requirement does not relate to the current audit period			
	Landscaping					
B22	Prior to the installation of landscaping, the Applicant must submit evidence to the Certifier, including amended landscape plans if necessary, that the landscape plans: (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; (b) comply with Endeavour Energy's requirements for planting in close proximity to the proposed electrical substation; (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; (d) detail the location, species, maturity and height at maturity of plants to be planted on-site; (e) include species (trees, shrubs and groundcovers) indigenous to the local area; and (f) comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006.		This requirement does not relate to the current audit period			
	Operational Waste Storage and Processing					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
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; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>		This requirement does not relate to the current audit period			
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>		This requirement does not relate to the current audit period			
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; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>		This requirement does not relate to the current audit period			
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 (b) the proposed special needs drop-off and accessible parking area is restricted to west bound one way traffic only.</p>		This requirement does not relate to the current audit period			
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>		This requirement does not relate to the current audit period			
Compliance Reporting						
B28	<p>No later than 48 hours before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.</p>		This requirement does not relate to the current audit period			
B29	<p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.</p>	<p>Pre-Construction Compliance Report completed 10 June 2020.</p> <p>Pre-Construction Compliance Report submitted to Planning Secretary on 10 June 2020 and available on the Project website here: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/g_alungara-public-school/august-updates-2020/Alex_Avenue_PS_Pre-construction_compliance_report_August_2020.pdf</p> <p>Sighted November 2020 CCR publicly available on website. Available here: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/g_alungara-public-school/june-2021/Galungara_PS_B29_-_Construction_compliance_report.pdf</p> <p>Sighted evidence of submission of Pre Operational Compliance Report (25/01/2021) submitted to Certifier on the 25 January 2021. Sighted submission to Planning Secretary on 25 January 2021.</p> <p>Sighted Pre Operational Compliance Report (January 2021) publicly available on the Project website here https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/g_alungara-public-school/june-2021/Galungara_PS_B29_-_Pre-operational_compliance_report.pdf</p>	Compliance demonstrated.			
B30	<p>Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.</p>	Advisory note.	Not triggered.			
During Construction						
	Site Notice					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
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 weather proof 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.		This requirement does not relate to the current audit period			
	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.		This requirement does not relate to the current audit period			
	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.		This requirement does not relate to the current audit period			
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 (c) 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.		This requirement does not relate to the current audit period			
C5	Notification of such construction activities as referenced in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		This requirement does not relate to the current audit period			
C6	Rock breaking, rock hammering, sheet piling, piledriving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.		This requirement does not relate to the current audit period			
	Implementation of Management Plans					
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).		This requirement does not relate to the current audit period			
	Construction Traffic					
C8	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.		This requirement does not relate to the current audit period			
	Hoardings Requirements					
C9	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.		This requirement does not relate to the current audit period			
	No Obstruction of Public Way					
C10	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.		This requirement does not relate to the current audit period			
	Access and Services to Lot 4 DP1244925					
C11	Construction of Stage 1a and Stage 1b must be managed so as not impinge upon the temporary access and services easement located along the eastern boundary of the site so as to comply with the terms of the easement and any other legal agreements entered into with the owner of Lot 4 DP1244925 until the easement is extinguished in accordance with condition D11.		This requirement does not relate to the current audit period			
	Construction Noise Limits					
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.		This requirement does not relate to the current audit period			
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition C3.		This requirement does not relate to the current audit period			
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 are minimised.		This requirement does not relate to the current audit period			
	Vibration Criteria					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
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 Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) [as may be updated or replaced from time to time].		This requirement does not relate to the current audit period			
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.		This requirement does not relate to the current audit period			
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.		This requirement does not relate to the current audit period			
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.		This requirement does not relate to the current audit period			
Air Quality						
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		This requirement does not relate to the current audit period			
C20	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		This requirement does not relate to the current audit period			
Erosion and Sediment Control						
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.		This requirement does not relate to the current audit period			
Imported Soil						
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.		This requirement does not relate to the current audit period			
Disposal of Seepage and Stormwater						
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.		This requirement does not relate to the current audit period			
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.		This requirement does not relate to the current audit period			
Unexpected Finds Protocol - Historic Heritage						
C25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.		This requirement does not relate to the current audit period			
Waste Storage and Processing						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-Compliant	Not Triggered
C26	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.		This requirement does not relate to the current audit period			
C27	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		This requirement does not relate to the current audit period			
C28	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.		This requirement does not relate to the current audit period			
	Outdoor Lighting					
C29	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		This requirement does not relate to the current audit period			
	Independent Environmental Audit					
C30	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Sighted written approval of independent auditor by Planning Secretary - dated 09/06/20. Aspect conducted independent audit on 15/01/21.	Compliance with condition has been demonstrated.			
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.	Addressed within the preparation of this current independent audit scope. Construction identified as commencing on 11/06/20. The Site Audit commenced on 15/01/21. Operations commenced 28/01/21.	Compliance with condition has been demonstrated.			
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.	Advisory note.	Not triggered			
C33	Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements	Advisory note.	Not triggered			
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.	Applicant's response to the Independent Audit Report #2 is available on the Project website here: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/g_alungara-public-school/april-2021/C34-35_-_Response_to_independent_Audit_Report_2.pdf	Applicant's response to the Independent Audit Report #1 (Aspect, July 2020) is not published on SINSW website.			
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.	Applicant's response to the Independent Audit Report #2 is available on the Project website here: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/g_alungara-public-school/april-2021/C34-35_-_Response_to_independent_Audit_Report_2.pdf Applicant's response to Independent Audit #1 (Aspect, July 2020) is not published on SINSW website. See C35.	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.	None to date.	Not triggered			
	Operational Readiness for Work					
C37	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to an within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on.		This requirement does not relate to the current audit period			
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.		This requirement does not relate to the current audit period			

