

# INDEPENDENT AUDIT NO. 2 – AUDIT REPORT

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GLEDSWOOD HILLS PUBLIC SCHOOL – SSD 8378

FEBRUARY 2024

## Authorisation

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<b>Date:</b>	07/02/2024	<b>Date:</b>	07/02/2024

## Document Revision History

Revision	Date	Details
0.0	9/01/2024	Internal peer review
1.0	11/01/2024	Draft issue to client
2.0	07/02/2024	Final Report

**Report Name:** Independent Audit No. 2 – Audit Report – Gledswood Hills Public School – SSD 8378

**Project No.:** 958

**Prepared for:**

NSW Department of Education – School Infrastructure

**Prepared by:**

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## ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
DPE or Department	Former Department of Planning and Environment (note: from 1 January 2024, DPE's planning functions are taken by a new department known as Department of Planning, Housing and Infrastructure (DPHI))
DoE	Department of Education NSW
EIS	Environmental Impact Statement
ESCP	Erosion and Sediment Control Plan
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)</i>
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 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 the Department of Planning and Environment (DPE) on 29 November 2023.

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). The site inspection was conducted on 14 December 2023.

This 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 second independent audit (IA2) for the construction of Gledswood Hills Public School Stage 2 covering the period from July 2023 to December 2023 (the 'audit period'). Works undertaken during this period included: suspended slabs, including linking slab between Blocks F and G; wall framing; structural steel within classroom; brickwork; rough in of mechanical, electrical and hydraulic services; sheeting and insulation of internal walls and upper roof and installation of roof safety.

The overall outcome of the 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.
- One non-compliance was identified which pertain to the review of the Construction and Demolition Waste Management Sub-Plan (CDWMSP) to include the licenced disposal facilities where the waste is currently being taken and the details of the new Waste Contractor.
- Four observations were made regarding the review the Construction Traffic Pedestrian Management Sub-Plan (CTPMSP), updates on the Construction Soil and Water Management Sub-Plan (CSWMSP), Construction and Demolition Waste Management Sub-Plan (CDWMSP) and the Erosion and Sediment Control Plan and notification to the

RMS Traffic Management Centre of the current truck route(s) followed by the trucks transporting waste material from the site.

- 57 CoCs were considered by the Auditor to be compliant.
- 92 CoCs were considered by the Auditor to be not triggered.
- Regarding the two observations raised in the previous audit (IA1) the Contractor actioned both before the finalisation of the audit report and are considered closed.

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 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 carpark.





Figure 1: Site Location (Source: DPE Assessment Report - SSD 8378)



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 included: suspended slabs, including linking slab between Blocks F and G; wall framing; structural steel within classroom; brickwork; rough in of mechanical, electrical and hydraulic services; sheeting and insulation of internal walls and upper roof and installation of roof safety.

## 1.2 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*'.

## 1.3 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 1.

Table 1: 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 29 November 2023. The letter is presented in Appendix B and auditor's independence declaration attached in Appendix F.

## 1.4 The audit objectives

The objective of this Audit was to undertake the second audit in accordance with the requirements of the IAPAR 2020.

This 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.

## 1.5 Audit Scope

This audit is the second for the construction of the Project - Stage 2, covering the period of July to December 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
- 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 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 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 Audit.

#### 2.2.3 Consultation

On 15 November 2023 WolfPeak consulted with the Department to obtain their input into the scope of the Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The Department did not request any additional matters to be included within the scope of the audit. Consultation records are presented in Appendix C.

#### 2.2.4 Meetings

The opening meeting was held on 14 December 2023 at the construction site with project personnel and the WolfPeak auditor. During the opening meeting the objectives and scope of the Audit, the resources required, overview of the project and status of the works and methodology to be applied were discussed.

At the closing meeting held on the 14 of December 2023, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

#### 2.2.5 Interviews

The auditor conducted interviews on 14 December 2023 with key Project personnel during and following the site inspection. During the site inspection key personnel involved in on-site Project



delivery, including those with responsibilities for environmental management, who could assist on 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 2.

