

Gledswood Hills Public School Independent Environmental Audit



Assessment of Hindmarsh Environmental Management System Compliance Against the Development Consent SSD 8378

Audit Reference:	AQ1247.02
Audit Organisation:	Hindmarsh Construction
Application Number:	Development Consent SSD 8378
Auditors:	Annabelle Tungol, Lead Auditor, AQUAS Luis Garzon, Auditor, AQUAS
Date of Audit:	1st May 2019
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Rev 2	19/09/2019	Hindmarsh – Ed Hartley	Amended to addresses DPIE comments noted by Hindmarsh, per email dated 5 September 2019.

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This report has been prepared and reviewed in accordance with our Quality control system.

This report has been prepared by:

LUIS GARZON
Environmental Auditor

Date: 16/05/2019

Reviewed by:

ANNABELLE TUNGOL
Lead Environmental Auditor

Date: 16/05/2019

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1. Executive Summary

This audit was completed to assess the environmental controls established by Hindmarsh Constructions against the requirements of Development Consent SSD 8378 condition B34. The audit was conducted by AQUAS (Annabelle Tungol – Lead Auditor and Luis Garzon – Auditor) on 1 May 2019.

Overall, the project environmental performance in compliance with Development Consent SSD 8378 is satisfactorily met with the following key strengths noted:

- Environmental resources with experienced and competent environmental personnel have been allocated to the project.
- Environmental inspections have been undertaken regularly.
- Internal and external communication mechanisms have been established.
- Records are readily available, identifiable and traceable.
- The process for reporting incidents, complaints and non-conformances was well implemented and recorded.

The audit confirmed that Hindmarsh has implemented its Environmental Management Plan to a satisfactory level. However there were two (2) non-compliances and five (5) observations were identified as part of this review:

Non-compliances

- **NC-01** Cond. A18, B32 – Not all the required information e.g. Project Plans as per condition A18, and Compliance Reports, as per condition B32, has been made publicly available on the Department of Planning website or Hindmarsh, or other website.

Hindmarsh to ensure that information required as per conditions A18 and B32 be made publicly available on its project website.

- **NC-02** Cond. B17, C15 – The Construction Noise and Vibration Management Plan (CNVMP) did not clearly address the measures implemented to manage high noise-generating works near sensitive receivers as per condition B17 nor the requirements for achieving the desired noise levels as per Condition C15. The CNVMP needs to be updated to address the following Condition B17 requirements:

- a) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009); and
- b) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers (wherever applicable).

Noise and vibration requirements outlined in the EIS to be addressed in the CNVMP and include the construction hours in the CNVMP.

Observations

- **OFI-01** Cond. A1, C26 – During the site inspection two issues were identified, as follows:
 - The pit near the exit gate along unnamed road did not have appropriate erosion and sediment controls. Note: The issue was rectified immediately, and evidence of corrective action was observed at the end of the audit.
Hindmarsh to ensure that erosion and sediment controls are always maintained.
 - There was evidence of water ponding in the rumble grid at the site car park entrance. The water was noted to be from the unauthorised pumping of water from the handwashing and sink water.

Note: The Site Manager noted that he stopped the water pumping and raised NCR in their system in relation to this issue. Copy of Toolbox Talk conducted with employees as a reminder that unauthorized discharge of water is not allowed was sent to auditors.

Hindmarsh to conduct training on dewatering permit approval process to ensure its implementation and only authorised/trained personnel will be pumping/discharging construction water.

- **OFI-02** Cond. B10 – Although an induction program is in place including some environmental information, it did not include important conditions of the Development Consent relevant to activities they carry out in respect of the project.

Hindmarsh to update the induction presentation to include the compliance with SSD 8378 requirements under the Environmental Section i.e. dust management, tree protection and unexpected finds procedure.

- **OFI-03** Cond. B19 – The sighted Erosion and Sedimentation Control Plan was not updated to describe all the current erosion and sediment controls implemented at the site (i.e. sediment basin 2 no longer exist).

Hindmarsh needs to update the Erosion and Sedimentation Control Plan to reflect the current site control requirements.

- **OFI-04** Cond. C26 – It was noted that the sediment basin needs maintenance i.e. desiltation or increase bunding height.

Maintenance of the sediment basin be conducted (i.e. desiltation or bunding height increase) in accordance with the updated ERSED Control Plan.

- **OFI-05** Cond. C24 – In order to avoid mud/dust tracking re-establishment of the access/egress at employee parking is recommended.

Re-establishment of the access / egress at the employee parking area is recommended.

Hindmarsh is required to action the identified non-compliances and observations in order to fully comply with the Development Consent Conditions and to continually improve the environmental performance of the Project.

Feedback from this audit should be taken as an opportunity to make improvements in the Environmental Management System established by Hindmarsh for the Gledswood Hills Public School Project.

2. Introduction

2.1 Background

Hindmarsh has engaged AQUAS to undertake independent environmental audit on 1st May 2019 during construction phase of the Gledswood Hills Public School Project in compliance with the Development Consent Condition B34, in accordance with:

- (a) the Independent Audit Program submitted to the Department and the Certifier under condition B33 of this consent; and
- (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

Hindmarsh Constructions has been appointed by the NSW Department of Education for the construction of a new Public School at Lot C, The Hermitage Way, Gledswood Hills (Lot 3 DP 1227491), which comprised of the following:

- Site preparation works, including bulk earthworks and tree removal;
- Construction of a new public school (Kindergarten to Year 6) in two construction stages (Stage 1 and Stage 2), including:
 - three multi-purpose school buildings, two to four storeys in height;
 - one hard surface sports court and turfed outdoor playing areas;
 - on-site car parking for 75 vehicles;
 - covered outdoor learning areas;
 - one multi-purpose hall accommodating an out of school hours care facility;
 - landscaping works including tree planting and security fencing;
 - new vehicular access points off roads MC06 and MC07;
 - works within MC06 to provide a student drop-off and pick-up zone;
 - provision of pedestrian crossings / refuge on public roads;
 - construction of associated infrastructure services including stormwater management works and electricity substation; and
 - one business identification sign fronting MC07.

2.2 Audit Team

Details of the AQUAS environmental auditors for this audit were submitted to the Department of Planning by Hindmarsh Constructions. Endorsement by Planning of the following auditors was granted prior to the conduct of the audit:

Name	Company	Position	Certification
Annabelle Tungol	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 119536
Luis Garzon	AQUAS	Environmental Auditor	SAI Global Lead Auditor; Exemplar Global Certification as Environmental Auditor in progress

2.3 Audit Objectives

The objective of this audit was to undertake independent environmental audit in compliance with the Development Consent Condition B34, in accordance with:

- (a) the Independent Audit Program submitted to the Department and the Certifier under condition B33 of this consent; and
- (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

2.4 . Audit Scope

The following scope of this audit comprised of:

- Review of implementation of Hindmarsh Environmental Management & Sustainability Plan (EMP) Revision 0 dated 4 October 2018 and its appendices:
 - Appendix A – Environmental Risk and Opportunity Profile
 - Appendix B – Environmental and Sustainability Policy
 - Appendix C – Environmental Features and Controls Layout
 - Appendix D – Construction Noise & Vibration Plan
 - Appendix E – Construction Demolition & Waste Plan
 - Appendix F – Construction Traffic Management Plan
 - Appendix G – Unexpected Finds Procedure;
- Site inspection conducted on 1 May 2019;
- Review of environmental records;
- Interview of site personnel; and
- Consultation with stakeholders.

2.5 Audit Period

This was the first independent environmental audit carried out by AQUAS on the project which covers only review of environmental documentation and records from the commencement of construction December 2018 up to 1 May 2019 and the review of environmental site controls only on 1 May 2019.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities on the day of audit.

3. Audit Methodology

3.1 Approval of Auditors

Documentation from the Planning Secretary agreeing to the auditor is attached as **Appendix A**.