APPENDIX B – AUDIT TEAM AGREEMENT



Jim Lewis
Project Director

Schools Infrastructure NSW
Level 8, 259 George Street
Sydney, NSW 2000

09/06/2020

Dear Jim Lewis

Alex Avenue Public School (SSD 9368)
Agreement to Independent Auditor

I refer to your request (SSD-9368-PA-1) seeking the agreement of the Planning Secretary of the Department of Planning, Industry and Environment (“Department”) of the suitability of the Auditor’s qualifications, experience and independence to undertake an independent audit of the Alex Avenue Public School project (“Project”).

In accordance with Condition C30 of SSD 9368 (the ‘Consent’) and the *Independent Audit Post Approval Requirements*, the Secretary has agreed to Mr Richard Johnson as the Auditor for the Project.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements*. Failure to meet these requirements will require revision and resubmission.

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

Notwithstanding the agreement for the above listed audit team 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 Emmanuel Smith-Aspros on 02 8275 1232.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Sherry'.

Rob Sherry

Planner
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION

From: Mohammed Survery Mohammed.Survery@blacktown.nsw.gov.au 
Subject: RE: SSD 9368 Galungara (Alex Avenue) Primary School Independent Environmental Audit - Operations Audit #1
Date: 14 December 2021 at 12:17
To: Mathew Williams mat@aspectenvironmental.com.au

Dear Mathew,

Thank you for your email.

We have finalised a search of our corporate business systems and electronic database.

Please find attached redacted copies of complaints received regarding the Galungara (formerly Alex Avenue) Primary School.

Personal information from all complaints has been redacted.

We have no records of any Notices or Directions being issued.

Hoping you find the information satisfactory.

Council reference: GIPA21/2728



Mohammed Survery
Governance Information Officer

9839 6423
Mohammed.Survery@blacktown.nsw.gov.au
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: Mathew Williams <mat@aspectenvironmental.com.au>
Sent: Monday, 13 December 2021 11:17 AM
To: Miriam Filiai <Miriam.Filiai@blacktown.nsw.gov.au>
Cc: Richard Johnson <richard@aspectenvironmental.com.au>
Subject: SSD 9368 Galungara (Alex Avenue) Primary School Independent Environmental Audit - Operations Audit #1

Hello Miriam,

I am contacting you in respect of the Galungara (formerly Alex Avenue) Primary School upgrade project.

<https://www.schoolinfrastructure.nsw.gov.au/projects/a/alex-avenue-new-primary-school.html>

We are preparing to undertake the initial Operations Independent Audit for SSD 9368. The site audit component will be completed this Thursday 16 December 2021.

