

INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

GLEDSWOOD HILLS PUBLIC SCHOOL – SSD 8378

JULY 2023

Authorisation

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Project No.: 717

Prepared for:

NSW Department of Education – School Infrastructure

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
DPE or Department	Department of Planning and the Environment
DoE	Department of Education NSW
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979 (NSW)
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements
the Project	The Development as described in the EIS and approved under SSD 8378
Proponent	School Infrastructure NSW
SSD	State Significant Development

EXECUTIVE SUMMARY

The NSW Department of Education - School Infrastructure NSW (SINSW- The Applicant) are responsible for delivering the Gledswood Hills Public School (the Project) located at Lot 3, The Hermitage Way, Gledswood Hills, New South Wales (NSW). The objective of the Project is to address population growth and enrolment demand in the southwest Sydney growth area.

Construction of the new public school has been delivered in two construction stages (Stage 1 and Stage 2). TSA Management (TSA) has been appointed by SINSW as the project manager of the Project. Patterson Building Group is the Principal Contractor delivering the works. Group DLA are the Principal Certifying Authority (Certifier) for the project. Construction for Stage 2 works (Block F and Block G) commenced on the 1 May 2023 with completion scheduled for Q1 2024.

WolfPeak was engaged as the Independent Auditor on Stage 2 of the Project, approved by Department on 1 June 2023. WolfPeak has not been engaged to assess any part of Stage 1. Stage 1 (both construction and operations) is outside of the scope of this audit and is subject to a separate program of audits.

This audit was undertaken in accordance with the State Significant Development SSD-8378 Conditions of Consent (CoC) B34 and the Department's 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). WolfPeak was engaged as the Independent Auditor, approved by Department of Planning and Environment (DPE) on 1 June 2023. The site inspection was conducted on 29 June 2023.

This Independent Audit sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

This Audit Report presents the outcomes of the first independent audit (IA1) for the construction of Gledswood Hills Public School Stage 2 covering the period from 1 May 2023 to 30 June 2023 (the 'audit period'). Works undertaken during this period in Block G included: Reinforcement, back fill of blockwork retaining wall, preparation for concrete pour and termite protection installation. Block F works involved: strip formwork, stormwater connections and backfill, scaffold and installation of formwork deck and edge protection.

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

Summary of Findings

In summary:

- There were 150 CoCs assessed.
- No non-compliances were identified.
- Two observations were made regarding the site notice requirements and the review cycle for the Erosion and Sediment Control Plan to be aligned with the Construction Soil and Water Management Sub-Plan.
- 63 CoCs were considered by the Auditor to be compliant.
- 87 CoCs were considered by the Auditor to be not triggered.



Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team to address the audit findings.

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

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education - School Infrastructure NSW (SINSW- The Applicant) are responsible for the delivery of the Gledswood Hills Public School (the Project), located at Lot 3, The Hermitage Way, Gledswood Hills, New South Wales (NSW) (the Site). The project location is presented in Figure 1 and the indicative project layout is presented in Figure 2. The objective of the Project is to address population growth and enrolment demand in the southwest Sydney growth area.

The consent for the Project, State Significant Development (SSD) 8378, was granted by the Executive Director Priority Projects on 21 September 2018. The SSD 8378 includes:

- 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.

The consent has been modified on two (2) occasions:

- Modification 1: On 9 December 2019, an amendment was made to change Schedule 2 condition A2 of the consent. The purpose was to update the approved plans to account for a revised number of trees present on the site.
- Modification 2: On 17 April 2023, was amended to include internal reconfiguration, external additions, and landscaping. It also allowed for the construction and occupation of Stage 2A before the completion of Stage 2B car park.

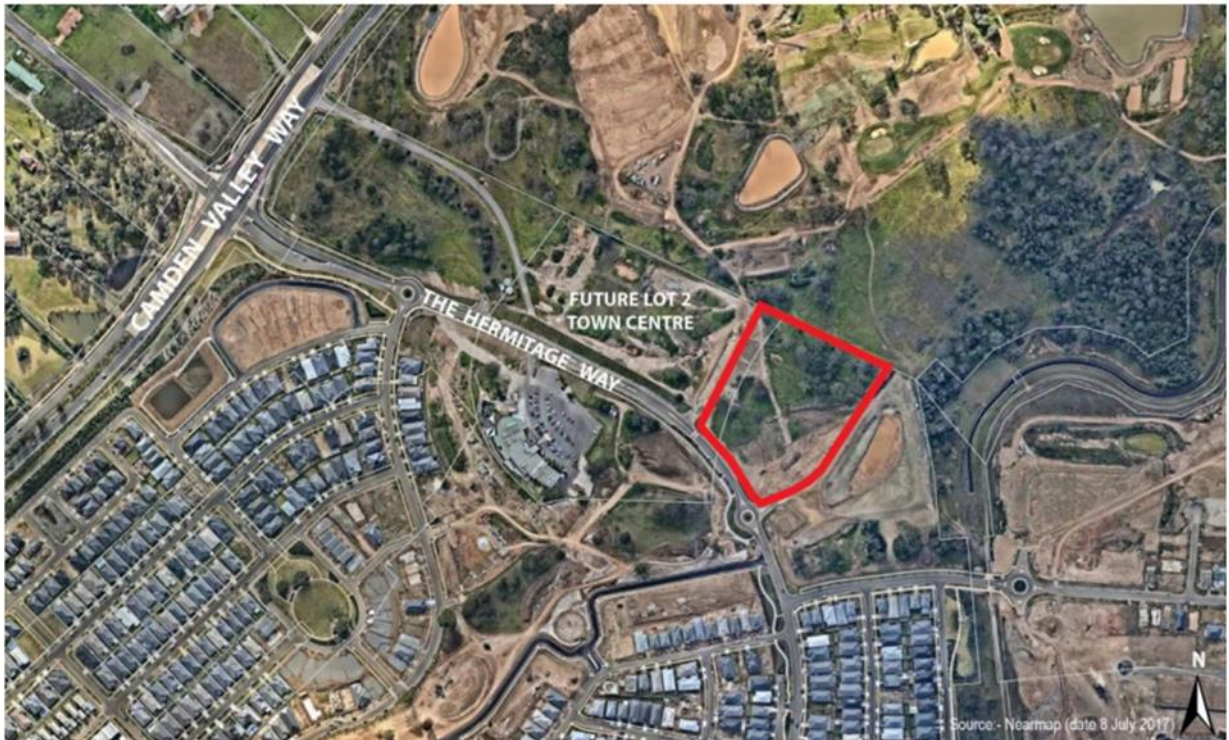


Figure 1: Site Location (Source: EIS)



Figure 2: Master Plan of the Project by Sekisui House (Source: EIS)

TSA Management (TSA) has been appointed by SINSW as the project manager of the Project. Patterson Building Group is the Principal Contractor delivering the works. Group DLA are the Principal Certifying Authority (Certifier) for the project. Construction for Stage 2 works commenced on the 1 May 2023 with completion scheduled for Q1 2024.

Works undertaken during this period in Block G included: Reinforcement, back fill of blockwork retaining wall, preparation for concrete pour and termite protection installation. Block F works involved: strip formwork, stormwater connections and backfill, scaffold and installation of formwork deck and edge protection.

1.2 Project details

Table 1: Project Details

Item	Details
Project Name:	Gledswood Hills Public School – Stage 2
Project Application No.:	SSD 8378
Project Address:	Lot C, The Hermitage Way, Gledswood Hills
SSD Applicant:	NSW Department of Education - School Infrastructure NSW (SINSW)
Project Manager:	TSA Management
Project Contractor:	Patterson Building Group
Certifier:	Group DLA
Project Phase:	Construction
Project Target Completion:	Block F and G - Q1 2024 (Carpark construction finishing Q2 2024)
Project Activity Summary:	Works undertaken during this period in Block G included: place of reinforcement, civil works to back fill of blockwork retaining wall, preparation for concrete pour and terminate protection installation. Block F works involved: strip formwork, stormwater connections and backfill, scaffold and installation of formwork deck and edge protection.

1.3 Approval requirements for Independent Audit

The SSD 8378 Conditions of Consent (CoC) B33 – B35 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

CoC B34, in particular states, '*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements*'.

1.4 Audit team

In accordance with Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary. The Auditor who performed the auditing work is shown in Table 2.

Table 2: Audit Team

Name	Company	Participation	Certification
Ana Maria Munoz	WolfPeak	Lead Auditor	Master of Engineering Management Exemplar Global Certified Environmental Lead Auditor - Certificate No. 115421

Approval of the Audit Team was provided by the Department on 1 June 2023. The letter is presented in Appendix B and auditor's independence declaration attached in Appendix F.

1.5 The audit objectives

The objective of this Independent Audit was to undertake the first independent environmental audit in accordance with the requirements of the IAPAR which requires the first construction audit to be undertaken within 12 weeks of construction commencing.

This Independent Audit seeks to fulfill the requirements of Condition B34, verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Project.

1.6 Audit Scope

This audit is the first for the construction of the Project - Stage 2, covering the period of 1 May 2023 to June 2023 (audit period).

This audit adopts the IAPAR comprising the following scope:

- “An assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and
 - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- A review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment

- the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- A review of the status of implementation of previous Independent Audit findings recommendations and actions (if any)
 - A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate, and
 - Any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.”

2. AUDIT METHODOLOGY

2.1 Audit process overview

The Independent Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* (AS/NZS ISO 19011) and the methodology set out in the Department’s IAPAR, 2020.

2.2 Audit process detail

2.2.1 Audit initiation

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

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

2.2.2 Preparing audit activities

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

2.2.3 Consultation

On 13 June 2023 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The Department requested consultation with Camden Council. The summary of focus areas is listed in Table 3 below.

Table 3: Areas of focus requested during consultation

Stakeholder	Area of Focus	How Addressed
Department of Planning and Environment	The Department requests a focus on:	Refer to Section 3.5 and Appendix A conditions.
	<ul style="list-style-type: none"> • To audit all conditions of the Consent for the upcoming audit, including any legacy items from past stage. 	
	<ul style="list-style-type: none"> • Assessment on the adequacy of the implementation of the approved Community Consultation Strategy. 	Refer to Section 3.5 and Appendix A conditions B9.
	<ul style="list-style-type: none"> • To consult Camden Council in relation to the upcoming audit and include the evidence of consultation in the audit report. 	Refer to Appendix C consultation with Camden Council. Consultation was sent to Camden Council on 26 June 2023.

Stakeholder	Area of Focus	How Addressed
Camden Council	<ul style="list-style-type: none"> Council did not have anything further to add/comment regarding the audit. 	Refer to Appendix C consultation.

Consultation records are presented in Appendix C.

2.2.4 Meetings

Opening and closing meetings were held on 29 June 2023 at the construction site with project personnel and the WolfPeak auditor. Key items discussed included:

- Confirmation of the purpose and scope of the audit
- Items raised by the Department (Table 3) for inclusion in the audit
- Overview of the project and status of the works
- Update on the project documentation (CEMP and its sub-plans) and records to verify compliance with the SSD 8378 conditions
- Conduct of a site walk led by the project team to review implementation of mitigation measures and environmental controls
- Conduct of the audit based on the checklist with the Conditions of Approval, interviews with personnel and review of records provided as evidence of compliance, and
- Discussion of any identified findings and any actions noted during site inspection.

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

2.2.5 Interviews

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

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

Table 4: Audit meeting personnel interviewed

Name	Role	Organisation
Alexander Quah-Smith	Assistant Project Manager	TSA
Kurt Lanner	Project Manager	PBG
Chris Sposito	HSEQ Manager	PBG
Ian Boulton	OHS Site Manager	PBG

Name	Role	Organisation
Nick Scotece	Site Manager	PBG
Alex Warner	Contract Admin	PBG

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site (Block F and Block G) and work activities to verify implementation of mitigation measures from the CEMP and subplans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 29 June 2023 and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

2.2.7 Document review

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

2.2.8 Generating audit findings

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

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

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings and recommendation.

2.2.9 Compliance evaluation

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

Table 5: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.