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Development Consent requirements Application No. SSD 8378. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 1st May 2019 at 8:25am with Hindmarsh project personnel and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

- Confirmation of the purpose and scope of the audit
- Overview of the Project and current status of the works
- Occurrence of Environmental incidents
- Overview of the audit process in accordance with the proposed Audit Program

3.3.2 Conduct of Audit

Audit activities included the following:

- Reviewed the project documentation (CEMP and sub-plans) to verify compliance with the Development Consent Conditions.
- Conducted a site walk to review implementation of mitigation measures and environmental controls.
- Conducted the audit following the checklist that was prepared based on the Development Consent Conditions by interviewing personnel and review of records provided as evidence of compliance.
- Any identified findings were discussed during closing meeting and any actions noted during site inspection were clearly communicated to the site personnel and addressed immediately.

3.3.3 Closing Meeting

The closing meeting was held on 1st May 2019 at 3:30pm with representatives of Hindmarsh and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditors acknowledged the cooperation, openness and hospitality of Hindmarsh staff during the conduct of this audit.

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Ed Hartley	Hindmarsh Constructions	Senior Contracts Administrator
Anthony Moran	Hindmarsh Constructions	Senior Project Manager
George Cinelli	Hindmarsh Constructions	Senior Site Manager
Stuart Williams	Hindmarsh Constructions	Site Supervisor
Robert Najjar	Hindmarsh Constructions	Project Engineer

3.5 Details of Site Inspection

A site walk around the construction area was conducted with focus on the following controls:

- Erosion and sedimentation controls including sediment basin, sediment fence, controls around pits and stockpiles;
- Stabilised access/egress;
- Tree protection;
- Concrete wash out bay;
- Roads surrounding the site for dust/mud tracking;
- Chemical storage;
- Dust management;
- Wastes management;
- Site fence/screening / hoarding;
- Site signage; and
- General housekeeping.

Photos taken during site inspection are included in the **Appendix E**.

3.6 Consultation

Communications were sent to the Project Management Company TSA Management and to the Camden Council to request feedback about the project and highlight any particular areas for review by AQUAS during the audit. The feedback provided was generally positive, with some suggested focus areas – these included erosion and sedimentation controls, discharge of liquids offsite, tree protection, maintenance of records, maintenance of clean roads and construction traffic management. Review of these areas was undertaken during the audit as part of various SSD Conditions. Refer to **Appendix F** for consultation records.

3.7 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

Audit Compliance Status		
C	–	Compliant
NC	–	Non-Compliant
NT	–	Not triggered

In addition to the above descriptors, there were Opportunities for Improvement (OFI) and Notes (Note) raised during this audit.

4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- Environmental Management & Sustainability Plan (EMP) Rev. 0 – 04/10/18
- Gledswood Hills Traffic Management Plan – 10/10/18
- Erosion and Sedimentation Control Plan – Appendix C of the CEMP – 18/10/2018
- CNVMP – Appendix D of the CEMP
- CDWMSP – Appendix E of the CEMP
- Construction Traffic Management Plan – Appendix F of the CEMP
- Contamination Procedure – Appendix G of CEMP
- Levy Receipt – 000350914 – 14/09/18
- Structural Design Certificate: Woolacotts – 13/02/19
- Civil Design Certificate: Woolacotts – 04/02/19
- Fire engineering report: MCD Fire – 08/11/18 (Section 4.4.8.3)
- HCA audit report for Safety and Environment – 22/01/19
- SSD Amended Plans Letter: TSA SSD 8378 Conditional Requirements for Submission to DPE – 09/11/2018
- Construction Program: Commencement of Construction – 10/12/18
- Dilapidation report: AusDilaps – 24/08/18 Council Assets (road conditions, utility services)
- JHA Report – 14/02/19
- JHA ESD SEARS Report – 01/02/19
- JHA Report (Power & Telcos) – 14/02/19
- JHA Letter: 29/11/18 Certificate of Design – Mechanical Services
- Community Communication Strategy prepared by DoE – Oct 2018
- Hindmarsh Induction Program
- Disability consultant de Chateau & Chun: Accessibility Checklist – 22/01/19 Ref. 16344-AC-R2
- Letter: Architect Perumal Pedavoli – 30/01/29
- Crown Certificate – 21/11/18 Group DLA Ref. GDL 160497
- Crown Certificate – 07/03/19 Group DLA Section 6.28
- Woolacotts Stormwater Management Report – 19/10/18 16-238
- Woolacotts Traffic Report – 23/11/17 – 16-238
- Statement of Requirement: 30/1/19 by Perumal Pedavoli cond. No. 2 (acoustic)
- Statement of Requirement: 30/1/19 by Perumal Pedavoli cond. No. 3 (waste)
- Statement of Requirement: 30/1/19 by Perumal Pedavoli cond. No. 4 (bicycle parking)
- Drawing Detail Sheet 2 No. 000055 Rev. 3 – 26/04/19 – Hydraulic Services by Woolacotts
- Independent Environmental Audit Program Rev 1, 4 April 2019
- Certificate – 08/10/18 imported soil as VENM by Geo-logic Solutions Report
- ITP No.1 Building C Pad for Bulk Excavation
- Drawing 3198-ARC-DD-00_302-05 Feb 2019

5. Audit Findings

This audit was completed to assess the environmental controls established by Hindmarsh Constructions against the requirements of Development Consent SSD 8378. The audit confirmed that Hindmarsh has implemented its Environmental Management Plan to a satisfactory level. However two non-compliances and five observations were identified as part of this review.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	71
Non-Compliant	2
Not triggered	24

Hindmarsh is required to action the identified non-compliances and observations in order to fully comply with the Development Consent Conditions and to continually improve the environmental performance of the Project.

Feedback from this audit should be taken as an opportunity to make improvements in the Environmental Management System established by Hindmarsh for the Gledswood Hills Public School Project.

5.1 Assessment of Compliance

The audit determined that Hindmarsh Constructions has generally implemented the controls for environmental management within the construction activities that are currently being undertaken. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	19	C – 10
		NC – 1
		NT – 8
Part B – Prior to commencement of Construction	38	C – 34
		NC – 2
		NT – 2
Part C – During Construction	42	C – 27
		NC – 1
		NT – 14

5.2 Notices, Incidents and Complaints

Hindmarsh noted that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred to date.

One complaint has been received for the project, as follows:

No.	Complaint Description	Corrective Action
1	A truck turned up at the site for delivery of materials outside working hours (before 7:00 am.)	The contractor was told not to bring materials outside working hours. Further communication was extended to all contractors about the requirement to only carry out deliveries within working hours.

5.3 Audit Findings and Recommendations

There were two (2) Non-Compliances and five (5) opportunities for improvement identified during this audit. Details of the audit findings are as follows:

Finding No.	Condition No.	Audit Finding	Recommendation
Non-compliance NC-01	A18, B32	Not all the required information e.g. Project Plans as per condition A18, and Compliance Reports, as per condition B32, has been made publicly available on the Department of Planning website or Hindmarsh, or other website.	Hindmarsh to ensure that information required as per conditions A18 and B32 be made publicly available on its project website.
Non-compliance NC-02	B17, C15	The Construction Noise and Vibration Management Plan (CNVMP) did not clearly address the measures implemented to manage high noise-generating works near sensitive receivers as per condition B17 nor the requirements for achieving the desired noise levels as per Condition C15.	The CNVMP needs to be updated to address the following Condition B17 requirements: <ul style="list-style-type: none"> a) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); and b) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers (wherever applicable). Noise and vibration requirements outlined in the EIS to be addressed in the CNVMP. Consider including construction hours in the CNVMP.
Opportunity for Improvement OFI-01	A1, C26	During the site inspection two issues were identified, as follows:	Hindmarsh to ensure that erosion and sediment controls are always maintained.