*Table 2: Audit meeting personnel interviewed*

Name	Role	Organisation
Alexander Quah-Smith	Project Manager	TSA
Kurt Lanner	Project Manager	PBG
Chris Sposito	HSEQ Manager	PBG
Elie Hajj	HSEQ Coordinator	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 14 December 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.

*Table 3: 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.
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 their content is adequate.
- Have been implemented in accordance with the Conditions.

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 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 (MOD-1) - Amendment of approved plans to reflect changes in tree count on site approved by DPE on 9 December 2019*
- *Modification 2 (MOD-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, approved by DPE on 5 August 2022*
- *Crown Certificate (CC1a) GHPS Stage 2 (structure), 14 June 2023 for Block F & G Structure DLA210532.1 by Group DLA*
- *Crown Certificate (CC2) GHPS Stage 2 (Block F & G Balance of works), 25 August 2023 for Block F & G Structure GDL210532.2 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*
- *Project Management Plan (PMP) GHPS Stage 2, Rev. 3, 7 December 2023 by PBG*

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

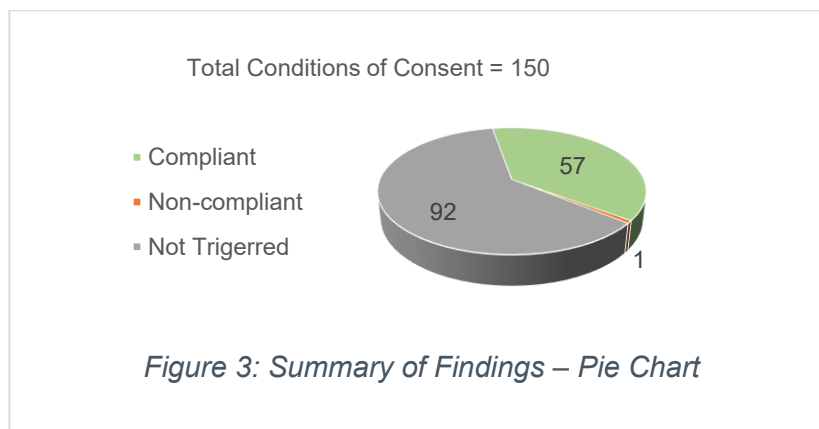
#### 3.2 Summary of Compliance

This section, including Table 4, presents the summary of compliance and recommended actions in response to each of the findings from this Audit. Detailed findings against each requirement are presented in Appendix A.

In Summary:

- There were 150 CoCs assessed.
- One non-compliance was identified which pertain to the review of the Construction and Demolition Waste Management Sub-Plan (CDWMSP) to include the licenced disposal facilities where the waste is currently being taken and the details of the new Waste Contractor.
- Four observations were made regarding the review the Construction Traffic Pedestrian Management Sub-Plan (CTPMSP), updates on the Construction Soil and Water Management Sub-Plan (CSWMSP), Construction and Demolition Waste Management Sub-Plan (CDWMSP) and the Erosion and Sediment Control Plan and notification to the RMS Traffic Management Centre of the current truck route(s) followed by the trucks transporting waste material from the site.
- 57 CoCs were considered by the Auditor to be compliant.
- 92 CoCs were considered by the Auditor to be not triggered.
- Regarding the two observations raised in the previous audit (IA1) the Contractor actioned both before the finalisation of the audit report and are considered closed.

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.