Status	Description
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

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

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 8378 applicable to the works being undertaken. The primary documents reviewed prior to and after the site visit are as follows:

- Development Consent SSD 8378 Construction of Gledswood Hills Public School 21/9/2018 (the Consent)
- Modification 1 - Amendment of approved plans to reflect changes in tree count on site approved by DPE on 9 December 2019
- Modification 2 - Internal reconfiguration, addition of external louvres, external colours, external stairs, and landscaping. Staging to construct and occupy Stage 2 building (Stage 2A) prior to the completion of Stage 2 car park (Stage 2B) approved by the Department on 17 April 2023
- Stamped Plans prepared by Perumal Pedavoli Architects and approved by DPE on 5 August 2022
- Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings & slab on ground), 28 April 2023 No. GDL210532 by Group DLA
- Crown Certificate (CC1a) GHPS Stage 2 (structure), 14 June 2023 for Block F & G Structure DLA210532.1 by Group DLA
- Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev. 2, 21 April 2023 PBG
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev. C 17 April 2023 by Traffic Logistic
- Construction Noise and Vibration Management Sub-Plan (CNVMSP) Report No. 6130-5.1 Rev A, 19 April 2023 by Day Design P/L
- Construction and Demolition Waste Management Sub-Plan (CDWMSP) GHPS Stage 2 Rev. 1, 3 April 2023 by PBG
- Construction Soil and Water Management Sub-Plan (CSWMSP) GHPS Stage 2 Rev. 2, 21 April 2023 by PBG
- Proposed Site Management Plan Milestone (PSMPM)1 & 2 PBG001, T2551 16 March 2023 by PBG

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

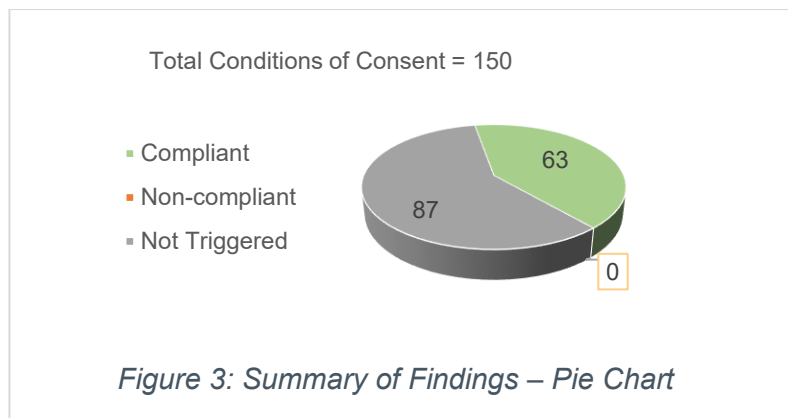
3.2 Summary of Compliance

This section, including Table 6, presents the summary of compliance and recommended actions in response to each of the findings from this Independent Audit. Detailed findings against each requirement are presented in Appendix A.

In Summary:

- There were 150 CoCs assessed.
- No non-compliances were identified.
- Two observations were made regarding the site notice requirements and the review cycle for the Erosion and Sediment Control Plan to be aligned with the Construction Soil and Water Management Sub-Plan.
- 63 CoCs were considered by the Auditor to be compliant.
- 87 CoCs were considered by the Auditor to be not triggered.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team to address the audit findings.



The following graph shows a comparison of audit requirements from each part of the CoCs against compliance ratings.

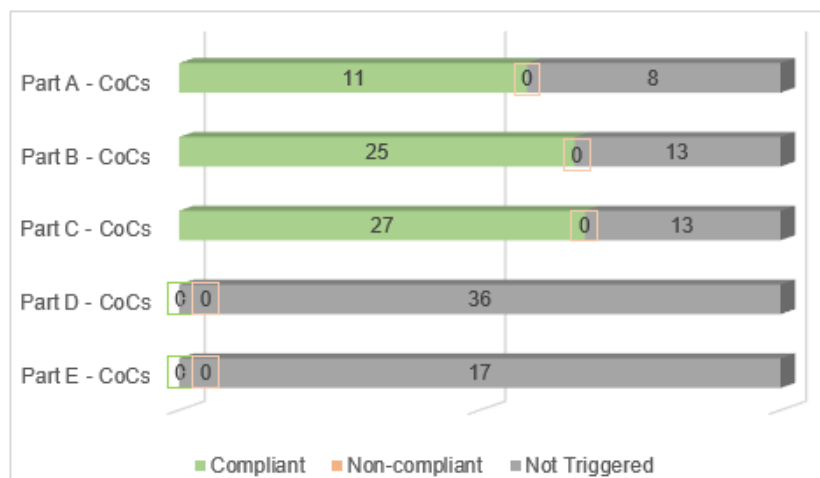


Figure 4: Summary of Compliance Ratings for each Part audited.

Table 6: Findings from the First Independent Audit (IA1)

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Proponent Response / Proposed Action	Status
IA1-01	C2	Observation	<p><u>Site Notice</u></p> <p>A site notice(s)</p> <ul style="list-style-type: none"> a) must be prominently displayed at the boundaries of the site for the purpose 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 the following requirements: <ul style="list-style-type: none"> i) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; ii) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; iii) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and iv) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. 	<p>During the site inspection, it was noted that the Site Notice did not meet the specifications for items b) i) and ii). Also, the Site Manager name was incorrect.</p>	<p>The contractor efficiently changed the Site Notice on the day of the audit to address requirements i) font size and ii) durability (weatherproof), so it was compliant. Additionally, the Site Manager name was rectified.</p> <p>A photo of the new site notice (corflute) was provided after the audit.</p>	CLOSED
IA1-02	C26	Observation	<p><u>Erosion and Sediment Control</u></p> <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>	<p>Erosion and Sediment Control Plan (ESCP) dated 17 August 2017 from Woolacotts Consulting Engineers was updated on the day of the audit to better reflect Stage 2 works.</p>	<p>It is recommended that the ESCP gets reviewed and updated as the construction works progress or as minimum on the same cycle as the Construction Soil and Water Management Sub-Plan (CSWMSP) from PBG, dated 21 April 2023.</p>	CLOSED

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

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

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

A review was conducted of the:

- Construction Environmental Management Plan
- Construction Traffic and Pedestrian Management Sub-Plan
- Construction Noise and Vibration Management Sub-Plan
- Construction Demolition Waste Management Sub-Plan
- Construction Soil and Water Management Sub-Plan
- Community Communication Strategy

The CEMP and associated sub-plans listed in Section 3.1 were approved by the Certifying Authority and were generally compliant with the requirements of the SSD 8378 Conditions. Plans were implemented for the works being undertaken and mitigation measures from the EIS included in the plans.

3.4 Summary of notices from agencies

To the Auditor's knowledge no formal notices, orders or penalty notices were issued by the Department or other agencies during the audit period.

3.5 Other matters considered relevant by the Auditor or DPE

The Auditor provides the following comments to respond to the requests made by the Department during consultation on the scope of this Independent Audit.

Community Communication Strategy

As noted in condition B9, the proponent provided the Community Communication Strategy (CCS) for Gledswood Hills Public School - Stage 2 to the Department on the 20 of April 2023. The main affected community stakeholder is the Gledswood Hills Public School that is currently operational. The impact on residents is considered minor. Evidence provided demonstrates that the CCS has been implemented. Communication with the School is managed through the Project Status Meetings which are carried out monthly to provide updates and discuss any upcoming works. During the audit period no disruption notices have been required and no complaints were received.

Additionally, project updates have been posted on the project website for March and June 2023 to provide the community with a progress summary. The June update included controls implemented for noise, dust, and traffic as well as the safety measures in place for students, staff and the local community.

Other matters considered by the Auditor

WolfPeak was engaged as the Independent Auditor on Stage 2 of the Project, approved by the Department on 1 June 2023. WolfPeak has not been engaged to assess any part of Stage 1. Stage 1 (both construction and operations) is outside of the scope of this audit and is subject to a separate program of audits. That being said, it appears as though there has not been an operational phase audit conducted, or operational compliance report completed on the operations of Stage 1. Therefore, it is recommended that the Proponent arrange for an audit and compliance report to be completed as a priority.

3.6 Complaints

Complaints management appears to be adequate. The complaints register for the Project is available on the Project website and was current to June 2023.

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/gledswood-hills-new-primary-school/2023/june/Complaints_Register_June_2023.pdf

There were no complaints recorded during the audit period.

3.7 Incidents

There were no notifiable incidents as defined by SSD 8378 recorded during the audit period.

3.8 Actual versus predicted impacts

There were no significant changes noted on the actual construction works and predicted impacts as stated in the Environmental Impact Assessment.

There have been no environmental/community related incidents or complaints during the audit period. The works were observed to be contained within the approved boundary. Environmental controls for dust, noise, soil, and water were in place. Erosion and sediment controls appeared consistent with the Plan. This, along with the high degree of compliance, lack of incidents and complaints indicates that the environmental impacts are mostly minor and qualitatively well within that predicted by the EIS and RtS.

A review was undertaken on the mitigation measures listed in the Environmental Impact Statement (EIS) prepared by DFP Planning Consultants on the 9 January 2018. The review indicated that measures identified in the EIS have been included/addressed in the project CEMP and relevant sub-plans as follows:

EIS	Controls - Construction Phase	Auditor Assessment
Increase in construction traffic	A Construction Traffic Management Plan to be prepared and include controls and procedures relevant to the minimising of risk associated with construction traffic movements resulting from the proposed development. Include clear identification of entry/exit crossing and traffic management.	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) dated 17 April 2023, was prepared for Stage 2 by PBG. Plan details traffic controls used during construction works. Site access is through Paramoor Street. Entry/exit crossing and traffic management is included in Appendix A and B.

EIS	Controls - Construction Phase	Auditor Assessment
<p>Excessive noise or vibration resulting from use of construction machinery</p>	<ol style="list-style-type: none"> 1. Construction Hours to be limited to: - 7am to 7pm Monday to Friday 8am to 5pm Saturdays No work on Sundays or Public Holidays without permission. 2. Site Access and vehicles routes to avoid (as far as possible) residential receptors. 3. Construction vehicles to be parked on-site and workers instructed not to park in surrounding residential streets. 4. Use of barriers, enclosures and/or silencers where necessary to meet EPA noise limits. 	<ol style="list-style-type: none"> 1. CEMP Section 2.0 includes the construction hours; this is also communicated to all workers through the site induction. 2. Site access is through Paramoor Street, and there is no access during kids drops offs (8.00am-9.30am and 2.30pm-4.00pm) signage at Gate 1 is in place to reflect this. Site induction includes site access. Also, CTPMSP describes the heavy vehicle movement plan and routes. 3. Heavy vehicles are contained within the site. There is no record of construction vehicles arriving to site outside of work hours. CTPMSP includes further details under the Existing Parking section. 4. Timber Class A Hoarding installed around the perimeter fence. Machine on site is fitted with quackers.
<p>Potential for reduced water quality during construction phase</p>	<p>The development will be the subject of sediment and erosion management practices as detailed in the Plans, as well as site preparation works which minimise the disturbance and transport of earth/dust within and outside of the site, including the use of water trucks, wheel wash bays and other measures as appropriate.</p>	<p>CEMP section 8.0 includes soil and water management controls and indicates that inspections pre and post rainfall inspections will be undertaken. Not required yet.</p> <p>Existing stormwater drainage has been protected, weekly inspections of erosion and sediment controls and silt fence was observed.</p> <p>Dust suppression in place. Water carts on site and street sweeper available. Road is swept regularly. Wheel wash in place.</p>
<p>Potential for reduced air quality during construction phase</p>	<ol style="list-style-type: none"> 1. Construction Hours to be limited to: 7am to 7pm Monday to Friday 8am to 5pm Saturdays No work on Sundays or Public Holidays without permission. 2. Haulage trucks to be covered. 3. Earthworks to be restricted during high wind periods. 4. Watering down of exposed soils. 5. Truck shaker grids to be installed at exit points. 	<ol style="list-style-type: none"> 1. CEMP Section 2.0 includes the construction hours; this is also communicated to all workers through the site induction. 2. Trucks leaving the site covered their loads. 3. CEMP section 9.0 includes air and dust controls to prevent air pollution. 4. Dust suppression (water) in place. Water carts on site and street sweeper available. Road swept regularly. 5. Cattle grid and wheel wash in place at Gate 1.
<p>Safety of the public</p>	<ol style="list-style-type: none"> 1. Site fencing and hoarding to be used. 2. Secure fences/gates to prevent unauthorised site entry. 3. Training of workers responsible for use of heavy machinery/cranes or the like. 	<ol style="list-style-type: none"> 1. Timber Class A Hoarding (Plywood planes) installed around the perimeter fence. 2. Site was secured, and all the workers must go through Gate 1. Traffic controller in place to registered in any new workers on site. 3. Licenses for heavy machinery and associated records maintained in Hammertech system.