For completion of the independent audit scope under SSD 9368, we require from Council identification of any notices or directions provided to the Applicant/Site and any complaints received by Council in respect of the development. Secondly, if there were any environmental performance issues on site that Council wanted particular attention included in the independent audit.

Regards

Mathew Williams
Associate Director

0409 729 607
mat@aspectenvironmental.com.au



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RM-21-022592. RM-21-095545. RM-21-224237.
PDF PDF PDF



Blacktown
City Council



From: Emmanuel Smith-Aspros Emmanuel.Smith-Aspros@planning.nsw.gov.au 
Subject: RE: SSD 9368 Galungara (formerly Alex Avenue) Primary School - Initial Operations Independent Audit
Date: 13 December 2021 at 15:44
To: Mathew Williams mat@aspectenvironmental.com.au
Cc: Richard Johnson richard@aspectenvironmental.com.au, Alex McGuirk Alex.McGuirk@dpie.nsw.gov.au

Hi Mathew,

Thank you for your email. In regards to SSD 9368 Galungara (formerly Alex Avenue) Primary School - Initial Operations Independent Audit, I can confirm that the Department:

- has not issued any directions to SINSW or their contractor in respect of Site environmental performance or compliance issues;
- does not have any perceived issues with respect to the environmental performance of the site;
- has no record of complaints received by the Department in respect to Site activity; and
- does not require any adjustment to the scope of the audit as detailed below.

For any future email correspondence to the Department in relation to its compliance function, please direct it to compliance@planning.nsw.gov.au.

Regards

Emmanuel Smith-Aspros
Senior Compliance Officer (Social Infrastructure)

Planning & Assessments | Department of Planning, Industry and Environment
T 02 8275 1232 | M 0499 399 756 | E emmanuel.smith-aspros@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au

From: Mathew Williams <mat@aspectenvironmental.com.au>
Sent: Monday, 13 December 2021 11:19 AM
To: Emmanuel Smith-Aspros <Emmanuel.Smith-Aspros@planning.nsw.gov.au>
Cc: Richard Johnson <richard@aspectenvironmental.com.au>
Subject: SSD 9368 Galungara (formerly Alex Avenue) Primary School - Initial Operations Independent Audit

Hello Emmanuel,

I am contacting you in respect of the Galungara (formerly Alex Avenue) Primary School upgrade project.

<https://www.schoolinfrastructure.nsw.gov.au/projects/a/alex-avenue-new-primary-school.html>

We are preparing to undertake the initial Operations Independent Audit for SSD 9368. The site audit component will be completed this Thursday 16 December 2021.

In accordance with the Conditions of Consent and the DPIE's Independent Audit Post Approval Requirements (IAPAR), I am seeking response and feedback from the Department in terms of:

- Any directions issued to SINSW or their contractor in respect of Site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the Site
- Any complaints received by the Department in respect of the Site activity

- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

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

Regards

Mathew Williams
Associate Director

0409 729 607
mat@aspectenvironmental.com.au



APPENDIX D – INDEPENDENT AUDIT DECLARATION

Project Name	Galungara Primary School
Consent Number	SSD 9368
Description of Project	Staged construction and operation of a new school including four learning hubs containing home bases, a hall with canteen and an out of school hours facilities, library and administrative building, and associated works including covered outdoor learning areas, landscaping, drop-off/pick up facilities, car parking, signage and infrastructure works.
Project Address	Lot 1 and 2 DP 1244925, Farmland Drive, Schofields
Proponent	NSW Department of Education
Title of Audit	Independent Environmental Audit - Operations

AUDIT DECLARATION

I declare that the information provided in, and in connection with, this report is a true and correct representation of the site status as observed during the site audit and interview on 16 December 2021. Additional information requested during the site audit was provided post-audit where available.

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

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DPIE 2018), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit prior to the audit; 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.

Lead Auditor: Richard Johnson
Title: Director, Aspect Environmental Pty Limited

Signature: 

Date: 28 January 2022

Limitation: This document has been prepared by Aspect Environmental Pty Limited for TSA Management Pty Ltd (acting on behalf of Department of Education NSW). The document and contents is subject to, and issued in accordance with, the provisions of the contract between Aspect Environmental Pty Limited and TSA Management Pty Ltd. Aspect Environmental Pty Limited accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this document by any third party.