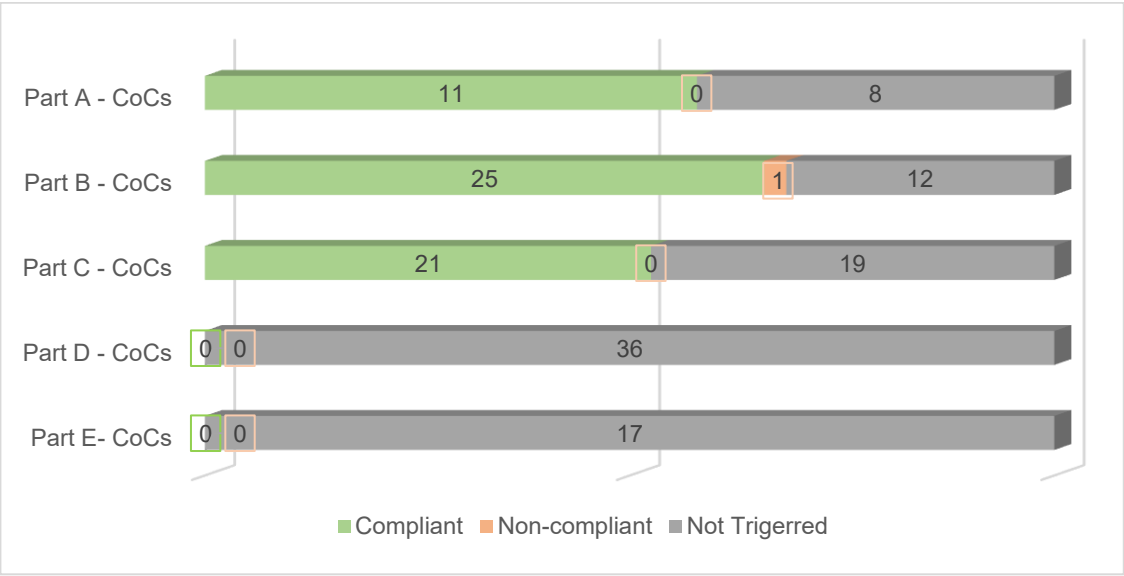


Figure 4: Summary of Compliance Ratings for each Part audited.

Table 4: Findings from the Second Audit (IA2)

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Proponent Response / Proposed Action	Status
IA2-01	B18	Non-Compliance	<p>The Construction and Demolition Waste Management Sub-Plan (CDWMSP) must address, but not be limited to, the following:</p> <p>a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	<p><b>Non-Compliance:</b> The Construction and Demolition Waste Management Sub-Plan (CDWMSP) dated 3 April 2023 (Rev. 1.0), does not include the details of the licenced disposal facilities where the waste is currently being taken. Additionally, the Plan has not been updated to include the new waste Contractor information (Sydney Waste Services) who is responsible for removal of waste material from site.</p>	<p><b>Proposed action:</b> Update the CDWMSP to include all the licenced disposal facilities where the waste material has been taken to, and the details of Sydney Waste Services as the new waste contractor.</p>	Open
IA2-02	B16	Observation	<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>(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"> <li>i) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>ii) minimise conflicts with other road users;</li> <li>iii) minimise road traffic noise; and</li> <li>iv) ensure truck drivers use specified routes</li> </ul> <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><b>Observation:</b> The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) prepared by Traffic Logistics indicates that the Plan will be reviewed every 6 months, however at the time of audit there had not been a formal review of the sub-plan within the committed timeframe. The last review was completed on 17 April 2023.</p>	<p><b>Proposed action:</b> Review the CTPMSP to meet the project review cycle commitment.</p> <p>Prior to the finalisation of this audit report, it was indicated by the Contractor (PBG) that the Project Management Plan (PMP) and associated appendices (including the CTPMSP) have been reviewed and changes have been recorded in the Plan, as necessary. Amendments Table indicated the PMP was reviewed on the 7 December 2023 and 23 of January 2024.</p>	Open
IA2-03	B19	Observation	<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><b>Observation:</b> The Construction Soil and Water Management Sub-Plan (CSWMSP) dated 21 April 2023 (Rev. 2) requires further revision to include the location of all the stormwater pits and drains on site and the associated erosion and sediment controls implemented on site.</p>	<p><b>Proposed action:</b> Update the CSWMSP to include the location of all on-site stormwater pits and drains, and the erosion and sediment controls implemented on site.</p> <p>Prior to the finalisation of this audit report, it was indicated by the Contractor (PBG) that the CSWMSP has been updated and notification of the revised Plan will be provided to the Planning Secretary in accordance with condition C38: Revision of Strategies, Plans and Programs.</p>	Open