EIS	Controls - Construction Phase	Auditor Assessment
Identification of items of archaeological significance	1. Where relevant, workers to be trained in unexpected finds protocols. 2. In the event of an unexpected find, work to cease until approval is granted to proceed.	Unexpected finds protocol has been included in CEMP, Appendix E.

3.9 Key strength and environmental performance

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

- Records were well organized and available at the time of the site inspection and interview with key Project personnel
- The implementation of the following mitigation measures was noted:
 - Site notice was installed at the site entry
 - Erosion and sedimentation controls i.e., silt fence was installed around the perimeter and around stockpiles, and no discharge of dirty water offsite
 - Existing stormwater drainage was protected
 - Chemical storage area and spill kits were available onsite at point of use
 - No construction heavy vehicles parked outside the construction boundary
 - Hoarding was installed around the site perimeter
 - Site gate entry and egress were stabilised
 - Cattle grid was installed at the gate entry
 - Waste bins were available
 - No dust generation or mud tracking.

4. LIMITATIONS

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

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

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

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

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

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

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

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



APPENDIX A – SSD 8378 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART A - ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	<p>Site inspection and interview with auditees 29/6/2023</p> <p>Hammertech system</p> <p>HSEQ site inspections for 23/6/2023, 19/5/23</p> <p>Work environment facilities (site establishment), 24/5/23.</p>	<p>Based on the site inspection conducted on 29/6/23 and review of records, all reasonable and feasible mitigation measures were implemented to prevent and minimise any material harm to the environment. Refer to the Appendix E for the photos taken during the inspection.</p> <p>Hammertech system used to record HSEQ site inspections, sighted for 23/6/2023, 19/5/23 and Work environment facilities (site establishment) done 24/5/23.</p>	Compliant
Terms of Consent				
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and RtS; and</p> <p>(d) in accordance with the approved plans in the table below:</p> <p>- Architectural Drawings prepare by Perumal Pedavoli Architects (SD_00_001 to SD_00_003; SD_01_001 to SD_01_005; SD_01_101 to SD_01_106; SD_02_001 to SD_02_004; and SD_20_001 to SD_20_003)</p> <p>- Landscape Drawings prepared by Lorna Harrison Landscape Architects (00_02 to 00_05)</p>	<p>Development Consent SSD 8378 Construction of Gledswood Hills Public School 21/9/2018</p> <p>Mod-1, 9/12/2019</p> <p>MOD-2, 17/04/2023</p> <p>Stamped Plans prepared by Perumal Pedavoli Architects and approved by DPE on 21/09/2018</p> <p>Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings & slab on ground), 28/04/2023 No. GDL210532 by Group DLA.</p> <p>Crown Certificate (CC1a – structure) from Group DLA, 14/6/2023 No. GDL210532.1</p>	<p>Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.</p> <p>Stamped Plans posted on the website were approved by DPE on the 17/04/2022, Architectural 05.08.2022 and Landscaping plans 22.01.2023.</p> <p>The Certifier has verified that the works to date are consistent with the approved design.</p> <p>Crown Certificate CC1 for the early works was presented dated 28/4/2023 as well as CC1a for Building Structure.</p> <p>Mitigation Measures from the EIS have been incorporated in the CEMP.</p>	Compliant
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Site inspection and interview with auditees 29/6/2023</p>	<p>DPE did not have any comments on any of the Plans submitted on the 28/4/2023 (CEMP, sub-plans). No other directions from the Planning Secretary have been issued.</p>	Not Triggered
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>Interview with auditees 29/6/2023</p>	<p>There was no inconsistency, ambiguity or conflict between consent and the document listed in condition A2 (c) and (d).</p>	Not Triggered
Limits of Consent				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A5	This consent lapses five years after the date of consent unless work associated with the development have physically commenced.	Interview with auditees 29/6/2023 Development Consent SSD 8378 Construction of Gledswood Hills Public School 21/9/2018	The construction of Stage 2 commenced on 1/5/2023; it commenced within 5 years. Notification of re-commencement was provided 28/4/2023.	Compliant
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Interview with auditees 29/6/2023 Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings & slab on ground), 28/04/2023 No. GDL210532 by Group DLA Crown Certificate (CC1a – structure) GHPS- Stage 2 from Group DLA, 14/6/2023 No. GDL210532	Part 6, Division 8A of the EP&A relates to prescribed conditions for: <ul style="list-style-type: none"> • Compliance with the BCA (2 Crown Certificates received for current works) • Erection of signs (1 site notice at gate 1) • Residential building work (not relevant) • Entertainment venues (not relevant) • Signage for max number of persons in venues (not relevant for construction) The following Construction Certificates were granted prior to commencing any work onsite: <ul style="list-style-type: none"> - Crown Certificate (CC1 – site establishment) dated 28/4/2023 from Group DLA. - Crown Certificate (CC1a – structure) 14/6/2023 from Group DLA The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition	Compliant
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 29/6/2023	No disputes with DPE or other public authorities noted during this audit period	Not Triggered
Long Service Levy				
A8	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.	Interview with auditees 29/6/2023 Levy Receipt No. L0000109759 – 15/03/2023 from Long Service Corporation	Presented Levy Receipt dated 15/03/2023 from Long Service Corporation for Gledswood Hill Public School \$41,559.00.	Compliant
Legal Notices				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary	Interview with auditees 29/6/2023	No legal advice or notice noted during this audit period	Not Triggered
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and	Interview with auditees 29/6/2023	Consultation records were sighted with relevant authorities as follows:	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>		<ul style="list-style-type: none"> - CEMP, CTPMSP and CSWMSP consultation with Camden Council re. feedback on the plans on the 17/4/2023, follow-up on the 18/4/23 and Council did not have any comments on the CEMP. - For B5 – correspondence was sent to Camden 17/4/2023 with copy of the dilapidation report. - B24 – Email sent to TfNSW dated 3/4/2023 with Proposed Truck Routes to Waste Facilities. 	
Staging, Combining and Updating Strategies, Plans or Programs				
A11	<p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p>Interview with auditees 29/6/2023</p> <p>CEMP 21/04/2023 (Rev.2) from Patterson Building Group</p> <p>Email from SINSW to TSA 20/4/2023</p> <p>Notification of re-commencement from SINSW to DPE, 28/4/2023</p> <p>Submission of CEMP and sub-plans to DPE, 28/4/2023.</p>	<p>No Staging report developed for this project. Sighted email from SINSW to TSA 20/4/2023 indicating that no Staging report is required for this project, as the SSD conditions MOD-2 already indicate that the development will have two 2 stages.</p> <p>Notification of re-commencement from SINSW to DPE on the 28/4/2023</p> <p>The CEMP and sub-plans were prepared for Stage 2 and submitted to DPE on the 28/4/2023.</p>	Not Triggered
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.	Interview with auditees 29/6/2023	No staging of strategies, plans or programs required for this project.	Not Triggered
A13	If the Planning Secretary agrees, 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, program.	Interview with auditees 29/6/2023	No staging of strategies, plans or programs required for this project.	Not Triggered
Structural Adequacy				
A14	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are 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>Interview with auditees 29/6/2023</p> <p>Structural Certificate 31/03/2023 from Woolacotts Consulting Engineers</p> <p>Structural engineering drawings from Woolacotts Consulting Engineers 25/08/2022 (Rev. C)</p> <p>Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings & slab on ground), 28/04/2023 No. GDL210532 by Group DLA</p> <p>Crown Certificate (CC1a – structure) GHPS- Stage 2 from Group DLA, 14/6/2023 No. GDL210532</p>	<p>Structural certificate issued by Woolacotts Consulting Engineers 31/03/2023 confirming compliance with the BCA for Blocks F and G (including the list of structural engineering drawing).</p> <p>This was verified by the Certifier through issue of the Crown Certificate No.1 28/4/2023 and CC1a (structure) 14/6/2023.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
External Walls and Cladding				
A15	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Interview with auditees 29/6/2023</p> <p>External Wall System Disclosure Statement (Design) dated 27/03/2023 from Pedavoli Architects</p> <p>SINSW Letter to DPE Disclosure Statement with condition B4 28/4/2023</p> <p>Post Approval Form re. B4 28/4/2023</p>	<p>External Wall System Disclosure Statement (Design) dated 27/03/2023 from Pedavoli Architects confirms compliance with BCA.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Applicability of Guidelines				
A16	<p>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.</p> <p>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, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.</p>	<p>Interview with auditees 29/6/2023</p> <p>CEMP 21/04/2023 (Rev.2) from Patterson Building Group and relevant subplans</p>	The project plans reference the current versions of guidelines, protocols, Standards or policies. CEMP and sub-plans make reference to current AS/NZS standards.	Complaint
Monitoring and Environmental Audits				
A17	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p>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.</p>	<p>Interview with auditees 29/6/2023</p> <p>PBG Audit schedule for 2023</p> <p>CNVMSPP Stage 2, 19/4/2023 Rev. A from Day Design Pty Ltd</p>	<p>The relevant section of the EPA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.), and with records retained.</p> <p>HSEQ Audits from PBG will be done every 3 months. Sighted Audit schedule dated July 2023.</p> <p>For current works no noise, dust or vibration monitoring have been required. No complaints received to date. Sighted CNVMSP section 6.13 noise monitoring and 6.14 vibration monitoring.</p>	Compliant
Access to Information				
A18	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p>	<p>Interview with auditees 29/6/2023</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/g/gledswood-hills-new-primary-school1.html#category-reports</p> <p>CEMP 21/04/2023 (Rev.2) from Patterson Building Group</p>	<p>A project website has established:</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/g/gledswood-hills-new-primary-school1.html#category-reports</p> <p>a)</p> <p>i) SSD conditions. EIS and stamped plans from 05.08.2022 were published on the website.</p> <p>ii) As above, including MOD-1 and MOD-2</p> <p>iii) Stamped plans from 2022. CEMP and relevant sub-plans for Stage 2 published on the website.</p> <p>iv) Report from this audit will be uploaded when completed. Project updates for March and June 2023.</p> <p>v) No noise monitoring required so far,</p> <p>vi) Project updates for March and June 2023.</p> <p>vii) Contact us link included in website (to send an email). Project update sheet there is a contact phone number and email for SINSW.</p> <p>viii) Complaints register up-to June 2023 (no complaints).</p>	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.		ix) This is the first audit. x) Nothing else required, but the website includes: works notifications and information packs sighted. b) The information on the website is up to date.	
Advisory Notes				
AN1	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 consent.	Interview with auditees 29/6/2023	No licenses or permits required.	Not Triggered
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Design Modifications				
B1	Prior to commencement of works for specific elements of the proposed development construction (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; (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.	Amended plans dated 18/10/2018 by Perumal Pedavoli Architects including site plan, external works, elevation, and landscaping plans. Letter 31/10/218 TSA-DPE re: Submission of design modification and Aboriginal cultural heritage strategy Letter 19/12/2018 DPE-TSA re: DPE approval of design modification and Aboriginal cultural heritage strategy	This condition is relevant to Stage 1 (Block A); and the following evidence was presented: Relevant architectural and landscape plans were amended by Perumal Pedavoli Architects (18/10/2018) and included the following revisions: (a) canopy projecting forward from the building line above the opening demarcating the entry point. (b) setback of at least 1m – 2m from the western, southern and eastern Revised plans were submitted to the DPE on 31/10/2018. On 19/12/2018 the DPE granted approval of the revised plans.	Not Triggered
Notification of Commencement				
B2	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter from SINSW 28/4/2023 to DPE with notification of re-commencement Post Approval Document 28/4/2023 Interview with auditees 29/6/2023	Letter from SINSW 28/4/2023 to DPE with notification of re-commencement was presented. Works commenced on the 1/5/2023.	Compliant
Certified Drawings				
B3	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: (a) The relevant clauses of the BCA; and (b) This development consent.	Structural Drawings 05/04/2023 prepared by Woolacotts Consulting Engineers Structural Design Certificate & associated plans for Block F and G by Ferdous Chowdhury of Woolacotts, 31/3/2023 Email 06/04/2023 PBG-DLA re: Submission of structural and civil drawings to the Certifier	The structural drawings were prepared by Woolacotts Consulting Engineers and was accepted/approved by the Certifier (Group DLA) on 11/04/2023. Structural drawings listed in the CC1 and CC1a. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email 11/04/2023 DLA-PBG re: Certifier approval for structural and civil drawings</p> <p>Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings & slab on ground), 28/04/2023 No. GDL210532 by Group DLA</p> <p>Crown Certificate (CC1a – structure) GHPS- Stage 2 from Group DLA, 14/6/2023 No. GDL210532</p>		
External Walls and Cladding				