Finding No.	Condition No.	Audit Finding	Recommendation
		<ul style="list-style-type: none"> - the pit near the exit gate along unnamed road did not have appropriate erosion and sediment controls. Note: The issue was rectified immediately, and evidence of corrective action was observed at the end of the audit. - there was evidence of water ponding in the rumble grid at the site car park entrance. The water was noted to be from the unauthorised pumping of water from the handwashing and sink water. Note: The Site Manager noted that he stopped the water pumping and raised NCR in their system in relation to this issue. Copy of Toolbox Talk conducted with employees as a reminder that unauthorized discharge of water is not allowed was sent to auditors. 	Hindmarsh to conduct training on dewatering permit approval process to ensure its implementation and only authorised/trained personnel will be pumping/discharging construction water.
Opportunity for Improvement OFI-02	B10	Although an induction program is in place including some environmental information, it did not include important conditions of the Development Consent relevant to activities they carry out in respect of the project.	Hindmarsh to update the induction presentation to include the compliance with SSD 8378 requirements under the Environmental Section i.e. dust management, tree protection and unexpected finds procedure.
Opportunity for Improvement OFI-03	B19	The sighted Erosion and Sedimentation Control Plan was not updated to describe all the current erosion and sediment controls implemented at the site (i.e. sediment basin 2 no longer exist).	Hindmarsh needs to update the Erosion and Sedimentation Control Plan to reflect the current site control requirements.
Opportunity for Improvement OFI-04	C26	It was noted that the sediment basin needs maintenance i.e. desiltation or increase bunding height.	Maintenance of the sediment basin be conducted (i.e. desiltation or bunding height increase) in accordance with the updated ERSED Control Plan.
Opportunity for Improvement OFI-05	C24	To avoid mud/dust tracking re-establishment of the access/egress at employee parking is recommended.	Re-establishment of the access / egress at the employee parking area is recommended.

5.4 Audit Site Inspection

The site inspection was conducted at 9:00am on 1st May 2019. AQUAS auditors and Hindmarsh project staff walked through the construction site, where environmental controls were observed, including:

- Site sheds;
- Silt fence along the boundary of the site, e.g. car park area and along unnamed road;
- Rumble grids at heavy vehicle access entrance and employee parking area;
- ErSed controls for pit outside the site on unnamed road;
- Site signage;
- Concrete washout bay;
- Suitable storage for hazardous materials;
- Sedimentation basin;
- Skip bins for waste and recycling in various locations;
- Tree protection;
- Stockpiles; and
- General housekeeping.

Issues noted during the site inspection were rectified on the same day of the audit. Please refer to photos of the site inspection in **Appendix E**.

5.5 Suitability of Plans and the EMS

The EMP and sub-plans were generally compliant with the requirements of the Development Consent. Though there were number of required updates identified under NC-02 and OFI-02, OFI-03 and OFI-04 in section 5.3 of this report with regards to updating the EMP.

Hindmarsh environmental management system (EMS) is robust on documentation and record keeping, training and competence and non-conformance/corrective action processes.

5.6 Actions from Previous Reports

This was the first Independent Environmental Audit conducted for the Gledswood Hills Schools Project, so there were no previous issues identified as yet.

5.7 Key Strengths

Overall, the project environmental performance in compliance with Development Consent SSD 8378 is satisfactorily met with the following key strengths noted:

- Environmental resources with experienced and competent environmental personnel have been allocated to the project.
- Environmental inspections have been undertaken regularly.
- Internal and external communication mechanisms have been established.
- Records are readily available, identifiable and traceable.
- The process for reporting incidents, complaints and non-conformances was well implemented and recorded.

Appendix A. Auditors Approval by Planning Secretary



Department of Education
ATTN: Mr Clint Zammit
Project Director, Infrastructure Projects
Level 8, 259 George Street,
Sydney, NSW 2000

Contact: Khalid Abubaker
Phone: 02 82751096
Email: compliance@planning.nsw.gov.au

Dear Mr Clint

Gledswood Hills Public School (SSD 8378) Condition B34

Reference is made to a submission, dated 10 April 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability of qualified, experienced and independent auditor to undertake independent audits of the Gledswood Hills Public School (SSD 8378) ("Project").

In accordance with Schedule 2, Part B, Condition B34 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to Mr Luis Garzon-Herren as 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* (Department 2018). Failure to meet these requirements will require revision and resubmission.

If you have any questions, please contact Khalid Abubaker on the details listed above.

Yours sincerely



Kate Moore *17/04/2019*
AI Principal Compliance Officer (Social Infrastructure)
As nominee of the Secretary

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET








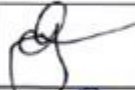


PROJECT: Gledswood Hills Public School AUDIT No.:

AUDITEE: Hindmarsh LEAD AUDITOR: Annabelle Tungal

MEETING LOCATION: Gledswood Hills Public School site office

OPENING MEETING DATE AND TIME: 1/5/19 - 8:25am

CLOSING MEETING DATE AND TIME: 1/5/19 - 3:30 pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Luis Garzon	AQUAS	Auditor		
Annabelle Tungal	AQUAS	Lead Auditor		
ANTHONY MOGAN	HCA	SENIOR PROJECT MANAGER		
EO HARTLEY	HCA	CA		

Appendix C. Independent Audit Declaration Form

Independent Audit Declaration Form

Project Name:	Gledswood Hills Public School
Consent Number:	SSD 8378
Description of Project:	Design and construct of a public school to accommodate up to 1,000 students.
Project Address:	The Hermitage Way, Gledswood Hills NSW 2557
Proponent:	Hindmarsh Constructions
Title of Audit:	Independent Environmental Audit
Date:	1 st May 2019

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor:	Luis Garzon
Signature:	
Qualification:	Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
Part A – Administrative Controls				
A1	<p>Obligation to Minimise Harm to the Environment 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.</p>	<p>Site inspection noted environmental controls were generally in place – refer Appendix E Audit Photos. However, two issues were identified, as follows:</p> <ul style="list-style-type: none"> – a drain did not have appropriate ErSed controls. The issue was rectified and evidence of corrective action was observed at the end of the audit. Refer Appendix E, Photo 3a and 3b, – there was evidence of water ponding in the rumble grid at the site car park entrance. The water was noted to be from the unauthorised pumping of water from the handwashing and sink water. The Site Manager stopped the water pumping and Toolbox Talk was to be conducted with employees to remind them that unauthorised discharge of water is not allowed. Hindmarsh raised an NCR in their system in relation to this issue - NCR 2740 dated 1/05/19. <p>There was no material harm noted and the issues identified were rectified immediately.</p>	<p>Opportunity for Improvement OFI-01 – Hindmarsh to ensure that erosion and sediment controls are always maintained.</p>	Compliant
A2	<p>Terms of the Consent The development may only be carried out:</p> <ol style="list-style-type: none"> a) In compliance with State Significant Development Application SSD 8378; b) in accordance with all written directions of the Planning Secretary c) generally in accordance with the EIS, except where amended by the RtS and RtS Addendum; d) Drawings listed in SSD 8378 Development Consent dated 21st September 2018, except for: <ol style="list-style-type: none"> i. Any modifications which are Exempt or Complying Development; and ii. as otherwise provided by the conditions of this consent. 	<p>The document revision noted in the condition where now amended in the Crown Certificate – Crown Building Certificate by Group DLA e.g. CC1 Ref. GDL160497 dated 21/11/18 Slabs on ground; CC2 Ref. GDL160497.1 dated 7/3/19 reminder of the works.</p> <p>Weekly inspection conducted and corrective actions are recorded in Hindmarsh Onsite System.</p>		Compliant

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SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> a) the content of any strategy, study, system, plan, program, review, audit, notification, report b) or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and c) the implementation of any actions or measures contained in any such document referred to in (a) above 	<p>DPE comments were noted regarding the submitted CEMP and subplans 29 October 2018 (Aconex correspondence TSA). DPE comments came on 1 November 2018 (ref B14 & B15 CEMP).</p> <p>Some corrective actions raised as part of SEQ inspections (Captured in the ONSITE system).</p> <p>No written directions, other than use the names of the Plans as they wanted them (e.g. "CEMP" with all sub-plans, on 4/10/2018); submitted back to DPE on 9 November 2018. The CEMP revision date remain as this Revision.</p>		Compliant
A4	<p>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) and A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	<p>Nothing was noted in terms of inconsistencies.</p>		Not Triggered
A5	<p>Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.</p>	<p>The Development Consent SSD8378 is dated 21st September 2018. Works have commenced on 19/11/18, per letter of notification to DPIE dated 13/11/18 to C. McNally.</p>		Not Triggered
A6	<p>Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation</p>	<p>Compliant with Part 6 Division 8A of the EP&A Regulations. Sighted Crown Certificates – Crown Building Certificate by Group DLA e.g. CC1 Ref. GDL160497 dated 21/11/18 Slabs on ground; CC2 Ref. GDL160497.1 dated 7/3/19 reminder of works.</p>		Compliant
A7	<p>Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the matter must be binding on the parties.</p>	<p>No disputes have occurred to date.</p>		Not Triggered