APPENDIX E – TECHNICAL SPECIALIST REPORTS

No technical specialist reports were required for this Independent Audit.

APPENDIX F – PHOTO LOG

GALUNGARA SSD 9368 THIRD PARTY AUDIT PHOTO LOG

- Figure 1 Landscaping and playground overview
- Figure 2 Disabled access to future Busbay
- Figure 3 Disabled access and landscaping
- Figure 4 School evacuation plan
- Figure 5 School entry with signage
- Figure 6 Temporary bus zone and signage
- Figure 7 Access to temporary car park and waste storage area
- Figure 8 School zone signage in place
- Figure 9 Harvested rainwater recirculation tap
- Figure 10 School landscaping and drainage
- Figure 11 Bicycle parking and associated signage
- Figure 12 Temporary kiss and drop zone in adjacent Council car park
- Figure 13 Access from council car park to school (yellow line marking identifies disabled parking)
- Figure 14 Landscaping
- Figure 15 Disabled access gate
- Figure 16 General waste storage area
- Figure 17 Completed landscaping
- Figure 18 Segregated waste disposal bins
- Figure 19 Disabled toilets
- Figure 20 Adjacent OSD drainage and offsite discharge
- Figure 21 Do not drink non-potable water



Figure 1 Landscaping and playground overview



Figure 2 Disabled access to future Busbay



Figure 3 Disabled access and landscaping

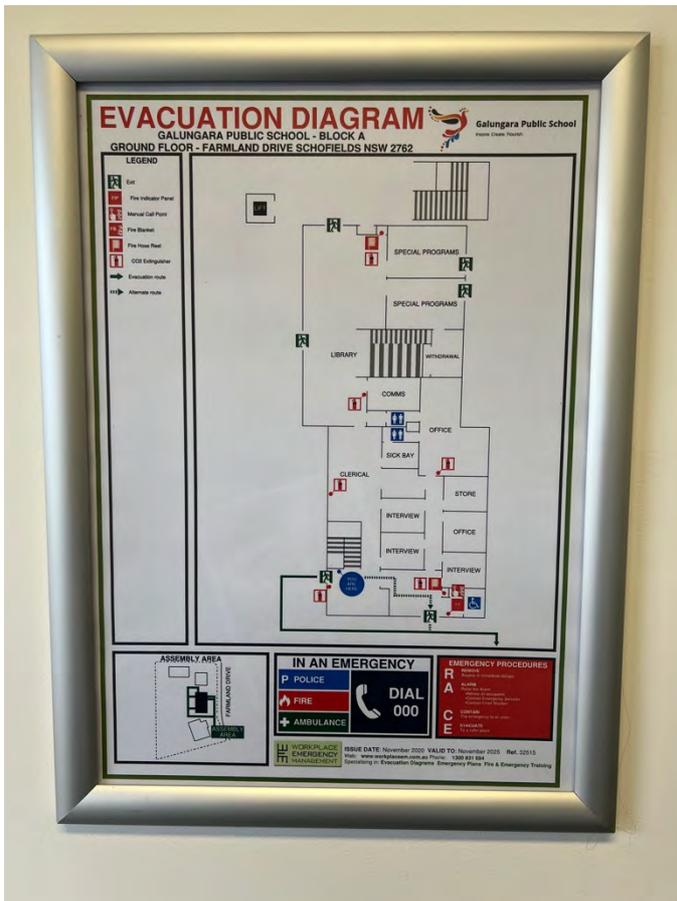


Figure 4 School evacuation plan

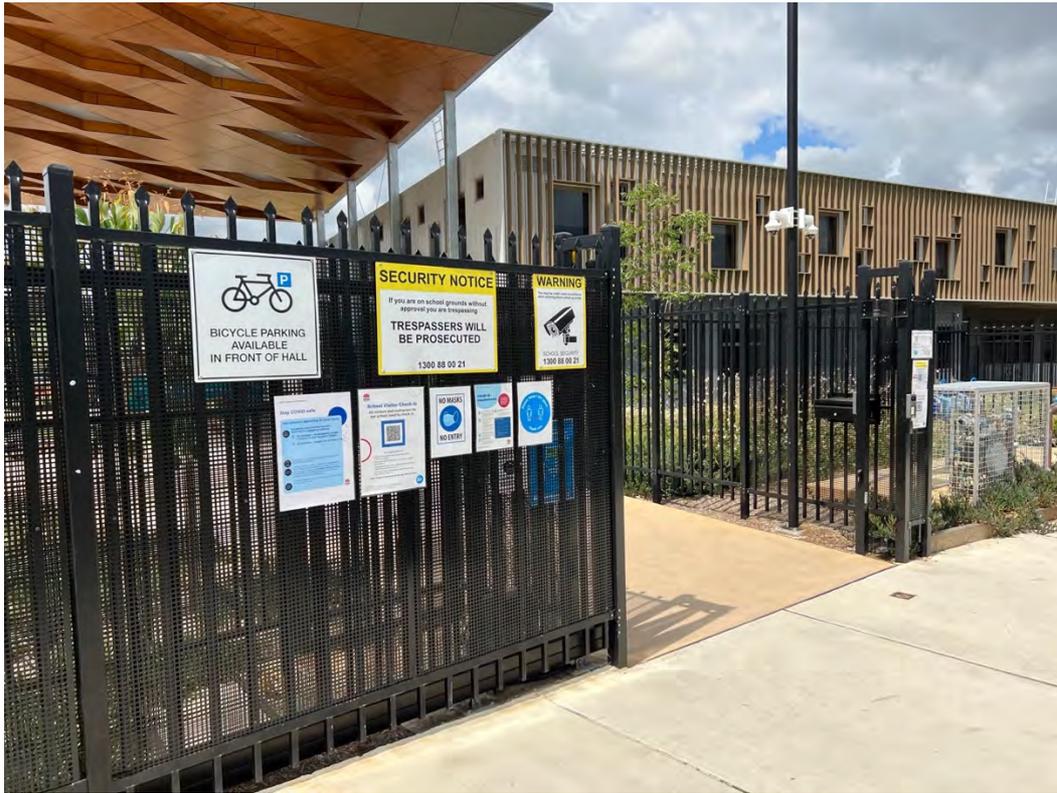


Figure 5 School entry with signage



Figure 6 Temporary bus zone and signage



Figure 7 Access to temporary car park and waste storage area