B4	<p>Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.</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>External Wall System Disclosure Statement (Design) Gledswood PS External Walls Stage 2 issued by Pedavoli Architects, 27/03/2023.</p> <p>Email 21/04/2023 TSA-DLA re: Submission of external walls and cladding to the Certifier.</p> <p>Email 21/04/2023 DLA-TSA re: Certifier acceptance/approval of external walls and cladding</p> <p>Letter 28/04/2023 SINSW-DPE re: Submission of external walls and cladding and cladding to DPE.</p> <p>Post Approval Document 28/4/2023</p>	<p>External walls and cladding were submitted to the Certifier on 21/04/2023 and accepted on the same date. This will be listed in CC2.</p> <p>External walls and cladding were submitted to the DPE on 28/04/2023, within the required timeframe set by this condition.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a Dilapidation Report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the Dilapidation Report to Certifier and Council.</p>	<p>Dilapidation Report Gledswood PS Ref: OD3067 Rev 00, 31/03/2023, Opal Dilapidation</p> <p>Email 3/04/2023 PBG-DLA re: Submission of dilapidation report to the Certifier</p> <p>Email 17/04/2023 PBG-Camden Council re: Submission of dilapidation report to Council</p>	<p>(a) Consultation with provider of services was all done in Stage 1 (e.g., water, electricity, etc.)</p> <p>(b) Dilapidation Report was prepared by Opal Dilapidation that identified the condition of all public infrastructure in the vicinity of the site dated 31/03/2023.</p> <p>(c) Submission to the Certifier on 3/04/2023 and to the Camden Council on 17/04/2023.</p>	Compliant
Unexpected Contamination Procedure				
B6	<p>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.</p>	<p>Construction Environmental Management Plan under Section 14 Unexpected Finds Protocol (Appendix E1) Rev 1, 27/03/2023 by PBG</p> <p>Appendix G – Flow chart for Asbestos Procedure</p>	<p>The Unexpected Finds Protocol under the Appendix E1 of the CEMP was prepared that addressed the requirement in this condition.</p> <p>No unexpected finds to date.</p>	Compliant
Utilities and Services				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B7	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Utility Locate Report 24/03/2023 by Geosurv. Utility Survey Report from Geosurv, dated 24/3/2023. As-built drawings	The Utility Locate Report provided locations of utilities which were reported to exist at the time of works. The project started as a green field site. A utility survey report was provided covering services from Geosurv 24/3/23.	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.	Utility Locate Report 24/03/2023 by Geosurv. Letter 14/02/2091 JHA-Hindmarsh re: CC2 Requirement Activity.	The Utility Locate Report provided locations of utilities which were reported to exist at the time of works. The letter from JHA indicated that Endeavor Energy is the service provider of power supply, and NBN/Telstra is the telecommunication provider.	Compliant
Community Communication Strategy				
B9	<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> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>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>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.</p>	<p>Community Communication Strategy Gledswood Hills Public School – Stage 2 SSD-8378 Rev 2, 13/04/2023 by SINSW</p> <p>27/4/23 letter from SINSW-DPE approval of CCS Rev.2</p> <p>Date of construction commencement for Stage 2, 1/5/2023.</p> <p>Project Status Meeting #1 Minutes, 14/06/2023</p> <p>Project website: https://www.schoolinfrastructure.nsw.gov.au/projects/g/gledswood-hills-new-primary-school1.html#category-project-updates</p> <p>Project updates for March and June 2023</p> <p>Complaints register current to June 2023</p>	<p>Community Communication Strategy (CCS) was sighted including communication mechanisms with the community and Council. Strategy includes the following:</p> <p>(a) Section 3.0 identifies stakeholders such as school community, local community, adjoining affected landowners and business, local members of parliament, government agencies, Camden Council, nearby public schools, community groups and interested aboriginal groups.</p> <p>(b) Section 4.2 includes the construction works notification distribution methodology.</p> <p>(c) Section 5.0 – Engagement delivery timeline.</p> <p>(d) Section 6.0 – Protocols</p> <p>i) Section 4.1 – Table 3 and Section 6.5 Table 6</p> <p>ii) Section 6.5 Table 6</p> <p>iii) Section 6.5 Table 6</p> <p>CCS for Stage 2 was submitted to the DPE the 20/4/2023.</p> <p>Note: Re-commencement of the project was on 1/5/2023, SINSW indicated that the CCS was originally submitted in 2018 and therefore it covers this requirement.</p> <p>Implementation of the CCS was verified through:</p> <ul style="list-style-type: none"> - Project Status meetings are carried out monthly with the School to provide updates and discuss any upcoming works and possible disruptions. - Project updates have been posted on the website for March and June 2023 to provide the community with a progress summary. June update included controls been implemented for noise, dust and traffic as well as the safety measures in place for students, staff and the local community. - Letter drops were done in June 2023. The next project update/works notification will be issued by end of July 2023, which will include information about an upcoming info booth in Aug 2023. - During the audit period no disruption notices have been required and no complaints were received. 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			- School signage has been installed in the Operational side of the School (Stage 1) which includes QR code and 1300 number for project information and public enquires and feedback.	
Compliance				
B10	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.	Site Specific Induction Presentation slides from PBG, dated 18/4/2023 Rev.1.	The Induction Presentation slides provides information relating to conditions compliance during construction, hours work, environmental management, project emergency plan & site rules and site layout plans GPS stage 2. Management Plans are linked in the induction presentation.	Compliant
Ecologically Sustainable Development				
B11	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 ESD SEARs Report prepared by JHA Services dated 15 June 2017.	Letter 30/03/2023 JHA-PBG re: ESD Statement of Compliance (ESD Statement) for Gledswood Hills Public School –Stage 2 Rev A Job No. 230092 Email 28/04/2023 TSA-DLA re: Submission of ESD Statement Email 28/04/2023 DLA-TSA re: Certifier confirming acceptance of the ESD Statement	The ESD Statement incorporates ecologically sustainable development initiatives for the GPS Stage 2. The ESD Statement was submitted to the Certifier on 28/04/2023 and accepted on the same date. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Outdoor Lighting				
B12	Prior to commencement of construction, all outdoor lighting within the site must comply with AS1158.3.1:2005 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.	Letter 6/09/2022 JHA-Pedavoli Architects re: Certificate of Design - Electrical and Fire Services Email 28/04/2023 TSA-DLA re: Submission of Certificate of Design - Electrical and Fire Services to the Certifier Email 28/04/2023 DLA-TSA re: Certifier acceptance with Certificate of Design - Electrical and Fire Services	The lighting requirement form part of the Certificate of Design - Electrical and Fire Services which was accepted/approved by the Certifier on 28/04/2023. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Access for People with Disabilities				
B13	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 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.	Design Compliance Statement Rev .01 GPS Stage 2 Project No. 23033, 28/04/2023 by Di Chateau Chun Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings & slab on ground), 28/04/2023 No. GDL210532 by Group DLA Builders Certificate issued by PBG	The disability access requirements form part of the Design Compliance Statement prepared by Di Chateau Chun, which was approved by the Certifier through the issuance of CC1. PBG issued a certificate confirming that the Exclusions and Conditions within the de CHATEAU CHUN Design Certificate No.23033 dated 28/4/2023 will be captured in the design documentation for Construction Certificate 2 works. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Construction Environmental Management Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B14	<p>Prior to the 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 control and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(d) Construction 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</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>Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG</p> <p>Email 3/04/2023 PBG-DLA re: Submission of CEMP to the Certifier</p> <p>Post Approval 28/04/2023 Submission of CEMP to DPE portal</p> <p>Stage 2 Works commenced on the 1/5/2023.</p>	<p>CEMP was prepared prior to the commencement of Stage 2 and submitted to the Certifier on 3/04/2023.</p> <p>CEMP includes relevant information:</p> <p>(a) Details of</p> <ul style="list-style-type: none"> i. Section 2 Scope of Works ii. Section 4 Roles & Responsibilities iii. Section 9 Air Quality & Dust Management iv. Section 8 Soil & Water Management v. Section 8 Soil &b Water Management vi. Section 8 Ground Water Management vii. Section 13 Public Health viii. Section 16 Communication Complaints & Stakeholder Management <p>(b) Appendix E2</p> <p>(c) Appendix E3</p> <p>(d) Appendix E4</p> <p>(e) Appendix E5</p> <p>(f) Section 14</p> <p>(g) Section 12</p>	Compliant
B15	<p>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.</p>	<p>Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG</p> <p>Email 3/04/2023 PBG-DLA re: Submission of CEMP to the Certifier</p> <p>Crown Building Work Certificate (CC1) GPS-Stage 2 for Early Works (Site Establishment, In-ground footings & slab on ground), 28/04/2023 by DLA</p> <p>Post Approval 28/04/2023 Submission of CEMP to DPE portal</p> <p>Stage 2 Works commenced on the 1/5/2023.</p>	<p>The CEMP was approved by the Certifier through the issuance of CC1 GHPS Stage 2. CEMP was submitted to the DPE on 28/04/2023.</p>	Compliant
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council;</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev C 17/04/2023 by Traffic Logistic</p>	<p>CTPMSP was prepared and contains the relevant information:</p> <p>(a) Prepared by Mark Hayward – Plan Designer TCT0046634 – Traffic Logistics</p> <p>(b) Appendix C – Council Consultation</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <ul style="list-style-type: none"> i) minimise the impacts of earthworks and construction on the local and regional road network; ii) minimise conflicts with other road users; iii) minimise road traffic noise; and iv) ensure truck drivers use specified routes <p>(f) include a program to monitor the effectiveness of these measures;</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>		<p>(c) Management of the Traffic Mgt. Plan pg. 7</p> <p>(d) Existing Parking (Pg. 7), Heavy Vehicle Movement Plan (Pg. 9)</p> <p>(e) Driver's Code of Conduct (Pg. 8-9)</p> <p>(f) Periodic Review (Pg.13)</p> <p>(g) Communication & Consultation (Pg.12)</p>	
B17	<p>The Construction Noise and Vibration Management (CNVMSP) Sub-Plan must address but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B17(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	<p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Report No. 6130-5.1 Rev A, 19/04/2023 by Day Design P/L</p> <p>Email 06/04/2023 PBG-DLA re: Submission of CNVMSP to the Certifier</p> <p>Email 11/04/2023 DLA-PBG re: Certifier approval for CNVMSP</p>	<p>CNVMSP was prepared and contains the relevant information:</p> <ul style="list-style-type: none"> (a) Prepared by William Wang – Senior Acoustical Engineer –Day Design (b) CNVMSP Section 4.0-4.4 Pg. 11- 15 (c) CNVMSP Section 5.0 Pg. 16-18 (d) CNVMSP Section 6.0 Pg. 19-26 (e) CNVMSP Section 6.11 Pg. 24 (f) CNVMSP Section 6.12 Pg. 25 	Compliant
B18	<p>The Construction and Demolition Waste Management Sub-Plan (CDWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. 	<p>Construction and Demolition Waste Management Sub-Plan (CDWMSP) GHPS Stage 2 Rev 1, 3/04/2023 by PBG</p>	<p>CDWMSP was prepared and includes procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> (a) Section 8 – Pg. 8-9 (b) Section 7 – Pg. 7 <p>Truck Routes are included I Appendix A.</p>	Compliant
B19	<p>The Applicant must prepare a Construction Soil and Water Management Sub-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>(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);</p> <p>(e) detail all off-site flows from the site; and</p> <p>(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 5-year ARI and 1 in 100-year ARI;</p>	<p>Construction Soil and Water Management Sub-Plan (CSWMSP) GHPS Stage 2 Rev 2, 21/04/2023 by PBG</p> <p>Email 28/04/2023 TSA-DLA re: Submission of CSWMSP to the Certifier</p> <p>Email 28/04/2023 DLA-TSA re: Certifier acceptance of CSWMSP</p>	<p>CSWMSP was prepared and includes the following relevant information:</p> <ul style="list-style-type: none"> (a) CSWMSP prepared by PBG HSEQ Manager, Appendix F - CVs <ul style="list-style-type: none"> • For approved Stormwater Management Report – Revision D – WCE Appendix C • For evidence of consultation Camden Council Consultation – Appendix D (b) CSWMSP was submitted to the Certifier on 28/04/2023 and accepted on the same date. (c) Section 4 – Pg. 4-5 (d) Section 5 – Pg. 6), Appendix B 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			(e) Section 2 – Pg. 4) WCE Appendix B – Stormwater Mgt (Section 2.4 - Pg. 19) (f) Section 5 – Pg.6) WCE Appendix B – Flood Risk (Section 4 - Pg. 7)	
Construction Parking				
B20	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.	Proposed Site Management Plan Milestone (PSMPM)1 & 2 PBG001, T2551 16/03/2023 by PBG CTMSP + CEMP Site Rules	The parking facilities on-site including heavy vehicle requirement form part of the PSMPM which addressed the condition. Heavy vehicles are contained in site, construction workers parked around the school street. No parking on Paramount street.	Compliant
Road Design and Traffic Facilities				
B21	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.	Traffic Report GHPS 16-238, 23/11/2017 by Woolacotts Consulting Engineers	No road works carried out as part of Stage 2.	Not Triggered
Stormwater Management System				
B22	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 Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; 	Stormwater Management Report GHPS 16-238, 19/10/2017 by Woolacotts Consulting Engineers Civil Design Certificate for GHPS ref no. 16-238, 4/02/2019 by Woolacotts Consulting Engineers Crown Certificate for GHPS ref GDL160497.1, 7/03/2019 by Group DLA	This was approved during Stage 1. The stormwater management system requirements form part of the Stormwater Management Report and Civil Design Certificate prepared by Woolacotts which was approved by the Certifier through the issuance of Crown Certificate 28/4/23. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B23	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the with the Acoustic Assessment Report 6130-1.1R Rev E 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 Acoustic Assessment Report 6130-1.1R Rev E prepared by Day Design Pty Ltd dated 2 August 2018.	Compliance Statement for GHPS Stage 2 – Clause B23, 28/04/2023, issued by Pedavoli-DLA Email 28/04/2023 TSA-DLA re: Submission of Statement of Compliance to Certifier Email 28/04/2023 DLA-TSA re: Certifier acceptance of Statement of Compliance	A Statement of Compliance issued by Pedavoli Architect certifying that noise mitigation recommendations in the Acoustic report 6130-1.1R Rev E prepared by Day Design for Stage 1 and Stage 2 have been documented into the design. The Statement of Compliance was submitted to the Certifier on 28/04/2023 and accepted on the same date. The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Construction and Demolition Waste Management				