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A8	<p>Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.</p>	<p>Payment record sighted, e.g. 000350914 of 14/9/18 – Levy Receipt.</p>		Compliant
A9	<p>Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.</p>	<p>No legal advice or notice has been received to date.</p>		Not Triggered
A10	<p>Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifier for approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (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. 	<p>Consultation has happened, as noted in Conditions in Part B, e.g. B5 – for dilapidation report B9 – for development of community consultation strategy B31 – for landscape requirements in public domain works Refer to conditions B5, B9 and B31 below for evidence.</p>		Compliant
A11	<p>Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may:</p> <ul style="list-style-type: none"> (a) prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis 	<p>No staging of strategies, plans or programs has been submitted to the DPIE to date. Construction Program is prepared by Hindmarsh and submitted to TSA.</p>		Not Triggered

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	and incorporate additional measures or amendments to improve the environmental performance of the development).			
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No staging of strategies, plans or programs has been submitted to the DPIE to date.		Not Triggered
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	No staging of strategies, plans or programs were noted during the audit.		Not Triggered
A14	<p>Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	<p>Sighted Certificate dated 13/2/19 by Woolacotts: Structural Design Certificate; it has a list of the structural drawings.</p> <p>Civil Design Certificate dated 4/2/19 by Woolacotts</p>		Compliant
A15	<p>External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	Fire engineering report by MCD Fire of 8/11/18 - Section 4.4.8.3		Compliant
A16	<p>Applicability of Guidelines 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. However, 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,</p>	Included in the design certificate reports i.e. Crown Certificate – Crown Building Certificate by Group DLA e.g. CC1 Ref. GDL160497 dated 21/11/18 Slabs on ground; CC2 Ref. GDL160497.1 dated 7/3/19 reminder of the works.		Compliant

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	require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			
A17	<p>Monitoring and Environmental Audits 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, compliance reporting and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Internal audits conducted. Sighted HCA audit report for safety and environment of 22/1/19 – senior management (done within 3 months of start and then 6 monthly).</p> <p>Conduct weekly walks.</p> <p>External audits by Minerva (TSA) and DoE (weekly/fortnightly); Issues were raised and addressed in Onsite.</p> <p>No open CARs to date.</p> <p>No additional monitoring required e.g. OOHW (out of hours works), noise.</p>		Compliant
A18	<p>Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; 	<p>Not all the required information has been made publicly available on the Department of Planning website or Hindmarsh, or other website, e.g. Project Plans as per condition A18, and Compliance Reports, as per condition B32.</p>	<p>Non Compliance NC-01: Hindmarsh to ensure that information required as per conditions A18 and B32 are made publicly available on the project website.</p>	Non-Compliant

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SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	(vii) contact details to enquire about the development or to make a complaint; (viii) complaint register, updated monthly; (ix) audit reports prepared as part of any independent environmental 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.			
AN1	ADVISORY NOTES All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	No licences and permit required to date. Will need a Road Occupancy License (ROL) for Road Opening Permit around September 2019.		Not Triggered
Part B – Prior to Commencement of Construction				
B1	Design Modifications Prior to commencement of works for specific elements of the proposed development (as specified in the conditions below), the Applicant must prepare amended plans and submit for approval by the Planning Secretary: (a) Prior to commencement of works for Block A, the Applicant must prepare amended plans including the provision of an awning or canopy projecting forward from the building line above the opening demarcating the entry point to Block A on MC07; and (b) Prior to the commencement of construction of the boundary fencing, the Applicant must prepare an amended site plan relocating the boundary fence to provide a setback of at least 1m – 2m from the western, southern and eastern (up to the southern edge of the car parking area) boundaries with a minimum setback of 1.2m from the building line.	Sighted SSD Amended Plans Letter to TSA SSD 8378 Conditional Requirements for submission to DPE dated 9 November 2018.		Compliant
B2	Notification of Commencement	Hindmarsh have provided email confirming the construction date commencement on 19 November 2018.		Compliant

SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	<p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p> <p>If the construction or operation of the development is to be staged, the Department 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.</p>	<p>Construction Program 10/12/18 commencement of construction e.g. cut and fill.</p> <p>Letter of notification was sent by TSA to DPIE, dated 13/11/18 to C. McNally.</p>		
B3	<p>Certified Drawings</p> <p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ol style="list-style-type: none"> the relevant clauses of the BCA; and this development consent 	<p>Structural Certificates from Woolacotts Consulting Engineer dated 13 February 2019. Civil Design Certificate by Woolacotts Consulting Engineer dated 4 February 2019.</p> <p>Group DLA were involved through the whole detailed design process and were issued with design confirmation through of 95% Detailed Design Submission on 26/10/18 – Aconex - Hindmars-GCOR-000041. This included the BCA compliance Report prepared by Group DLA themselves. Transmittal from PPA 25/10/18.</p>		Compliant
B4, (A15)	<p>External Walls and Cladding</p> <p>Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p> <p>The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>Fire Engineering Report by MCD Fire Engineering 8 November 2018 (Same as Condition A15).</p> <p>19/11/19 Aconex Transmittal - HCA-TRANSMIT-000018 sent to the certifier.</p> <p>The original document which is part of the EIS already references the required information and in possession by DPE.</p> <p>MCD Fire Engineering Report Revision: FER 1.1 Date: 18 Dec. 2017 Ref: S17133.</p>		Compliant
B5	<p>Protection of Public Infrastructure</p> <p>Before the commencement of construction, the Applicant must:</p> <ol style="list-style-type: none"> consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; 	<p>Dilapidation report by AusDilaps on 24/8/18 Council Assets (road conditions, utility services).</p> <p>Email to Council 5/10/18 – Ryan Pritchard. Reference on the Certificate.</p> <p>Sent to the Certifier per 19/11/18 Aconex Transmittal - HCA-TRANSMIT-000017.</p>		Compliant

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	(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 Certifier and Council.			
B6	Unexpected Contamination Procedure Prior to the commencement of earthworks, 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 Construction Environmental Management Plan (CEMP) in accordance with condition B14 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Sighted – Appendix G of CEMP		Compliant
B7	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Section 73 Submission (gas and water). JHA was contracted to conduct all associated utility works communications and approvals with service providers. JHA Report dated Feb 14/19 – CC2 requirement activity: <ol style="list-style-type: none"> 1. (Ausgrid) Endeavour 2. Telecommunications NBN, lighting (power and comms) 3. Sighted SW Plan of the site (existing infrastructure). Submission of Approval to Sydney Water on 26 October 2018. Letter of approval from Sydney Water dated 4 November 2018. 26 Oct 2018 submitted by Hindmarsh (Sect 73) (sighted Section 73 Approval Milestone – 4 December 2018)		Compliant
B8	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Section 73 Submission (gas and water). JHA was contracted to conduct all associated utility works communications and approvals with service providers. JHA Report dated Feb 14/19 – CC2 requirement activity: <ol style="list-style-type: none"> 1. (Ausgrid) Endeavour 		Compliant

SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
		<p>2. Telecommunications NBN, lighting (power and comms)</p> <p>3. Sighted SW Plan of the site (existing infrastructure). Submission of Approval to Sydney Water on 26 October 2018. Letter of approval from Sydney Water dated 4 November 2018.</p> <p>26 Oct 2018 submitted by Hindmarsh (Sect 73) (sighted Section 73 Approval Milestone – 4 December 2018)</p>		
B9	<p>Community Communication Strategy</p> <p>A Community Communication Strategy must be prepared to 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.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p>	<p>Community Communication Strategy prepared by DoE Oct 2018. Approved by Planning 21/11/18 – sighted email by TSA with signed approval.</p> <p>A complaint was lodged to Camden Council – a delivery truck coming to side outside working hours.</p> <p>Complaint was lodged in the HCA “ONSITE” system.</p> <p>Confirmed.</p>		Compliant

SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.			
B10	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Sighted Hindmarsh Induction Program – some environmental information included. Sighted records of induction, e.g. Site inducted No. 501, dated 29/04/19. All contractors onsite are aware of the SSD conditions through contract documentation and they are contractually obliged to ensure all their employees are required to comply with the conditions. Site signage also references the SSD condition and requirement for compliance.	Opportunity for Improvement OFI-02: Hindmarsh to update the induction presentation to include the compliance with SSD 8378 requirements under the Environmental Section i.e. dust management, tree protection and unexpected finds procedure.	Compliant
B11	Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifier demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in <i>ESD SEARs Report</i> prepared by JHA Services dated 15 June 2017.	Sighted JHA ESD SEARs Report 1/2/2019 – outlines ecologically sustainable initiatives. Group DLA were involved through the whole detailed design process and were issued with design confirmation through of 95% Detailed Design Submission on 26/10/18 – Aconex - Hindmars-GCOR-000041. This includes the ESD SEARs Report.		Compliant
B12	Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifier.	JHA Report (Power & Telcos) dated 14 February 2019 – CC2 Requirement Activity, e.g. includes calculations for external lighting. It has reference to compliance with AS 1158.3.1:2005. Group DLA were involved through the whole detailed design process and were issued with design confirmation through of 95% Detailed Design Submission on 26/10/18 – Aconex - Hindmars-GCOR-000041. Details regarding compliance are located in the JHA Electrical Specification dated 18/10/18 on page 74.		Compliant
B13	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction for each construction stage, the Certifier must ensure that evidence of compliance with this	Disability consultant de Chateau & Chun “Accessibility Checklist” 22 Jan 2019. Ref. 16344-AC-R2. Letter from the Architect Perumal Pedavoli of 30 th Jan 2019 stating compliance with part D3 of BCA as per the de Chateau & Chun report.		Compliant

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	<p>condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans. The certified plans for Stage 1 of the construction works must incorporate additional temporary ramps to demonstrate that all parts of the site provide access for people with disabilities.</p>	<p>Group DLA were involved through the whole detailed design process and were issued with design confirmation through of 95% Detailed Design Submission on 26/10/18 – Aconex - Hindmars-GCOR-000041. This includes the DCC Access Checklist R2 19/1/18 which has been reviewed by DLA.</p>		
B14	<p>Construction Environmental Management Plan Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition B16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see Condition B17);</p> <p>(d) Construction and Demolition Waste Management Sub-Plan (see Condition B18);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see Condition B19);</p> <p>(f) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure and associated communications procedure; and</p> <p>(g) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	<p>Environmental Management & Sustainability Plan (EMP) GLEDWOOD HILLS PUBLIC SCHOOL REV. 0 4 October 2018 – submitted to TSA 1st November 2018.</p> <p>TSA submitted to Planning, came back with comment to include all the subplans as part of the CEMP, which was done. No further comments received.</p>		Compliant

SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
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.	Sighted Crown Certificate Ref. GDL 160497 of 21/11/18 by Group DLA with approval of the CEMP – section 6.28.		Compliant
B16	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Sighted CEMP APPENDIX F – CONSTRUCTION TRAFFIC MANAGEMENT PLAN Hindmarsh Gledswood Hills Public School, The Hermitage Way, Gledswood Hills Traffic Management Plan. Author: Paul Winter, dated 10 th Oct 2018 RTC is the Traffic Controller; Submitted the application to RMS (heavy vehicle traffic to & from site) – 31/10/2018. No comments received (sighted email trails for internal circulation within RMS). Plans submitted to Council on 5 th October/18, with response from them on 10 th October/18 – received and reviewed.		Compliant
B17	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) 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 (wherever applicable);	Sighted CNVMP (Appendix D of the CEMP) – standard Hindmarsh plan. Vibration is not an issue for this project. No noisy works to be done outside working hours. Noted that constructions hours are not included in the CEMP. The closest sensitive receivers are about 600m from the site. Noted that the CNVMP needs to address requirements regarding noise & vibration outlined in the EIS.	Non Compliance NC-02: The CNVMP needs to be updated to address the following Condition B17 requirements: a. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); and	Non-Compliant

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	(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); and (f) include a complaints management system that would be implemented for the duration of the construction.	<p>The Construction Noise and Vibration Management Plan (CNVMP) did not clearly address the measures implemented to manage high noise-generating works near sensitive receivers as per condition B17 nor the requirements for achieving the desired noise levels as per Condition C15.</p> <p>The Noise and Vibration Management Plan does not clearly address the requirements of this condition. Requirements outlined in the EIS should be addressed in the CNVMP.</p>	<p>b. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers (wherever applicable).</p> <p>Noise and vibration requirements outlined in the EIS to be addressed in the CNVMP.</p> <p>Consider including construction hours in the CNVMP.</p>	
B18	<p>The Construction and Demolition Waste Management Sub-Plan (CDWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	<p>CDWMSP – Appendix E of the CEMP</p> <p>Presented Waste Recycling report by Just Skip Bins monthly (December to March 2019). E.g. sighted report for March/19, Target 90% - achieved 96% recycling rate as of to date.</p> <p>Waste Management Report – Just Skips Monthly Reports December 2018 to March 2019.</p> <p>No contaminated and no asbestos materials found on site.</p> <p>Sighted bin in various locations during site visit.</p>		Compliant
B19	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) be submitted to the approval of the Certifier prior to the commencement of construction;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction;</p>	<p>Sighted Erosion and Sedimentation Control Plan (Appendix C of the CEMP), dated 18/10/2018.</p> <p>Noted that the Erosion and Sedimentation Control Plan did not describe all the current erosion and sediment controls implemented at the site (i.e. sediment basin 2 no longer exist).</p>	<p>Opportunity for Improvement OFI-03: Hindmarsh should update the Erosion and Sedimentation Control Plan to reflect the current site control requirements.</p>	Compliant

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SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off-Site flows from the Site; and (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).			
B20	Construction Parking The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	There is sufficient parking for workers – within the site and off site, but within a road that has not yet been handed over. There are no residences adjacent to the site. Hindmarsh provided email correspondence dated 18/06/19 from Raj Sharna – Sekisui House (developer) confirming the road has not been dedicated to council.		Compliant
B21	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	No road works carried out as yet, but will be done around September 2019. Sighted design report		Not Triggered
B22	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; 	Sighted Woolacotts Stormwater Management Report 19/10/2018 16-238. Includes letter of 4 Feb 2019 has the Civil Design Certificate. Group DLA were involved through the whole detailed design process and were issued with design confirmation through of 95% Detailed Design Submission on 26/10/18 – Aconex - Hindmars-GCOR-000041. This included the civil design documentation.		Compliant

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B23	<p>Operational Noise – Design of Mechanical Plant and Equipment</p> <p>Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the with the <i>Acoustic Assessment Report 6130-1.1R Rev E</i> prepared by Day Design Pty Ltd dated 2 August 2018 into the detailed design drawings. The Certifier must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the with the <i>Acoustic Assessment Report 6130-1.1R Rev E</i> prepared by Day Design Pty Ltd dated 2 August 2018.</p>	<p>Sighted Statement of Requirement 30/1/19 by Perumal Pedavoli cond. No. 2 (acoustic).</p> <p>Group DLA were involved through the whole detailed design process and were issued with design confirmation through of 95% Detailed Design Submission on 26/10/18 – Aconex - Hindmars-GCOR-000041. This includes the acoustic Report provided by Day Design from 2/8/18.</p>		Compliant
B24	<p>Construction and Demolition Waste Management</p> <p>The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.</p>	<p>Done as part of the Traffic Mgt Plan.</p>		Compliant
B25	<p>Operational Waste Storage and Processing</p> <p>Prior to the commencement of construction of the waste storage area, the Applicant must design of the operational waste storage area in accordance with Council's guidelines and specifications to reduce the pollution due to the bins and accommodate the required number of skip bins.</p>	<p>Sighted Statement of Requirement 30/1/19 by Perumal Pedavoli cond. No. 3 (waste).</p>		Compliant
B26	<p>Mechanical Ventilation</p> <p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifier prior to the commencement of construction.</p>	<p>Sighted JHA Letter of 29 Nov/2018 Certificate of Design – Mechanical Services.</p> <p>Hindmarsh noted that Group DLA were involved through the whole detailed design process and were issued with design confirmation through of 95% Detailed Design Submission on 26/10/18 – Aconex - Hindmars-GCOR-000041.</p>		Compliant