Figure 8 School zone signage in place

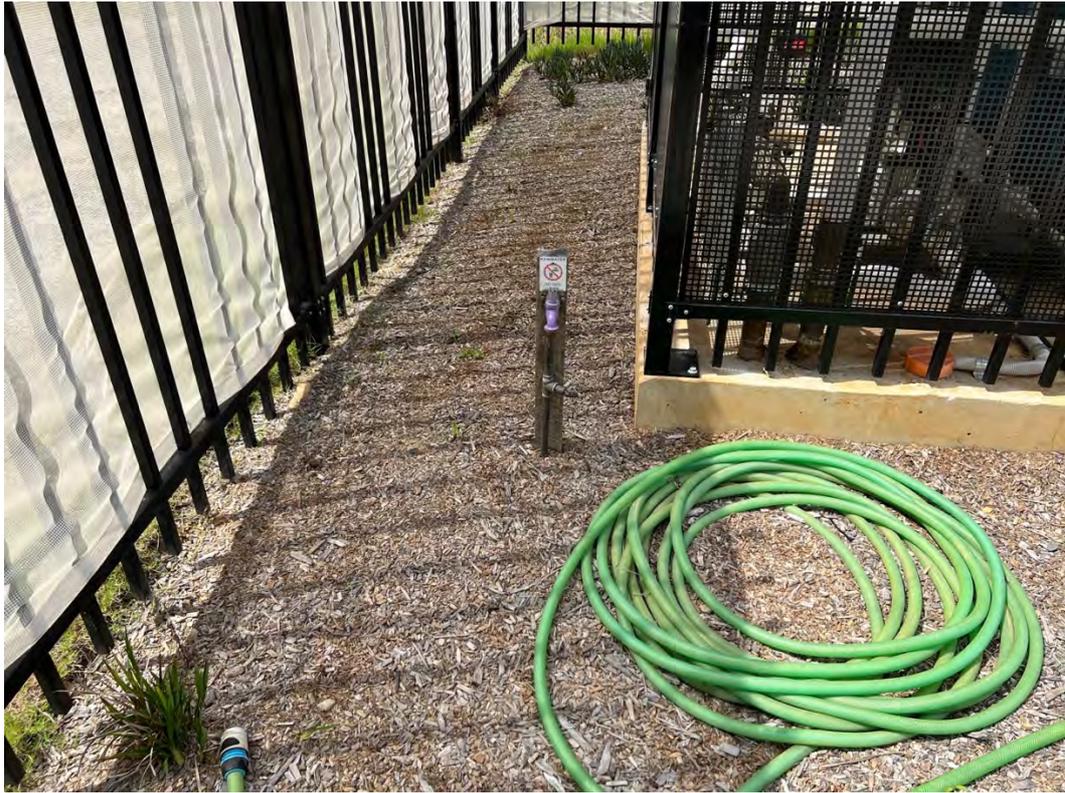


Figure 9 Harvested rainwater recirculation tap



Figure 10 School landscaping and drainage



Figure 11 Bicycle parking and associated signage

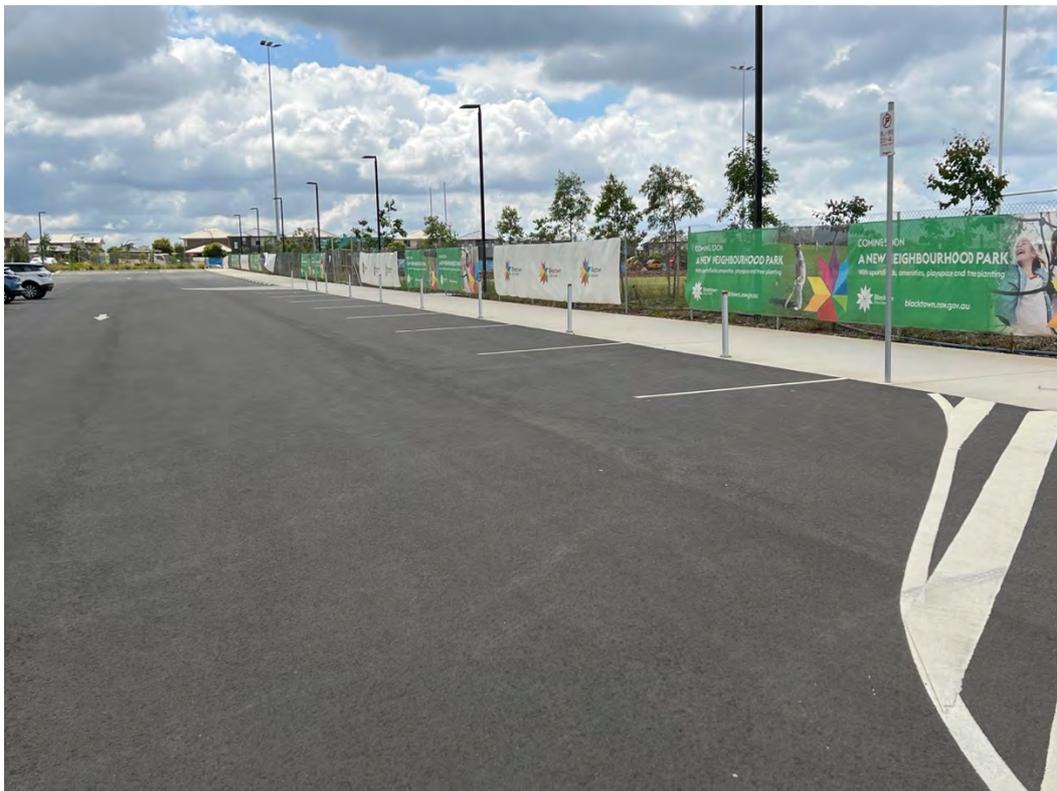


Figure 12 Temporary kiss and drop zone in adjacent Council car park



Figure 13 Access from council car park to school (yellow line marking identifies disabled parking)



Figure 14 Landscaping



Figure 15 Disabled access gate



Figure 16 General waste storage area



Figure 17 Completed landscaping



Figure 18 Segregated waste disposal bins



Figure 19 Disabled toilets



Figure 20 Adjacent OSD drainage and offsite discharge



Figure 21 Do not drink non-potable water