B24	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.	Construction & Demolition Waste Management Sub-Plan (CDWMSP) for GHPS Stage 2 Rev 1, 3/4/2023, PBG	The requirement under this condition is included in the CDWMSP Appendix A – Proposed truck routes to waste facilities was sighted.	Compliant
Operational Waste Storage and Processing				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B25	Prior to the commencement of construction of waste storage area, the Applicant must design 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 bin.	Statement of Requirement 30/01/2019 issued by Perumal Pedavoli Architects (PPA)	During Stage 1, PPA issued a statement of requirement certifying that the waste Storage Area has been designed in accordance with the approved SSD conditions and EFSG and suits a 11.5 rigid vehicle.	Not Triggered
Mechanical Ventilation				
B26	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 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control 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>Certificate of Design - Mechanical Services Rev B, 28/04/2023 issued by JHA.</p> <p>Email 28/04/2023 PBG-DLA re: Submission of Certificate of Design - Mechanical Services to Certifier</p> <p>Email 28/04/2023 DLA-PBG re: Certifier acceptance for Certificate of Design - Mechanical Services</p>	<p>JHA issued a Certificate of Design - Mechanical Services addressing BCA and AS 1668.2-2012 compliance.</p> <p>The Certificate of Design - Mechanical Services was submitted to the Certifier and accepted on the same date 28/4/23.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Rainwater Harvesting				
B27	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.	Hydraulic Services Rev 3, 26/10/2018 by PPA (Drawing from Pedavoli No. 00_005 and 00-006)	This was covered during Stage 1. Hydraulic Services Plans/Details prepared by PPA that includes rainwater reuse/harvesting system which was sighted.	Not Triggered
Roadworks and Access				
B28	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>Traffic Report GPS Ref 16-238, 23/11/2017 by Woolacotts Consulting Engineers (WCE)</p> <p>Email 7/11/2018 Hindmarsh-RMS re: Submission of Traffic Report</p> <p>Email 22/11/2018 RMS-Hindmarsh re: Approval and comments from RMS regarding Traffic Report</p>	This was addressed during Stage 1. Carpark works will happen after the Stage 2 works are completed.	Not Triggered
Car Parking and Service Vehicle Layout				
B29	Plans demonstrating compliance with the following requirements shall be submitted to the satisfaction of the Certifier prior to the commencement of works: <ul style="list-style-type: none"> (a) all vehicles are capable of entering and leaving the site in a forward direction; (b) all on-site car parking spaces are designed in accordance with AS2890.1–2002; (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 (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 AUSTRROADS 	<p>Traffic Report for GHPS Rev G Ref 16-238, 5/06/2018, By Woolacotts Consulting Engineers (WCE)</p> <p>Traffic Management Plan issued by Mark Hayward of PBG Pty Ltd</p> <p>Structural Design Certificate for GHPS Stage 2 Ref 21-072, 6/09/2022 by WCE</p> <p>Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings & slab on ground), 28/04/2023 by Group DLA</p>	<ul style="list-style-type: none"> a) Not part of scope for Stage 2 b) Structural Design Certificate for GHPS Stage 2 Ref 21-072, 6/09/2022 by WCE c) Not part of scope for Stage 2 d) Not part of scope for Stage 2 	Not Triggered
Bicycle Parking and En-of-Trip Facilities				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B30	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: <ul style="list-style-type: none"> 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; 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 c) the provision of end-of-trip facilities for staff 	Statement of Requirement 30/01/2019 issued by Perumal Pedavoli Architects (PPA) Crown Certificate for GHPS ref GDL160497.1, 7/03/2019 by Group DLA	This was addressed in Stage 1 works.	Not Triggered
Public Domain Works				
B31	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.	Statement of Requirement 30/01/2019 issued by Perumal Pedavoli Architects (PPA) Crown Certificate for GHPS ref GDL160497.1, 7/03/2019 by Group DLA	This was completed in Stage 1.	Not Triggered
Compliance Reporting				
B32	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.	Construction Compliance Report by Hindmarch, 23/8/2019 - Stage 1. Contractor SSD Responsibilities GHPS Stage 2 - April 2023 Letter 10/06/2020 from DPE re: Compliance Reporting and Independent Environmental Audit Post Approval Requirements (PAR's)	Construction Compliance Report was prepared by Hindmarch on the 23/8/2019 for Stage 1 works. No compliance reporting required for Stage 2, as the project is following the IAPAR 2020 requirements.	Not Triggered
Independent Environmental Audit				
B33	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.	Letter 10/06/2020 from DPE re: Compliance Reporting and Independent Environmental Audit Post Approval Requirements (PAR's)	The project is following the IAPAR 2020 requirements, therefore an Independent Audit Program is no longer required. Presented letter from the DPE dated 10/6/2020.	Not Triggered
B34	Independent Audits of the development must be carried out in accordance with: <ul style="list-style-type: none"> 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. 	Letter 10/06/2020 from DPE re: Compliance Reporting and Independent Environmental Audit Post Approval Requirements (PAR's) Letter 31/03/2023 SINSW-DPE DOC23/573849 re: Submission of Independent Auditors Post Approval 31/03/2023 Submission of Independent Auditors to DPE Letter 1/6/2023 DPE-SINSW acceptance of WolfPeak Independent Auditors	The project is following the IAPAR 2020 requirements, therefore an Independent Audit Program is no longer required. Independent Auditors have been approved by the DPE 1/6/2023.	Compliant
B35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition B34(b) of this consent; 	Interview with auditees 29/6/2023	This is the first Independent Audit for Stage 2 of the GHHS project. Note: The Proponent will need to ensure compliance with this requirement on completion of this IA1 report	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.			
Aboriginal Cultural Heritage				
B36	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.	Letter 31/10/218 TSA-DPE re: Submission of design modification and Aboriginal cultural heritage strategy Letter 19/12/2018 DPE-TSA re: DPE approval of design modification and Aboriginal cultural heritage strategy	This was addressed as part of the Stage 1 works.	Not Triggered
Sydney Water Compliance				
B37	The approved plans must be submitted to the Sydney Water Tap in online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and / or easement, and if further requirements need to be met.	Sydney Water Tap in -Invoice 30/03/2023 (Tax Invoice: AAB-484994110) Order No: SW-00034355, Application No:1621245 Building plan assessment application 30/03/2023 – Approval of Sydney Tap in	Presented Building Plan Assessment Application approval from Sydney Water dated 30/3/2023 valid until 29/3/2024. The evidence sighted satisfies the requirement of this condition. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Water Conservation				
B38	Details demonstrating the proposal would achieve a 40% reduction in baseline potable water consumption in accordance with Section 8.1 of the Turner Road Development Control Plan 2007 are to be submitted to the satisfaction of the Certifier.	Letter 18/02/2019 from WCE re: Woolacotts Calculations for potable water consumption Crown Certificate for GPS ref GDL160497.1, 7/03/2019 by Group DLA	This was submitted as part of Stage 1 works.	Not Triggered
PART C DURING CONSTRUCTION				
Approved Plans to be On-site				
C1	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.	Site inspection and interview with auditees 29/6/2023	PMP, CEMP and relevant sub-plans have been kept on site, current version sighted in the folders.	Compliant
Site Notice				
C2	A site notice(s) a) must be prominently displayed at the boundaries of the site for the purpose 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 the following requirements: i) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; ii) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; iii) the approved hours of work, the name of the builder, Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 24-hour	Site inspection 29/6/2023	The site notice observed during the site inspection included the requirements for items a) and b) (iii) and (iv). Construction hours, name of builder (Patterson Building Group), certifier (Group DLA), structural engineer (Woolacotts) Project Manager (Kurt Lanner), Site Manager (Greg Kahler), address, 24-hr contact were all included. Observation: It was noted that the site notice did not meet the specifications for items b) (i) and (ii). However, the contractor efficiently changed the site notice on the day to address the requirements of i) font size and ii) durability (weatherproof), so it was compliant. Refer to photo in Appendix E. Additionally, it was noted that the Site Manager name was incorrect, but that was also rectified on the day. A photo of the new site notice (Corflute) was provided after the audit.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p> <p>iv) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>			
Operation of Plant and Equipment				
C3	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	<p>Site inspection and interview with auditees 29/6/2023</p> <p>Plant and Equipment Register in Hammertech</p>	<p>Hammertech system records all the plant and equipment on site. There is a register and contractors registered in it.</p> <p>Plant and Equipment Register shows:</p> <ul style="list-style-type: none"> - Excavator (No. 55-6B) accepted on site 19/5/23; last service 20/3/23, next service 18/9/23 (usually every 6 months or hours) - Compactor (No. KMA032417) accepted 19/5/2023, last serviced 18/10/22 (due 28/3/25 or 150hrs) - Vehicle Crane Restricted No. S405-SK accepted 29/6/2023, service 2/9/2022 annual service. - Excavator (No. BF711) last serviced 20/3/23 (due 18/1/36) - Concrete Placing Boom (No. 9577) 17/5/2023, last service 3/5/23 (due 3/11/23). <p>Equipment Induction Checklist completed by PBG for Excavator No.BF711 approved 19/5/023.</p> <p>Refer to photos in Appendix E for Logbooks and Equipment.</p>	Compliant
Demolition				
C4	<p>Demolition work must comply with Australian Standard AS 2601-2001 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>	<p>Site inspection and interview with auditees 29/6/2023</p> <p>Correspondence from Group DLA to TSA 31/5/23 re. confirmation that works are not considered demolition works.</p>	<p>It was indicated by PBG on the 30/5/2023 that no work was undertaken on structures over 6 meters, therefore no demolition licence or plan are required.</p> <p>Also presented, email from Group DLA to TSA 31/5/23 re. confirmation that works are not considered demolition works.</p>	Not Triggered
Construction Hours				
C5	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection and interview with auditees 29/6/2023</p> <p>Site Rules from PBG</p> <p>Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG</p> <p>Complaints register current to June 2023</p>	<p>Hours are specified in CEMP, site induction, site rules and have been communicated to the workforce.</p> <p>Concrete pours have been carried out between the construction hours. No OOHW application have been made during the audited period.</p> <p>No complaints regarding hours of work have been received in the audit period.</p> <p>PMP also includes the working hours and restricted hours.</p>	Compliant
C6	<p>Activities may be undertaken outside of these hours if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p>	<p>Interview with auditees 29/6/2023</p> <p>Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG</p>	<p>This has not been triggered during this audit period.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.			
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.	Interview with auditees 29/6/2023 Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG	Not rock breaking, rock hammering, sheet piling works during this audit period.	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 i) 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.	Interview with auditees 29/6/2023 Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG	No oversized vehicles coming to the site. This has not been triggered during this audit period.	Not Triggered
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Site inspection and interview with auditees 29/6/2023 Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG Toolbox talks record for 2/6/2023. HSEQ site inspections for 23/6/2023 and 19/5/23 Work environment facilities (site establishment), 24/5/23. Site specific Induction including declaration signature in Hammertech. Site Rules Soil and Water Mgt plan revised 17/8/2017 CSWMP revised 21/4/2023. Complaints register current to June 2023	Evidence observed during the IA indicated that the CEMP and sub-plans were being implemented on site, as follows: The site induction covers some of the environmental requirements from the SSD, e.g., site access, delivery hours, working hours, sediment and stormwater protection, spill management, E&S controls, emergency, site boundary, etc. Toolbox talks carry out weekly, sighted for 2/6/23. Hammertech system used. Sighted HSEQ site inspections for 23/6/2023, 19/5/23. Work environment facilities (site establishment), 24/5/23. No complaints received to date. Photos of onsite mitigation measures required under the CEMP are included in Appendix E	Compliant
Construction Traffic				
C10	All construction vehicles (excluding work 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 or an approved on-street work zone before stopping.	Site inspection 29/6/2023	Parking and laydown areas are confined to the project footprint. There were no issues observed with vehicles outside of the site during the inspection and there have been no complaints in relation to this requirement.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev C 17/04/2023 by Traffic Logistic Complaints register current to June 2023	All the deliveries and trucks are driving and enter through Gate 1. No works happening outside the site boundaries.	
Road Occupancy License				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Site inspection and interview with auditees 29/6/2023	There is no road occupancy license required.	Not Triggered