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B27	<p>Rainwater Harvesting</p> <p>Prior to the commencement of construction, 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.</p>	<p>Rain harvesting as part of Drawing Detail Sheet 2 No. 000055 Rev. 3, 26/04/19 – Hydraulic Services by Woolacotts. First revision of the drawing is 18/12/17.</p>		Compliant
B28	<p>Roadworks and Access</p> <p>The Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a 11.5m long heavy rigid vehicle when the car park is not in use.</p>	<p>Sighted Woolacotts Traffic Report of 23 November 2017 - 16-238, which addresses the turning path of a 11.5m long rigid vehicle.</p> <p>Sighted email from Roosters Traffic to Hindmarsh, dated 31/10/18 noting submission to RMS ref. ROL1070304.</p> <p>Correspondence received with response from RMS on 22/11/18.</p>		Compliant
B29	<p>Car Parking and Service Vehicle Layout</p> <p>Plans demonstrating compliance with the following requirements shall be submitted to the satisfaction of the Certifier prior to the commencement of works:</p> <p>(a) all vehicles are capable of entering and leaving the site in a forward direction;</p> <p>(b) all on-site car parking spaces are designed in accordance with AS2890.1 – 2002;</p> <p>(c) all turning areas and parking spaces for service vehicles are designed in accordance with AS2890.2 – 2002 (for a 11.5m long heavy rigid vehicle) when the car park is not in use (empty car park); and</p> <p>(d) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, are in accordance with AUSTROADS.</p>	<p>Sighted Woolacotts Traffic Report of 23 November 2017 - 16-238, which addresses the turning path of a 11.5m long rigid vehicle and other requirements. Email from Roosters Traffic to Hindmarsh, dated 31/10/18 noting submission to RMS ref. ROL1070304.</p> <p>Correspondence received with response from RMS on 22/11/18.</p>		Compliant
B30	<p>Bicycle Parking and End-of-Trip Facilities</p> <p>Plans demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:</p> <p>(a) the provision of a minimum 60 bicycle parking spaces including 40 spaces located adjacent to the entrance gate to MC06 and 20 spaces adjacent to the entrance gate to MC07;</p>	<p>Sighted Statement of Requirement 30/1/19 by Perumal Pedavoli dated 30 January 2019, condition No. 4 (bicycle parking).</p> <p>The document is listed on the Construction Certificate as acceptance of this condition (CC2 Ref. GDL160497.1 dated 7/3/19)</p>		Compliant

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	<p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; and</p> <p>(c) the provision of end-of-trip facilities for staff</p>			
B31	<p>Public Domain Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	<p>Drawing and perimeter landscape requirements were submitted to Council.</p> <p>Hindmarsh issued all the drawings to Council, e.g. sighted emails from 8/01/19 to 28/01/19 with correspondence between Hindmarsh and council. Some responses, but no final comments.</p> <p>Sighted Crown Certificate of 07/03/19 Group DLA.</p>		Compliant
B32	<p>Compliance Reporting No later than two weeks 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 Department and the Certifier. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifier in writing at least seven days before this is done.</p>	<p>Prepared a Compliance Reporting Program and Audit Program Rev. 0 – submitted to TSA for them to forward to Dept of Planning – (email of 29/10/2018).</p> <p>Received Aconex response on 30/10/18 – Part B Conditions required prior to commencement by TSA, confirming that the program was submitted to Planning.</p> <p>(Note: Same email for conditions B9, B32, B33 & B36)</p> <p>Sighted email from TSA to Planning dated 30/10/18 “RE: SSD 8378 - Comments on post approval documents lodged on 31102018 and required amendments” with attachments to meet conditions of consent, including B32. Attachment sighted.</p>	<p>Non Compliance NC-01: This document needs to be made publicly available as per this condition and Condition A18.</p>	Non-Compliant
B33	<p>Independent Environmental Audit No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifier.</p>	<p>Independent Environmental Audit Program Rev 1, 4 April 2019. Issued to TSA (Rev. 0 was sent to TSA 29 October 2018).</p> <p>Sighted email from TSA to Planning dated 30/10/18 “RE: SSD 8378 - Comments on post approval documents lodged on 31102018 and required amendments” with attachments to meet conditions of consent, including B33. Attachment sighted.</p>		Compliant

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B34	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifier under condition B33 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	AQUAS Audit of 01/05/20019		Compliant
B35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition B34(b) of this consent; (b) submit the response to the Department and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifier in writing when this has been done.	This condition had not triggered at the time of the audit.		Not Triggered
B36	Aboriginal Cultural Heritage Prior to the commencement of above ground works, the details of a design strategy for incorporating elements of Aboriginal cultural heritage in the school design, including in relation to wayfinding, signage, room naming, materials and colour selection, placemaking and 'welcome to country' signage must be submitted for the approval of the Planning Secretary.	Received Aconex response from 30/10/18 – Part B Conditions required prior to commencement by TSA (refer to comments under condition B32). Sighted email from TSA to Planning dated 30/10/18 "RE: SSD 8378 - Comments on post approval documents lodged on 31102018 and required amendments" with attachments to meet conditions of consent, including B36. Attachment sighted.		Compliant
B37	Sydney Water Compliance The approved plans must be submitted to the Sydney Water Tap in online service to determine whether the development the development will affect any Sydney Water sewer or water main, stormwater drains and / or easement, and if further requirements need to be met.	Section 73 notice submitted. Sighted evidence – e.g. email noreply@sydneywater.com.au, dated 26/10/18 to TSA Management, Re: Case No. 174899 Development Application at THE HERMITAGE WAY, Gledswood Hills – noting receipt of S73 information.		Compliant
B38	Water Conservation Details demonstrating the proposal would achieve a 40% reduction in baseline potable water consumption in accordance	Woolacotts Engineering prepared calculations – sighted letter of 18/02/19 regarding confirmation of proposal to achieve 40% baseline & calc sheet.		Compliant

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	with Section 8.1 of the Turner Road Development Control Plan 2007 are to be submitted to the satisfaction of the Certifier.	Included in Crown Certificate by Group DLA of 07/03/19 Section 6.28		
Part C – During Construction				
C1	Approved Plans to be On-site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifier.	Approved plans are all electronically available on Aconex. Printed copies are reviewed weekly for currency.		Compliant
C2	Site Notice. A site notice(s): <ol style="list-style-type: none"> a. must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details Including, but not limited to the details of the Builder, Certifier and Structural Engineer. b. is to satisfy all but not be limited to, the following requirements: <ol style="list-style-type: none"> i) minimum dimensions of the notice must measure 841mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; iii) 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 iv) 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. 	Signage installed around the site – as sighted during site walk, refer Appendix E Photo 7.		Compliant
C3	Operation of Construction Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: <ol style="list-style-type: none"> a. maintained in a proper and efficient condition; and 	Plant inspection was conducted whenever a new plant is brought to site to be used onsite. Has a register of plan in the ONSITE website.		Compliant

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	b. operated in a proper and efficient manner.	Records sighted, e.g. for front end loader (D12 Dumptruck), date of inspection 07/12/2018; inspection checklist of 13/11/18.		
C4	<p>Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier before the commencement of works.</p>	No demolition works have been conducted at the site.		Not Triggered
C5	<p>Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> a. between 7am and 6pm, Mondays to Fridays inclusive; and b. between 8am and 1pm, Saturdays c. No work may be carried out on Sundays or public holidays. 	<p>Construction hours are met. No out of hours works conducted to date.</p> <p>Noted that one complaint was raised due to delivery of materials prior to 7am. The complaint was received by the Council and they notified Hindmarsh. Hindmarsh raised the complaint in the Onsite system.</p> <p>Construction hours are not included in CEMP and Noise and Vibration Management Plan. Consider including the authorised construction hours in the CEMP and CNVMP (refer to Cond. B17)</p>		Compliant
C6	<p>Activities may be undertaken outside of these hours if required:</p> <ul style="list-style-type: none"> 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. c. works are Inaudible at the nearest sensitive receivers. d. works are approved in advance in writing by the Planning Secretary and sufficient justification is provided for the works. <p>Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>	Hindmarsh noted that no out of hours works have been conducted to date.		Not Triggered