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Proponent Response / Proposed Action	Status
			<i>(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.</i>			
IA2-04	B24	Observation	<i>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.</i>	<p><b>Observation:</b> The Construction and Demolition Waste Management Sub-Plan (CDWMSP) dated 3 April 2023 (Rev. 1.0), includes in Appendix A, table 2, the proposed truck routes to waste facilities; however, the nominated waste contractor is no longer responsible for those waste activities on-site.</p> <p>The CDWMSP requires revision to include the new contractor details and all associated undertakings to remove waste material from the site. Furthermore, the RMS Traffic Management Centre needs to be notified of the current truck route(s) followed by the trucks transporting waste material for the site.</p>	<p><b>Proposed action:</b> Update the CDWMSP to include the details of the new waste contractor and truck routes for removal of on-site waste material.</p> <p>Notify the RMS Traffic Management Centre of the current truck route(s) followed by the trucks transporting waste material for the site.</p>	Open
IA2-05	C26	Observation	<i>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.</i>	<p><b>Observation:</b> Erosion and Sediment Control Plan (ESCP) dated 21 April 2023 has not been updated since April to reflect the current erosion and sediment controls on site.</p>	<p><b>Proposed action:</b> Update the ESCP to include the current erosion and sediment controls implemented on site.</p> <p>Prior to the finalisation of this audit report, it was indicated by the Contractor (PBG) that the CSWMSP has been updated and notification of the revised Plan will be provided to the Planning Secretary in accordance with condition C38: Revision of Strategies, Plans and Programs.</p>	Open

### 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 (CEMP) and associated sub-plans listed in Section 3.1, and it was noted that the plans were generally compliant with the requirements of the SSD 8378 Conditions. However, the audit identified that:

- the Construction and Demolition Waste Management Sub-Plan (CDWMSP), does not include the details of the current waste contractor nor the licenced disposal facilities where the waste is currently being taken;
- the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) has not been reviewed every 6 months as required by the project review cycle;
- the Construction Soil and Water Management Sub-Plan (CSWMSP) was missing the location of all on-site stormwater pits and drains, and the erosion and sediment controls implemented on site; and
- the Erosion and Sediment Control Plans require some improvements, to reflect the current erosion and sediment controls on site.

### 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 noted that this Audit (IA2) assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1. No additional matters were considered by the Auditor during this audit.

### 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 October 2023.

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/gledswood-hills-new-primary-school/2023/december/Gledswood\\_Hills\\_Complaints\\_Register\\_November\\_2023.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/gledswood-hills-new-primary-school/2023/december/Gledswood_Hills_Complaints_Register_November_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 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 (ESC) were implemented on site, but the ESC Plan requires some updates to be consistent with those controls. Overall, the auditor noted 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.

*Table 5: Actual versus predicted impacts assessment*

EIS	Controls - Construction Phase	Auditor Assessment
<b>Increase in construction traffic</b>	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.	CTPMSP (dated 17 April 2023) continues to be implemented with traffic controls observed during construction works. Site access is through Paramoor Street. Entry/exit crossing and traffic management is included in Appendix A and B. Impact consistent with EIS prediction.
<b>Excessive noise or vibration resulting from use of construction machinery</b>	<ol style="list-style-type: none"> <li>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.</li> <li>Site Access and vehicles routes to avoid (as far as possible) residential receptors.</li> <li>Construction vehicles to be parked on-site and workers instructed not to park in surrounding residential streets.</li> <li>Use of barriers, enclosures and/or silencers where necessary to meet EPA noise limits.</li> </ol>	<ol style="list-style-type: none"> <li>Construction hours have been followed and communicated through the site induction.</li> <li>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.</li> <li>Heavy vehicles are contained within the site. CTPMSP includes further details under the Existing Parking section.</li> <li>Timber Class A Hoarding has been maintained around the perimeter fence and at the boundary with the School (Stage 1).</li> </ol> Impact consistent with EIS prediction.
<b>Potential for reduced water quality during construction phase</b>	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.	Inspections post rainfall have been undertaken as per the CEMP. Stormwater drains are protected and during the weekly inspections, erosion and sediment controls and silt fence have been checked. Street sweeper was available, and roads were kept clean and free of dust and mud. Dust suppression and wheel wash in place. Impact consistent with EIS prediction.