SafeWork Requirements				
C12	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.	Site inspection and interview with auditees 29/6/2023	Site appears to be adequately secured, site fence and hoarding around the perimeter are in place. Refer to photos in Appendix E. Everyone entering the site must go through the air lock. Also, HammerTech system with the login used for sign-in/out.	Compliant
Hoarding Requirements				
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection 29/6/2023 Letter 22/5/2023 from Pater Carters & Associates Consulting Engineers with Certificate of Structural Adequacy	Timber Class A Hoarding - Plywood planes installed around the perimeter fence. Presented letter, dated 22/5/2023 from Pater Carters & Associates Consulting Engineers with Certificate of Structural Adequacy – Temporary Fencing to 78 The Hermitage Way, Gledswood Hills. No graffiti or advertising sighted.	Compliant
No Obstruction of Public Way				
C14	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.	Site inspection 29/6/2023 Complaints register current to June 2023	No issues with obstruction have been identified by the auditees or recorded in the complaints register. All unloading is done on site and main entrance gate is closed.	Compliant
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Site inspection and interview with auditees 29/6/2023 CNVMSP	No noise complaints have been received during the audit period.	Compliant
C16	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.	Site inspection and interview with auditees 29/6/2023 Concrete truck movement log to 01/06/2023 Gledswood Hills Public School Soil/Concrete/Steel Removal Tracker up to 22/5/23	Presented concrete truck movement log up to 01/06/2023 and GHS Soil/Concrete/Steel Removal Tracker up to 22/5/23. Hours are specified in CEMP, CNVMSP, site induction, site notice and have been communicated to the workforce. NO OOHW conducted to date. No complaints recorded during audit period	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection and interview with auditees 29/6/2023 Plant verification checklist in Hammertech	Mobile plant on site observed to be fitted with quackers. Plant checklist includes an item on audible alarm function when reversing	Compliant
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Site inspection and interview with auditees 29/6/2023 CNVMSP	No noise complaints have been received. Screw piling techniques contained scaffolding, concrete pouring has been undertaken within the time restriction periods. No disruption notices required.	Compliant
Vibration Criteria				
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection and interview with auditees 29/6/2023 CNVMSP	Site specific criteria have been established in the CNVMSP and adopted on site. No heavy vibrating next to the sensitive receivers and only a small compaction roller is maintained on site.	Compliant
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.	Gledswood Hills Public School Soil/Concrete/Steel Removal Tracker up to 22/5/23	No residential buildings near the site.	Compliant
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	Interview with auditees 29/6/2023	Noted.	Not Triggered
Tree Protection				
C22	For the duration of the construction works: (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; (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 site; (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 (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.	Site inspection and interview with auditees 29/6/2023 Arboricultural Assessment 19/5/2023 from Urban Tree Management	No trees impacted by the development. Letter from Urban Tree Management re. Arboricultural Assessment dated 19/5/2023 indicates that trees TN19 and TN24 are at sufficient distances from the proposed works to not be impacted and therefore no tree protection fences are required.	Compliant
Dust Minimisation				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 29/6/2023	Water carts on site; dust suppression (water) and wheel wash at Gate1. Road is clean of any dust. There is a road sweeper available when required.	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C24	<p>During construction, the Applicant must ensure that:</p> <p>(a) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(b) trucks associated with the development do not track dirt onto the public road network;</p> <p>(c) public roads used by these trucks are kept clean; and</p> <p>(d) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site inspection and interview with auditees 29/6/2023</p> <p>Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG</p>	<p>Dust suppression (water) in place. Water carts observed on site.</p> <p>All trucks observed leaving site with covered loads.</p> <p>Street sweeper available. Road swept regularly.</p>	Compliant
Air Quality Discharges				
C25	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>Site inspection 29/6/2023</p> <p>Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG</p> <p>HSEQ inspection</p>	Site HSEQ inspection includes a prompt to check exhaust is free of excessive pollutants.	Compliant
Erosion and Sediment Control				
C26	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>Site inspection 29/6/2023</p> <p>Inspection Checklist from PBG, 24/5/2023</p> <p>ESCP 17/4/2017, updated for Stage 2 - 21/4/2023 (on the day of the audit)</p>	<p>Hammertech system used to record HSEQ site inspections, sighted for 23/6/2023, 19/5/23 and Work environment facilities (site establishment) done 24/5/23 completed by PBG Contract Administrator.</p> <p>Observation: Erosion and Sediment Control Plan (ESCP) dated 17/8/2017 was updated on the day of the audit to reflect Stage 2 works. It is recommended that the ESCP gets reviewed and updated as the construction works progress or as minimum on the same cycle as the Construction Soil and Water Management Sub-Plan (CSWMSP).</p>	Compliant
Imported Soil				
C27	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>Site inspection and interview with auditees 29/6/2023</p> <p>Imported Soils Register up to 22/5/2023.</p> <p>Letter from Martens Consulting, 25/01/2023 re. In situ waste classification assessment.</p> <p>California Bearing Ratio Test Result from Compaction & Soil Testing Services, 4-8/5/2023</p>	Imported Soils Register showing 200m ³ of ENM brought to site on the 22/5/2023 for Block G (Fill Material). Back fill of blockwork retaining walls.	Compliant
Disposal of Seepage and Stormwater				
C28	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 Protection of the Environment Operations Act 1997.	Site inspection and interview with auditees 29/6/2023	No water has been discharged from the site.	Not Triggered
Unexpected Finds Protocol – Aboriginal Heritage				
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEHS 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	Site inspection and interview with auditees 29/6/2023	Protocol included in Appendix E of the CEMP. There have been no unexpected aboriginal heritage finds.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG		
Unexpected Finds Protocol – Historic Heritage				
C30	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.	Site inspection and interview with auditees 29/6/2023 Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG	Protocol included in Appendix E of the CEMP. There have been no unexpected historical heritage finds.	Not Triggered
Waste Storage and Processing				
C31	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.	Site inspection and interview with auditees 29/6/2023 Site Management Plan from PBG Rev. B 16/3/2023	Wastes bins onsite are picked up by Dump It, so far one bin has been taken out. Waste materials will be segregated by waste transporter.	Compliant
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG Waste Monthly Report from Dump It – May 2023	Only one bin has been taken out. Second waste bin not filled yet. Waste Monthly Report for May 2023 sighted, including concrete, Fill/VENM/Soil, timber, plastic, glass, plasterboard, asphalt, food-organics, etc. so far 98.80% has been recycled.	Compliant
C33	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 plant leaving the site must be removed before leaving the premises.	Site inspection and interview with auditees 29/6/2023	Trucks covering their loads. Street kept clean, Truck wheel wash sighted during the site inspection, refer to photos in Appendix E.	Compliant
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.	Site inspection and interview with auditees 29/6/2023	Designated concrete wash out area.	Compliant
Handling of Asbestos				
C35	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.	Site inspection and interview with auditees 29/6/2023 Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG	No asbestos on site.	Not Triggered
Incident Notification, Reporting and Response				
C36	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.	Interview with auditees 29/6/2023	No reportable incidents have occurred during the audit period.	Not Triggered
Non-Compliance Notification				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C37	<p>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.</p> <p>The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p> <p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	Interview with auditees 29/6/2023	No non-compliances raised during the audit period.	Not Triggered
Revision of Strategies, Plans and Programs				
C38	<p>Within three months of:</p> <p>(a) the submission of a compliance report under conditions B32;</p> <p>(b) the submission of an incident report under condition C36;</p> <p>(c) the submission of an Independent Audit under condition B33 and B34;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Interview with auditees 29/6/2023</p> <p>MOD-2, 17/04/2023</p> <p>Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG</p> <p>Letter SINSW-DPE 28/01/2023, revised CEMP (Rev.2 – 21/4/2023)</p> <p>Post Approval Form revised CEMP – 28/4/2023</p>	<p>The project started 1/5/23, and only one event (Mod 2) has triggered a review of a Plan.</p> <ul style="list-style-type: none"> - Compliance report is not applicable. - No incidents recorded for the project during the audited period. - This is the first Independent Audit for Stage 2 works. - MOD-2 for Stage 2 dated 17/04/2023. - No written directions from DPE to revise strategies or plans. <p>CEMP was revised 21/04/2023 Rev.2 for Stage 2 works, after Mod-2. SINSW submitted CEMP to DPE on the 28/04/2023.</p>	Compliant
C39	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Interview with auditees 29/6/2023</p> <p>Construction Environmental Management Plan (CEMP) GHPS Stage 2 Rev 2, 21/04/2023 PBG</p> <p>Letter SINSW-DPE 28/01/2023, revised CEMP (Rev.2 – 21/4/2023)</p> <p>Post Approval Form revised CEMP – 28/4/2023.</p> <p>Letter SINSW-DPE 27/4/23 revised CCS (Rev. 13/4/23)</p> <p>Post Approval Form revised CCS – 27/4/2023</p>	<p>CEMP was revised 21/04/2023 Rev.2 for Stage 2 works.</p> <p>SINSW submitted CEMP to DPE on the 28/04/2023.</p> <p>CCS was revised on the 13/4/2023 Rev.2 for Stage 2. This was sent to the DPE on the 27/4/2023. Approval from DPE was received on the 9/6/23.</p>	Compliant
Design of an awning or covered pathway				
C40	<p>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.</p>	<p>Interview with auditees 29/6/2023</p> <p>Block F and G site area Demolition Plan 16/05/2023 Rev.01 No. 3302-ARC-CD-DWG-00_100</p> <p>External Works – Details Sheet 01 16/05/2023 Rev.01 No. 3302-ARC-CD-DWG-00_210</p>	<p>Presented drawings for Block F and G site area Demolition Plan and External Works – Details Sheet, dated 16/05/2023 (awning).</p> <p>For Stage 2, this has not been submitted yet, as it was satisfied during Stage 1.</p>	Not Triggered
PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Design Modifications				
D1	<p>Prior to the occupation of the premises or the commencement of use (whichever occurs first), the following design elements must be incorporated in the buildings and overall site layout to the satisfaction of the Planning Secretary:</p> <p>(a) Provision of an awning marking the entry on MC07 as required by condition B1(a);</p> <p>(b) Provision of an awning over the entire length of the pathway from the MC06 entry gate to the nearest school building as required by condition C40;</p> <p>(c) Provision of 40 bicycle parking spaces adjacent to the entrance gate on MC06 and 20 spaces adjacent to the entrance gate on MC07;</p> <p>(d) Provision of at least five canopy trees (native species) on the site with a mature height of at least 15 metres (m), including at least three trees at the north-western edge of the turfed outdoor play area and at least two trees within the front setbacks to MC07 or The Hermitage Way;</p> <p>(e) Relocation of 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 as required by condition B1(b); and</p> <p>(f) Provision of dense soft landscaping comprising shrubs and ground cover (minimum height 300mm with no elements that will allow climb points), between the fence and the site boundary to define the interface between the public domain and the site.</p>			Not Triggered
Aboriginal Cultural Heritage				
D2	<p>Prior to the commencement of use, additional documentation incorporating elements of Aboriginal cultural heritage in the school design (in accordance with the approved strategy required by condition B2), 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.</p>			Not Triggered
Notification of Occupation				
D3	<p>The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>			Not Triggered
External Walls and Cladding				
D4	<p>Prior to the occupation of the building, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p>			Not Triggered
D5	<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>			Not Triggered
Protection of Public Infrastructure				
D6	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by Error! Reference source not found. of this consent.</p>			
Post-construction Dilapidation Report				
D7	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to</p> <p>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.</p> <p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council.</p>			Not Triggered
Utilities and Services				
D8	<p>Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>			Not Triggered
Roadworks, Signposting and Line Marking				
D9	<p>The following pedestrian safety facilities must be designed and be approved by Council and Roads and Maritime Services (RMS) prior to the occupation or commence of use following completion of Stage 1 construction works:</p> <p>(a) a 300mm wide median island at the northern end of MC06 in front of the driveway providing access to the proposed car park to ensure left-in and left-out movements for all vehicles accessing the car park;</p> <p>(b) a raised zebra (wombat) crossing replacing the existing speed hump on The Hermitage Way;</p> <p>(c) pedestrian crossings / refuge on MC06 and MC07, with the final design and location of the crossings / refuge approved by RMS in consultation with Council; and</p> <p>(d) alterations to the length of the drop-off and pick-up zone on MC06 to accommodate the required pedestrian infrastructure</p>			Not Triggered