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C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a. 9am to 12pm, Monday to Friday; b. 2pm to 5pm Monday to Friday; and c. 9am to 12pm, Saturday.	Hindmarsh noted that no activities such as rock breaking, rock hammering, sheet piling, pile driving have been carried out at the site to date.		Not Triggered
C8	Deliveries by oversized vehicles may be undertaken outside of these hours where: (a) it is the delivery to or transport from the development site of oversize plant, equipment and structural elements outside standard construction hours, subject to: (i) deliveries / collection not being undertaken on a Sunday or public holiday; (ii) oversize plant, equipment and structural elements not being readied for transport, loaded or unloaded, set up or installed other than during the standard construction hours, and (iii) the proponent notifying noise sensitive receivers, especially residences, likely to be affected by noise from any delivery or transport activity permitted by this condition of that delivery not less than 3 days and not more than 7 days before the delivery is undertaken. <i>Check notes for definition of 'oversize' and 'structural element'</i>	No deliveries by oversized vehicles outside working hours. This condition was reinforced with delivery contractors after a complaint was received.		Not Triggered
C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including sub-plans).	Implementation noted through the audit. NCR 2740 issued for discharge of water (37 raised so far) 1/5/19. TT will be carried out on 2/5/19.		Compliant
C10	Construction Traffic All construction vehicles (excluding worker 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.	Workers parking available onsite. All construction vehicles were within the site and the adjacent road, which as not been handed over.		Compliant
C11	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No ROL applied for to date, not yet required		Not Triggered

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C12	<p>SafeWork Requirements</p> <p>To protect the safety of work: personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.</p>	<p>Noted during site walk, e.g. site fence and gates are well maintained, staff were wearing PPE, secure cabinet was in place for hazardous materials, etc.</p>		Compliant
C13	<p>Hoarding Requirements</p> <p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (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; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. 	<p>No advertising, no graffiti was observed.</p>		Compliant
C14	<p>No Obstruction of Public Way</p> <p>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. Non-compliance with this requirement will result in the Issue of a Notice by the relevant Authority to stop all works on site.</p>	<p>Public way not obstructed. All materials and construction works were contained within the site.</p>		Compliant
C15	<p>Construction Noise Limits</p> <p>The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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 CNVMP.</p>	<p>Construction Vibration and Noise Management Plan implementation did not clearly address the requirements for achieving the desired noise levels.</p>	<p>Non Compliance NC-02: Refer Condition B17</p>	Non-Compliant
C16	<p>The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under Condition C5.</p>	<p>No material deliveries or construction vehicles are authorised outside working hours.</p> <p>Refer to comments on a complaint received under Condition C5.</p>		Compliant

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C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise Impacts on surrounding noise sensitive receivers.	Have a mix of vehicles with squawkers and beepers. No noise complaints received.		Compliant
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	No offensive noise generated. No complaints received to date regarding construction works.		Compliant
C19	<p>Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> 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) 	<p>No works have been carried out that generate significant vibration levels to affect structures.</p> <p>Dilapidation reports were done.</p>		Not Triggered
C20	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 C19.	Been used, but there are no residences closer than 30m to site, as noted during site visit.		Compliant
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a CNVMP, approved as part of the CEMP required by condition B14 of this consent.	As Above		Compliant
C22	<p>Tree Protection For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) Any existing 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; 	Tree protection was implemented for the only tree that requires protection onsite, as noted during the site walk – refer Appendix E photo 10.		Compliant

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	<p>(c) All trees on the site that are not approved for removal must be suitably protected during construction in accordance with AS 4970 2009: Protection of trees on development sites;</p> <p>(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 and alternative tree protection measures must be installed, as required; and</p> <p>(e) 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.</p>			
C23	<p>Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>Use water cart for dust minimisation. Noted that the cart was full time onsite at the start of the project and now only as required.</p>		Compliant
C24	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> a. exposed surfaces and stockpiles are suppressed by regular watering; b. all trucks entering or leaving the site with loads have their loads covered; c. trucks associated with the development do not track dirt onto the public road network; d. public roads used by these trucks are kept clean; and e. land stabilisation works are carried out progressively on site to minimise exposed surfaces 	<p>Water cart is used to suppress dust, as necessary. Trucks loads are covered (refer to condition C33). Rumble grid is in place (refer to Appendix E Photo 5). No mud tracking on public roads observed during the audit.</p> <p>In order to avoid mud/dust tracking the re-establishment of the access/egress for employee parking is recommended.</p>	<p>Opportunity for Improvement OFI-05: Re-establishment of the access/ egress in the employee parking area is recommended.</p>	Compliant
C25	<p>Air Quality Discharges The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.</p>	<p>Plant inspection and maintenance records sighted Noted that No EPL is required for this project.</p>		Compliant
C26	<p>Erosion and Sediment Control</p>	<p>During the site inspection two issues were identified, as follows:</p>	<p>Opportunity for Improvement OFI-04: Hindmarsh to ensure that</p>	Compliant

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SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.</p>	<ul style="list-style-type: none"> - the pit near the exit gate along unnamed road did not have appropriate erosion and sediment controls. Note: The issue was rectified immediately, and evidence of corrective action was observed at the end of the audit. - there was evidence of water ponding in the rumble grid at the site car park entrance. The water was noted to be from the unauthorised pumping of water from the handwashing and sink water. Note: The Site Manager noted that he stopped the water pumping and raised NCR in their system in relation to this issue. Copy of Toolbox Talk conducted with employees as a reminder that unauthorized discharge of water is not allowed was sent to auditors. <p>It was noted that the sediment basin needs maintenance i.e. desiltation or increase bunding height. Maintenance of the sediment basin be conducted (i.e. desiltation or bunding height increase) in accordance with the updated ERSED Control Plan.</p>	<p>erosion and sediment controls are always maintained.</p> <p>Hindmarsh to conduct training on dewatering permit approval process to ensure its implementation and only authorised/trained personnel will be pumping/discharging construction water.</p>	
C27	<p>Imported Soil The Applicant must:</p> <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. 	<p>Certificate classifying imported soil as VENM by Geo-logic Solutions Report 8 October 2018.</p> <p>Materials from 119 Glengarry Drive Glenmore Park, +/- 4,500 cubic metres.</p> <p>Sighted ITP No.1 Building C Pad for Bulk Excavation</p>		Compliant
C28	<p>Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i>.</p>	<p>Unauthorised discharge of water was noted and immediately stopped by site supervisor (Refer Condition C26). NCR was raised by Hindmarsh (NCR 2740 dated 1/05/19) and toolbox talks to be conducted the following day.</p>		Compliant
C29	<p>Unexpected Finds Protocol – Aboriginal Heritage 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</p>	<p>No finds to date</p>		Not Triggered

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SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	<p>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 OEH 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 OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.</p>			
C30	<p>Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division 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 Heritage Division of the OEH.</p>	No finds to date		Not Triggered
C31	<p>Waste Storage and Processing Waste 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.</p>	<p>Skips are maintained around the site, as noted during site walk. Waste is being collected by Just Skips. Waste Management Reports were sighted. Recycling target of 90% - the contractor was reporting 96% recycling to date.</p>		Compliant
C32	<p>All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA,2014).</p>	<p>Waste is being collected by Just Skips. Waste Management Reports were sighted. Recycling target of 90% - the contractor was reporting 96% recycling to date.</p>		Compliant
C33	<p>The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised</p>	<p>No transport activities were sighted during the audit, however no mud tracking or dirt was observed on public road. All waste removal vehicles come with a retractable tarp that cover the load before removal from site.</p>		Compliant