EIS	Controls - Construction Phase	Auditor Assessment
<b>Potential for reduced air quality during construction phase</b>	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.	Construction hours have been followed and communicated through the site induction. Trucks leaving the site covered their loads. Dust suppression, wheel wash and street sweeper were in place. Also, roads have been swept regularly and were free of dust and mud. Impact consistent with EIS prediction.
<b>Safety of the public</b>	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.	Timber Class A Hoarding has been maintained around the perimeter fence and at the boundary with the school (Stage 1). Site was secured, with all the workers going through Gate 1. Traffic controller in place to register in any new workers on site using Hammertech system. Licenses and other associated records have been maintained in Hammertech. Impact consistent with EIS prediction.
<b>Identification of items of archaeological significance</b>	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.	No unexpected finds to date. Impact consistent with EIS prediction.

### 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 has been maintained at the site entry
  - Silt fence has been maintained around the perimeter and erosion and sedimentation controls have been preserved around the stormwater drains
  - Hoarding has been maintained around the site perimeter and at the boundary with the School
  - Entry and egress were stabilised and cattle grid in place at the gate entry
  - Waste bins were available and waste been taken regularly
  - No dust generation or mud tracking.

## 4. LIMITATIONS

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

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

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

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## **APPENDIX A – SSD 8378 CONDITIONS OF CONSENT**