D10	<p>Prior to the commencement of operation of the development, the Applicant must complete the construction of all of the above facilities required in D9 in accordance with Council's / RMS design requirements and to the satisfaction of Council and RMS. The Applicant must obtain approval for the works in the public reserve under section 138 of the Roads Act 1993.</p>			Not Triggered
D11	<p>Prior to the commencement of operation, the Applicant must demonstrate that the following requirements are provided to the satisfaction of the Certifier:</p> <p>(a) a signposting and line marking plan in consultation with Council, identifying all changes to kerbside parking restrictions along MC06 to accommodate the vehicle movements to and from the Site;</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) provision of sign posting along the nominated student drop-off and pick-up zone on MC06, identifying the use of the area as a student drop-off and pick-up zone on school days between 8am - 9:30am and 2:30pm - 4pm on school days;</p> <p>(c) implementation of all kerbside parking restrictions and associated line marking must be implemented to the satisfaction of Council; and</p> <p>(d) evidence of completion of construction of the roundabout at the northern end of MC06.</p>			
D12	Following installation of School Zone signage, speed management signage and associated pavement markings, as required by Condition D11 of this consent, the Applicant must arrange an inspection with Roads and Maritime Services for formal handover of assets. The handover of assets must occur prior to commencement of operation.			Not Triggered
Work as Executed Plans				
D13	Prior to occupation of the building, works-as-executed drawings signed by a registered\ surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			Not Triggered
Green Travel Plan				
D14	<p>The Green Travel Plan (GTP), prepared by Woolacotts Consulting Engineers dated 23 November 2017, must be amended by a suitably qualified traffic consultant in consultation with TfNSW and submitted to the satisfaction of the Certifier prior to occupation. The GTP must include, but not be limited to, the following:</p> <p>(a) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(b) specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(c) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</p> <p>(d) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of students and staff to and from both schools at appropriate times throughout the academic year.</p>			Not Triggered
Mechanical Ventilation				
D15	<p>Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifier, prior to the final occupation, that the installation and performance of the mechanical systems complies with:</p> <p>(a) the BCA;</p> <p>(b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(c) The development consent and any relevant modifications; and</p> <p>(d) any dispensation granted by Fire and Rescue NSW.</p>			Not Triggered
Fire Safety Certification				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D16	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			Not Triggered
Structural Inspection Certificate				
D17	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings;</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s;</p> <p>(c) person/s authorised to, for the life of the development.</p>			Not Triggered
Compliance with Food Code				
D18	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifier prior to occupation.			Not Triggered
Stormwater Quality Management Plan				
D19	<p>Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>			Not Triggered
D20	Details demonstrating compliance must be submitted to the Certifier prior to occupation.			Not Triggered
Rainwater Harvesting				
D21	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifier prior to occupation of the building.			Not Triggered
Signage				
D22	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.			Not Triggered
D23	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D24	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.			Not Triggered
D25	The business identification sign in front of MC07 entrance must be installed prior to the occupation of the premises.			Not Triggered
Operational Waste Management Plan				
D26	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site.</p>			Not Triggered
Landscaping				
D27	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site to the satisfaction of the Certifier. The plan must:</p> <p>(a) provide for the planting in accordance with the approved Landscape Site Plan (Dwg No. 002_02 Issue B) prepared by Lorna Harrison Landscape Architects dated 28.05.18 and give additional canopy trees as required by Condition B20;</p> <p>(b) detail the species to be planted on-site;</p> <p>(c) identify that all trees planted on the site are established prior to the occupation of the premises; and</p> <p>(d) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping works;</p>			Not Triggered
D28	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifier.			Not Triggered
Car Parking and Vehicular Areas				
D29	<p>Prior to commencement of operation, the Applicant must demonstrate compliance with the following requirements to the satisfaction of the Certifier:</p> <p>(a) provision of 45 on-site car parking spaces (including a minimum of one accessible car parking space) prior to occupation of the site after Stage 1 construction works;</p> <p>(b) provision of 75 on-site car parking spaces (including a minimum of two accessible car parking spaces) after completion of Stage 2 construction works;</p> <p>(c) provision of 60 bicycle parking spaces in accordance with Condition B30 with end-of trip facilities;</p> <p>(d) provision of all car parking spaces in accordance with AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking;</p> <p>(e) provision of all disabled parking spaces in accordance with AS/NZS 2890.6:2009 Parking facilities – Off-street parking for people with disabilities;</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(f) provision of on-site turning areas for vehicles up to 11.5m in length in accordance with AS/NZS 2890.2:2002 Parking facilities – Off-street commercial vehicles applicable to an empty car park (no vehicles parked); (g) provisions for all vehicles to enter and leave the Site in a forward direction; (h) provision of appropriate pedestrian advisory signs at the egress from both car parking areas; and (i) provision of all works/ regulatory signposting associated with the proposed development at no cost to the relevant public authority.			
Road Damage				
D30	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.			Not Triggered
Operational Traffic and Access Management Plan				
D31	Prior to the commencement of use of the site, an Operational Traffic and Access Management Plan (OTAMP) must be prepared for the school, by suitably qualified consultant in consultation with Council and TfNSW and any local bus provider), to the satisfaction of the Planning Secretary. The OTAMP must include, but not be limited to, the following: (a) detailed pedestrian analysis including the identification of safe route options and identifying management measures (if needed); (b) location of all car parking spaces within the Site and the proposed use of such spaces; (c) identification of bus stop locations, kerbside car parking spaces and associated infrastructure requirements; (d) bus routes and bus services, the level of reliability and service, measures to ensure staggered bus arrival and departure times, as necessary; (e) the location and operational management procedures of the drop-off and pick-up zone located on MC06, including staff management / traffic controller arrangements; (f) measures to manage parking behaviours for users of the student drop-off and pick-up zone; (g) the location and operational management procedures for drop-off and pick-up of students by buses and coaches for excursions and sporting activities; (h) schedule of delivery and service vehicle access to the Site and management measures; (i) car parking arrangements and management associated with the proposed use of school facilities by community members; and (j) traffic management measures on the surrounding roads to address any road safety.			Not Triggered
D32	The OTAMP must be submitted to the Planning Secretary, prior to the commencement of operation of the development.			Not Triggered
Data for Transport for New South Wales				
D33	Twelve months prior to commencement of school operations for Stages 1 and 2, The Applicant must notify TfNSW and the local bus operator of the intention to commence operations			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D34	<p>Prior to occupation of the development for both Stages 1 and 2, the Applicant must provide TfNSW and the local bus operator a copy of the final school catchment and data on existing and expected patronage of bus services by route.</p> <p>Note: the data can be obtained by travel surveys of staff and existing / newly enrolled students</p>			Not Triggered
Emergency Evacuation Plan				
D35	<p>A site emergency evacuation plan is to be developed which includes procedures for evacuation of individuals with disabilities and high-level mobility needs without reliance on lifts or electrical services. Where the plan required accessible equipment to exit via the stairs, such equipment is to be installed on the premises prior to commencement of use</p>			Not Triggered
Warm Water Systems and Cooling Systems				
D36	<p>The installation of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</p>			Not Triggered
PART E - POST OCCUPATION				
Operation of Plant and Equipment				
E1	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition;</p> <p>(b) operated in a proper and efficient manner.</p>			Not Triggered
Community Communication Strategy				
E2	<p>The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.</p>			Not Triggered
Road Safety Evaluation				
E3	<p>A Road Safety Evaluation (RSE), refer to NSW Centre for Road Safety Guidelines for Road Safety Audit Practices and Austroads Guide to Road Safety Part 6: Road Safety Audit) must be conducted on all relevant sections of road utilised for bus and private vehicle drop-off and pickup, within the first three months of commencement of operation of the Site. Appropriate road safety measures and/or traffic management measures shall be implemented based on the outcomes of the RSE in consultation with Council.</p>			Not Triggered
Operational Noise Limits and Management				
E4	<p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Acoustic Assessment Report 6130-1.1R Rev E prepared by Day Design Pty Ltd dated 2 August 2018. All recommendations of the report with regard to the use of the school hall must be adhered to at all times.</p>			Not Triggered
E5	<p>The Applicant must carry out a short-term noise monitoring program for the use of the school hall and playing fields during school-term and after-hours use of the hall. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within six months of commencement of operations in both Stage 1 and Stage 2 to verify that</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	operational noise levels do not exceed the recommended noise levels identified in the Acoustic Assessment Report 6130-1.1R Rev E prepared by Day Design Pty Ltd dated 2 August 2018.			
E6	Should the noise monitoring, required under Condition E5, identify any exceedance of the recommended noise limits specified in Acoustic Assessment Report 6130-1.1R Rev E prepared by Day Design Pty Ltd dated 2 August 2018, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers.			Not Triggered
E7	The implementation of noise attenuation measures, on-site and at the affected receiver(s), if required, must be provided within three months of the completion of the short-term noise monitoring required under Condition E5 or other appropriate period as agreed by the Planning Secretary.			Not Triggered
E8	Grounds maintenance involving the use of power equipment must be restricted to the following times: (a) 7:30am and 6pm Mondays to Fridays; and (b) 8am and 1pm on Saturday.			Not Triggered
Out of Hours Event Management Plan				
E9	The Applicant is to prepare an Out of Hours Event Management Plan (EMP), for out of hours events that involve 100 or more people for the Site, within 3 months of commencement of operation of the development. The plan must be prepared, in consultation with Council, and include the following: (a) the expected number of evening events during each year; (b) the maximum duration of each event; (c) expected arrival and departure times of attendees and modes of transport; (d) where relevant, a schedule of all annual events and availability of the on-site car-park for this purpose; (e) restricting the use of the multi-purpose hall within the Site and all associated activities to 10pm (latest); (f) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); (g) measures to minimise localised traffic and parking impacts; and (h) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan (if needed).			Not Triggered
E10	The EMP must be made available on the school's website and be implemented by the Applicant for the duration of the identified event or use			Not Triggered
Unobstructed Driveways and Parking Areas				
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not Triggered
Green Travel Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E12	The Green Travel Plan required by Condition D14 of this consent must be updated annually and implemented.			Not Triggered
Lighting				
E13	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			Not Triggered
Fire Safety Certificate				
E14	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.			Not Triggered
Landscaping				
E15	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.			Not Triggered
Operational Traffic and Access Management Plan				
E16	The OTAMP required by Condition D31 of this consent must be updated annually and implemented.			Not Triggered
Operation Management Measures				
E17	The Applicant must ensure that the following operational measures are complied with: (a) all internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are maintained at all times. (b) all service and delivery vehicles accessing the Site vehicles must not exceed 11.5m in length; (c) waste collection services must only be undertaken between the hours of 7:30am to 8am and 4pm to 6pm Mondays to Fridays; (d) all vehicles enter and leave the site in a forward direction; (e) all loading and unloading of materials is carried out on-site; and (f) the proposed service vehicle turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.			Not Triggered
APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
Written Incident Notification Requirements				
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	the Applicant fails to give the notification required under condition C37 or, having given such notification, subsequently forms the view that an incident has not occurred.			
2	<p>Written notification of an incident must:</p> <ul style="list-style-type: none"> (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident. 			Not Triggered
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.			Not Triggered
4	<p>The 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 preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident. 			Not Triggered