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SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	plant leaving the site must be removed before leaving the premises.			
C34	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. (Waste transport and service continuity approvals - Evidence of records required).	Designated concrete wash area sighted onsite – noted that it is located more than 50m away from road stormwater pit/drain – Refer Appendix E Photo 1.		Compliant
C35	Handling of Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	No asbestos has been found onsite		Not Triggered
C36	Incident Notification, Reporting and Response The Department 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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	No reportable environmental incidents have occurred to date		Not Triggered
C37	Non-Compliance Notification The Department 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 Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No non-compliances have been raised that need notification to the Department.		Not Triggered

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SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			
C38	Revision of Strategies, Plans and Programs Within three months of: (a) the submission of a compliance report under condition B32; (b) the submission of an incident report under condition C36; (c) the submission of an Independent Audit under condition B33 and B34; (d) the approval of any modification of the conditions of this consent; or (e) 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 Department must be notified in writing that a review is being carried out.	Plans are to be reviewed quarterly – prompted by the ONSITE system.		Compliant
C39	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within 6weeks of the review.	Note: The Plans will need to be updated, as necessary after the results of this audit.		Not Triggered
C40	Design of an awning or covered pathway Within three months of commencement of above ground works, the Applicant must submit plans for including the provision of an awning over the entire length of the pathway from the MC06 entry gate to the nearest school building, for approval by the Planning Secretary.	Design drawings completed and approved by Certifier – refer to plan for B1. Sighted drawings showing design of the covered walkway – drawing 3198-ARC-DD-00_302-05 Feb 2019.		Compliant
Appx. 1 (2)	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1. Notification of an incident must: a. identify the development an 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)	No notifications to date.		Not Triggered

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SSD Cond.	Audit Criteria	Audit Evidence	Finding and Recommendations	Compliance Rating
	<ul style="list-style-type: none"> c. identify how the incident was detected d. identify when the applicant became aware of the incident e. identify and actual or potential non-compliance with condition of consent f. describe what immediate steps were taken in relation to the incident g. identify further actions that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident 			
Appx. 1 (3) (4)	<p>Within 30 days of the date on which the incident occurred or agreed 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.</p> <p>Incident report must include:</p> <ul style="list-style-type: none"> 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 preventive actions that have been, or will be, implemented to address the incident and prevent reoccurrence d. details of any communication with other stakeholders regarding the incident 	<p>No notifiable environmental incidents to date.</p>		<p>Not Triggered</p>

Appendix E. Audit Photos



Photo 1 – Concrete Washout Bay – concrete was noted to be removed.



Photo 2 – Container for Hazardous Materials



Photo 3a – Pit cover to be replaced and maintained.



Photo 3b – Pit cover was rectified immediately upon issue noted by auditor.



Photo 4 – Labelled empty containers



Photo 5 – Rumble grid at site entrance



Photo 6 – Sedimentation Basin – needs to be maintained i.e. desilting



Photo 7 – Signage at site entrance



Photo 8 – Site fencing around the perimeter of site



Photo 9 – Skip bins in various site locations



Photo 10 – Tree protection



Photo 11 – Silt fence around drain

Appendix F. Consultation Records

Garzon, Luis

From: Ryan Pritchard <Ryan.Pritchard@camden.nsw.gov.au>
Sent: Tuesday, 30 April 2019 3:04 PM
To: Garzon, Luis
Subject: RE: Gledswood Hills Public School - Independent Environmental Audit

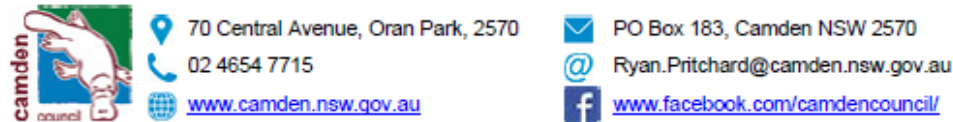
Hi Luis,

Following our discussion yesterday, I can advise that Council's development compliance and traffic/road safety teams have not received any complaints about the construction of the Gledswood Hills Public School to date.

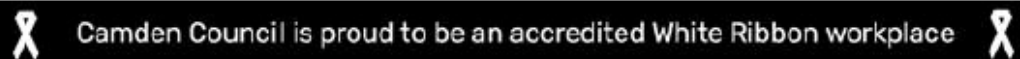
As feedback, we request that the audit include compliance with the development's consent conditions and a particular focus on road pollution (tracking mud/debris) and general construction traffic management.

Thanks,

Ryan Pritchard
Principal Planner



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From: Garzon, Luis <luis.garzon@aquas.com.au>
Sent: Monday, 29 April 2019 10:30 AM
To: Ryan Pritchard <Ryan.Pritchard@camden.nsw.gov.au>
Cc: Ed Hartley <Ed.Hartley@hindmarsh.com.au>; Tungol, Annabelle <Annabelle.Tungol@app.com.au>
Subject: Gledswood Hills Public School - Independent Environmental Audit
Importance: High

Hi Ryan,

AQUAS is about to conduct an independent environmental audit of the Gledswood Hills Public School project, being built by Hindmarsh. The audit is a requirement of the Development Consent SSD 8378 and will be conducted on Wednesday 1st May 2019.

In accordance with the *Independent Audit Post Approval Requirements (June 2018)* by DoPE Section 3.2, which requires consultation with the main project stakeholders, I kindly ask if you have any feedback for us in relation to the project or if there are any particular areas where you would like us to focus during the environmental review.

Thank you and regards,

Luis Garzon | Consultant |
AQUAS | Level 7, 116 Miller Street, North Sydney NSW 2060 |
phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |
AQUAS: enables compliance ~ verifies compliance



Please consider the environment before printing this e-mail

Garzon, Luis

From: Doug MacPherson <dmacpherson@tsamanagement.com.au>
Sent: Monday, 29 April 2019 12:13 PM
To: Garzon, Luis
Cc: Tungol, Annabelle; Clint Zammit (Clint Zammit); Joshua Smith; Amanda Fisher
Subject: RE: Gledswood Hills Public School - Independent Environmental Audit

Hi Luis,

Hindmarsh have been very proactive with any comments we have made in the past regarding on site environmental controls.

TSA's specific areas to focus on:

- Erosion and sediment controls on site.
- The daily documented and recorded checks.
- The ongoing documented/recorded modification of controls in advance of the progress of works.
- Quality of fill on site.
- Discharge of any liquids off site, potentially running into storm water.
- There is a single tree being retained on site. Can you please confirm the health and safety of this tree is being maintained.

SINSW have previously raised general comments across all sites that there be a focus on erosion and sediment controls on site.

DPE's comments/concerns should have been captured within the SSDA conditions of consent.

Please let us know if you require any additional information.

Regards,

Doug Macpherson

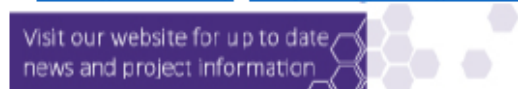
Project Manager



Level 15, 207 Kent Street | Sydney NSW 2000

T: 02 9276 1400 | M: 0428 111 669

W: tsamanagement.com.au | E: dmacpherson@tsamanagement.com.au



smart people smarter solutions

From: Garzon, Luis <luis.garzon@aquas.com.au>
Sent: Monday, 29 April 2019 10:24 AM
To: Doug MacPherson <dmacpherson@tsamanagement.com.au>
Cc: Ed Hartley <Ed.Hartley@hindmarsh.com.au>; Tungol, Annabelle <Annabelle.Tungol@app.com.au>
Subject: Gledswood Hills Public School - Independent Environmental Audit
Importance: High

Hi Doug,

†

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In accordance with the *Independent Audit Post Approval Requirements (June 2018)* by DoPE Section 3.2, which requires consultation with the main project stakeholders, I kindly ask if you have any feedback for us in relation to the project, if there are any positive comments or concerns, or specific areas where you would like us to focus during the environmental review.

Could you please forward this request to the relevant contact in the Department of Planning as well, in case they have any comments prior to the audit.

Thank you and regards,

Luis Garzon | Consultant |
AQUAS | Level 7, 116 Miller Street, North Sydney NSW 2060 |
phone: +61 2 9963 9908 | fax: +61 2 9954 1951 | mobile: +61 403 461 040 |
email: luis.garzon@aquas.com.au | ABN 40 050 539 010 |
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