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>PART A - ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
A1	<p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	<p>Site inspection and interview with auditees 14/12/2023</p> <p>Hammertech system</p> <p>PM monthly site inspections for 13/12/23, 7/1/23, 28/8/23.</p> <p>HSEQ site inspections weekly/fortnightly, 28/11/23, 20/11/23, 6/11/23, 11/10/23.</p>	<p>Based on the site inspection conducted on 14/12/23 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 28/11/23, 20/11/23, 6/11/23, 11/10/23.</p> <p>PM monthly inspection covers environmental items such as traffic mgt, scaffolding, hazardous chemicals, air quality, noise, dust suppression, waste mgt, soil and erosion controls, vegetation, etc. Sighted records 13/12/23, 7/9/23, 28/8/23.</p>	Compliant
<b>Terms of Consent</b>				
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 17/04/2023</p> <p>Stamped Plans prepared by Lorna Harrison Landscape Architects and approved by DPE on 17/04/2023</p> <p>Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings &amp; slab on ground), 28/04/2023 No. GDL210532 by Group DLA.</p> <p>Crown Building Work Certificate (CC1a) GHPS- Stage 2 (structure), 14/6/2023 No. GDL210532.1 by Group DLA</p> <p>Crown Building Work Certificate (CC2) GHPS- Stage 2 (Block F &amp; G Balance of works), 25/08/2023 No. GDL210532.2 by Group DLA</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 17/04/2023, Architectural 17/04/2022 and Landscaping plans 17/04/2023.</p> <p>The Certifier has verified that the works to date are consistent with the approved design.</p> <p>Crown Certificate CC1a for Building Structure dated 14/6/2023 and CC2 for Block F &amp; G Balance of works dated, 25/08/2023 were presented. Works were carried out in accordance with the Crown Certificates and SSD conditions.</p> <p>CEMP and sub-plans have not incorporated any changes since the last audit.</p> <p>One update on the CNVMSP has been undertaken since the last audit.</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 14/12/2023</p>	<p>DPE did not have any comments on any of the Plans. No other directions from the Planning Secretary have been issued.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) 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.	Interview with auditees 14/12/2023	There was no inconsistency, ambiguity or conflict between consent and the document listed in condition A2 (c) and (d).	Not Triggered
<b>Limits of Consent</b>				
A5	This consent lapses five years after the date of consent unless work associated with the development have physically commenced.	Interview with auditees 14/12/2023 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.	Complaint
<b>Prescribed Conditions</b>				
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 14/12/2023  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  Crown Building Work Certificate (CC2) GHPS- Stage 2 (Block F & G Balance of works), 25/08/2023 No. GDL210532.2 by Group DLA	Part 6, Division 8A of the EP&A relates to prescribed conditions for: <ul style="list-style-type: none"> <li>• Compliance with the BCA (2 Crown Certificates received for current works)</li> <li>• Erection of signs (1 site notice at gate 1)</li> <li>• Residential building work (not relevant)</li> <li>• Entertainment venues (not relevant)</li> <li>• Signage for max number of persons in venues (not relevant for construction)</li> </ul> The following Construction Certificates were granted prior to commencing any work onsite from Group DLA (Certifier): <ul style="list-style-type: none"> <li>- Crown Certificate (CC1 – site establishment) dated 28/4/2023</li> <li>- Crown Certificate (CC1a – structure) 14/6/2023</li> <li>- Crown Certificate (CC2 - Block F &amp; G Balance of works), 25/08/2023</li> </ul> <b>Note:</b> 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.	Complaint
<b>Planning Secretary as Moderator</b>				
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 14/12/2023	No disputes with DPE or other public authorities noted during this audit period	Not Triggered
<b>Long Service Levy</b>				
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 14/12/2023 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
<b>Legal Notices</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A9	Any advice or notice to the consent authority must be served on the Planning Secretary	Interview with auditees 14/12/2023	No legal advice or notice noted during this audit period.	Not Triggered
<b>Evidence of Consultation</b>				
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 (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Interview with auditees 14/12/2023  PM monthly site inspections for 13/12/23, 7/19/23, 28/8/23.	No consultation has been required during the audit period.  Meetings between the School and Contractor have been carried out monthly, which also include site walks when requested. Sighted PM monthly site inspections for 13/12/23, 7/19/23, 28/8/23.	Compliant
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A11	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Interview with auditees 14/12/2023  CEMP 21/04/2023 (Rev.2) from Patterson Building Group  Email from SINSW to TSA 20/4/2023  Notification of re-commencement from SINSW to DPE, 28/4/2023  Submission of CEMP and sub-plans to DPE, 28/4/2023.	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.  Notification of re-commencement from SINSW to DPE on the 28/4/2023  The CEMP and sub-plans were prepared for Stage 2 and submitted to DPE on the 28/4/2023.	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 14/12/2023	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 14/12/2023	No staging of strategies, plans or programs required for this project.	Not Triggered
<b>Structural Adequacy</b>				