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Ms Kendal Caynes
Manager Planning Compliance
School Infrastructure NSW
Level 8 259 George Street
SYDNEY NSW 2000

Via Major Projects Portal
01/06/2023

Dear Ms Caynes

**Gledswood Hills Public School – SSD-8378
Independent Auditor Nomination**

I refer to your request for the Planning Secretary's approval of suitably qualified persons to prepare the Independent Audit for Gledswood Hills Public School (SSD-8378-PA-9).

The Department of Planning and Environment (**the Department**) has reviewed the nominations and information provided and is satisfied that these experts are suitably qualified, experienced, and independent.

In accordance with Condition B34 of SSD-8378 and the *Independent Audit Post Approval Requirements* (DPIE, 2018) (**PAR 2018**), the Planning Secretary has agreed to the following audit team from WolfPeak Pty Ltd:

- Ana Maria Munoz (as lead auditor); and
- Ricardo Prieto-Curiel (as auditor).

This agreement supersedes the Department's previous agreement regarding an independent auditor for SSD-8378 set out in its letter dated 17 April 2019.

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 PAR 2018. Failure to meet these requirements will require revision and resubmission.

As you may be aware, the *Independent Audit Post Approval Requirements* (DPIE, 2020) (**PAR 2020**) was issued by the Department in May 2020 which is a revised version of the PAR 2018. The audit team may elect to voluntarily comply with the PAR 2020 however must still comply with the existing conditions regarding the independent environmental audit in SSD-8378.

The Department reserves the right to request an alternate auditor or audit team for future audits. Please note that agreement to the above audit team is conditional upon them maintaining certification as lead or principal auditors with a relevant industry body.

Notwithstanding the agreement for the above listed audit team for Gledswood Hills Public School, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Planning Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.



Should you have any queries regarding this matter or wish to discuss it further, please contact Alex Sands on (02) 9995-5981 or at compliance@planning.nsw.gov.au.

Yours sincerely

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

Rob Sherry
Team Leader Compliance – Government Projects
NSW Planning

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: [Samuel Barnard](#)
Sent: Monday, 3 July 2023 1:12 PM
To: [Ana Maria Munoz Acosta](#)
Subject: RE: SSD 8378 - Gledswood Hills High School Stage 2 - Independent Audit No. 1

Hi Ana,

Thankyou for sending through the updated link. I have reviewed the information provided and understand that you undertook the final audit last week. At this stage I do not have anything further to add/comment regarding the audit.

Please let me know if you require any further information regarding this matter

Kind regards

Samuel Barnard
Specialist Support Environmental Health Officer



70 Central Avenue, Oran Park, 2570

(02) 4654 7828

www.camden.nsw.gov.au



PO Box 183, Camden NSW 2570



Samuel.Barnard@camden.nsw.gov.au





From: [Ana Maria Munoz Acosta](#)
Sent: Monday, 26 June 2023 4:56 PM
To: mail@camden.nsw.gov.au
Cc: [Alexander Quah-Smith](#); [Kenny Lim](#); [Joyce Acierda](#)
Subject: SSD 8378 - Gledswood Hills High School Stage 2 - Independent Audit No. 1

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved Independent Auditors on the Gledswood Hills High School Stage 2, SSD-8378 (the Project).

We are currently preparing to undertake the first independent audit for the Stage 2 of the Project. The audit is required to be conducted in accordance with SSD-8378 conditions B33, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/gledswood-hills-public-school>

The IAPAR is available at the following link:
<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is planned to take place on the **29 of June 2023** and the audit pertains to post-approval requirements and compliance.

The Department has requested consultation with Camden Council on the scope of the audit. We kindly request your input on any key issues relating to post-approval requirements and compliance, or concerns in relation to the project construction activities that are not already called up by the scope in Section 3.3 of the IAPAR.

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards,

Ana Maria Munoz
Lead Auditor – Risk, Audit & Compliance

E: ammunoz@wolfpeak.com.au
M: 0430 314 557





From: Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au>
Sent: Monday, June 26, 2023 4:45 PM
To: Ana Maria Munoz Acosta <ammunoz@wolfpeak.com.au>
Cc: Damien Smith <Damien.Smith@dpie.nsw.gov.au>; Alex McGuirk <Alex.McGuirk@dpie.nsw.gov.au>; Alexandra Sands <Alexandra.Sands@planning.nsw.gov.au>
Subject: RE: SSD 8378 - Independent Audit No. 1

Good afternoon Ana,

I refer to our telephone conversation this afternoon and on Friday, 23 June 2023, and to your email below requesting the NSW Department of Planning and Environment's Planning Group ("**NSW Planning**") to provide scoping advice regarding the upcoming independent environmental audit for Gledswood Hills Public School approved under SSD 8378 ("**Consent**").

As discussed, NSW Planning requests you to audit all conditions of the Consent for the upcoming audit, including any legacy items from past stages. It is requested that you include an assessment on the adequacy of the implementation of the approved Community Consultation Strategy required under Condition B9 of the Consent.

Please consult with Camden Council in relation to the upcoming audit and include the evidence of consultation in the audit report.

Notwithstanding the above, the upcoming independent audit must be undertaken, prepared and finalised in accordance with conditions B34 and B35 of the Consent and the Independent Audit Post Approval Requirements.

Please do not hesitate to contact me if you have any questions.

Kind regards,

Alfarid Hussain

Compliance Officer
Development Assessment
Department of Planning and Environment

T 02 9274 6456 | M 0436 681 733 | E Alfarid.Hussain@planning.nsw.gov.au
www.dpie.nsw.gov.au
Locked Bag 5022|Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 5:00pm





From: Ana Maria Munoz Acosta <ammunoz@wolfpeak.com.au>
Sent: Tuesday, 13 June 2023 10:05 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Kenny Lim <Kenny.Lim@tsamgt.com>; Alexander Quah-Smith <alexander.quahsmith@tsamgt.com>
Subject: SSD 8378 - Independent Audit No. 1

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on the Gledswood Hills Public School SSD 8378 (the Project).

I am currently preparing to undertake the first independent audit of the Project. The audit is required to be conducted in accordance with SSD 8378 conditions B34, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/gledswood-hills-public-school>

The IAPAR is available at the following link:
<https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is planned to take place on the **29 of June 2023**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

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

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

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

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

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards,

Ana Maria Munoz
Lead Auditor – Risk, Audit & Compliance



E: ammunoz@wolfpeak.com.au
M: 0430 314 557
P: 1800 979 716
A: Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000



APPENDIX D – ATTENDANCE SHEET



INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		Gledswood Hill High School, SSD 8378			
LOCATION:		Lot C, The Hermitage Way, Gledswood Hills			
DATE/TIME (Opening Meeting):		29/06/23 8:30am	DATE/TIME (Closing Meeting):		29/06/23 3:30pm
Lead Auditor:		Ara Maria Munoz	Audit Scope:		SSD 8378
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE		
			Opening Meeting	Closing Meeting	
Ara Maria Munoz	Lead Auditor	WolfPeak			
Alexander Guah-Smith	Ass. Project Manager	TSA Management			
KURT LANNER	PROJECT MANAGER	PBG			
CHRIS SPOSITO	HSEQ MANAGER	PBG			
IAN BOULTON	OHS SITE MANAGER	PBG			
NICK SCOTECE	SITE MANAGER	PBG			
Alex Warner	Contract Admin	PBG	-		



WolfPeak Pty Ltd | ABN 52 152 940 586

✉ info@wolfpeak.com.au

📍 Sydney office | Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000

📍 Wauchope office | 17A High Street, Wauchope NSW 2446

www.wolfpeak.com.au

APPENDIX E – SITE PHOTOS

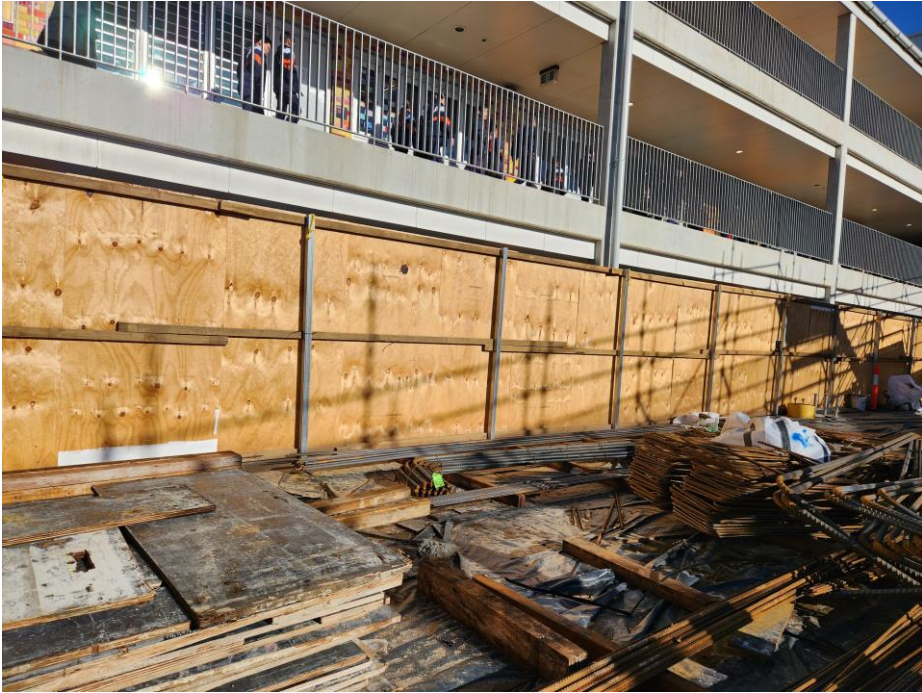

Observations from the site inspection are provided in Table 7. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.

Table 7: Site inspection photographs



No.	Comment	Photograph
1	<p>Site Notice in place at the Gate 1 entrance on the day of the audit</p> <p>New Site notice (Corflute) placed</p>	
2	<p>Site Notice Board in place, including site rules, emergency response plan and evacuation diagram</p>	

No.	Comment	Photograph
3	<p>Cattle grid installed at site entry/exit.</p> <p>Site entrance control office and fencing in place.</p>	
4	<p>Class A Hoarding installed at the site perimeter</p>	
5	<p>Waste bin in placed with proper segregation</p>	

No.	Comment	Photograph
6	Stormwater water drain was covered and protected by silt fence	
7	Entrance to Project site showing no mud tracks	

No.	Comment	Photograph
8	Hoarding in place at the boundary with the school	
9	Tree protection in place	

No.	Comment	Photograph
10	Sediment & erosion controls with silt fence in place	
11	Water truck for dust suppression inside the construction site	
12	Wheel wash when trucks are leaving the site	

No.	Comment	Photograph
13	<p>Newly excavated stockpile scheduled for transport</p>	
14	<p>Block F: Formwork, stormwater connections and backfill.</p> <p>Block G: Form up for ground floor slab.</p>	



APPENDIX F – AUDITOR DECLARATION

Declaration of Independence - Auditor

Project Name:	Gledswood Hills Public School – Stage 2
Consent Number:	SSD 8378
Description of Project:	<p>Construction of Gledswood Hills Public School comprising:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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 and 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 crossing / refuge on public roads - Construction of associated infrastructure services including stormwater management works and electricity substation - One business identification sign fronting MC07
Project Address:	Lot C, The Hermitage Way, Gledswood Hills (Lot 3 DP 1227491)
Proponent:	NSW Department of Education
Title of the Audit	Independent Audit No. 1
Date:	12 July 2023

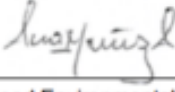
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

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

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) 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).

Declaration of Independence - Auditor

Name of Proposed Auditor:	Ana Maria Munoz
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global No. 115421) Bachelor of Industrial Engineering, Bogota - Colombia 2004 Master Engineering Management, UTS, Sydney 2007
Company:	WolfPeak Pty Ltd