A14	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.  Notes: <ul style="list-style-type: none"> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> <li>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.</li> </ul>	Interview with auditees 14/12/2023  Structural Certificate 31/03/2023 from Woolacotts Consulting Engineers  Structural engineering drawings from Woolacotts Consulting Engineers 25/08/2022 (Rev. C)  Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings & slab on	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 drawings).  This was verified by the Certifier through issue of the Crown Certificate No.1 28/4/2023 and CC1a (structure) 14/6/2023.  <b>Note:</b> 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
		ground), 28/04/2023 No. GDL210532 by Group DLA  Crown Certificate (CC1a – structure) GHPS- Stage 2 from Group DLA, 14/6/2023 No. GDL210532  Crown Building Work Certificate (CC2) GHPS- Stage 2 (Block F & G Balance of works), 25/08/2023 No. GDL210532.2 by Group DLA		
<b>External Walls and Cladding</b>				
A15	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with auditees 14/12/2023  External Wall System Disclosure Statement (Design) dated 27/03/2023 from Pedavoli Architects  SINSW Letter to DPE Disclosure Statement with condition B4 28/4/2023  Post Approval Form re. B4 28/4/2023	External Wall System Disclosure Statement (Design) dated 27/03/2023 from Pedavoli Architects confirms compliance with BCA.  SINSW Letter to DPE relevant to condition B4 sighted.  <b>Note:</b> 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
<b>Applicability of Guidelines</b>				
A16	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.  However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 14/12/2023  CEMP 21/04/2023 (Rev.2) from Patterson Building Group and relevant subplans	The project plans reference the current versions of guidelines, protocols, Standards or policies. CEMP and sub-plans make reference to current AS/NZS standards.	Compliant
<b>Monitoring and Environmental Audits</b>				
A17	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.  <b>Note:</b> 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.	Interview with auditees 14/12/2023  Independent Audit Report No. 1 Rev 3, 11/8/2023 by WolfPeak  Post-certification audit on the 6-7 Sep 2023, by Global Mark  CNVMSP Stage 2, 19/4/2023 Rev. A from Day Design Pty Ltd	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.  Independent Audits conducted by WolfPeak has been completed in accordance with ISO19011 and the Department's <i>Independent Audit Post Approval Requirements</i> (IAPAR, May 2020).  OHS audits and QA were undertaken by external auditor engaged by SINSW, last occurring on 6/11/2023. Also, there was a post-certification audit on the 6-7 Sep 2023 carried out by Global Mark and it included this project.  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.	Compliant
<b>Access to Information</b>				
A18	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  (a) make the following information and documents (as they are obtained or approved) available on its website:	Interview with auditees 14/12/2023  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/g/gledswood-hills-new-primary-school1.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/g/gledswood-hills-new-primary-school1.html#category-reports</a>	A project website has established:  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/g/gledswood-hills-new-primary-school1.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/g/gledswood-hills-new-primary-school1.html#category-reports</a>  a)	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Stamped plans, approved by DPE 17/04/2023  CEMP 21/04/2023 (Rev.2) from Patterson Building Group  Audit Report IA1, 11/8/23 from WolfPeak  Response to Audit Findings from IA1, NSW Department of Education, Aug 2023  Complaints Register, Nov 2023	i) SSD conditions. EIS and stamped plans from 17/04/2023 were published on the website. ii) As above, including MOD-1 and MOD-2 iii) Stamped plans from 17/04/2023. CEMP and relevant sub-plans for Stage 2 published on the website iv) IA1 Audit Report (11/8/23) is on the project website. Project updates for Mar, June, Aug and Dec 2023 were sighted. v) No noise monitoring required so far, vi) Project updates for Mar, June, Aug and Dec 2023. vii) Contact us link included in website (to send an email). Project update sheet there is a contact phone number and email for SINSW. viii) Complaints register up-to Nov 2023 (no complaints recorded). ix) IA1 Audit Report (11/8/23) and Response to Audit Findings from IA1 are on the website. x) Nothing else required, but the website includes works notifications and information packs sighted. b) The information on the website is up to date.	
<b>Advisory Notes</b>				
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 14/12/2023	No licenses or permits required.	Not Triggered
<b>PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Design Modifications</b>				
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
<b>Notification of Commencement</b>				
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 14/12/2023	Letter from SINSW 28/4/2023 to DPE with notification of re-commencement was presented. Works commenced on the 1/5/2023. Sighted post approval document 28/04/2023.	Compliant
<b>Certified Drawings</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B3	<p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> <li>(a) The relevant clauses of the BCA; and</li> <li>(b) This development consent.</li> </ul>	<p>Structural Drawings 05/04/2023 prepared by Woolacotts Consulting Engineers</p> <p>Structural Design Certificate &amp; associated plans for Block F and G by Ferdous Chowdhury of Woolacotts, 31/3/2023</p> <p>Structural Certificate issued by Ferdous Chowdhury of Woolacotts Consulting Engineering Pty Ltd, 07/06/2023</p> <p>Email 06/04/2023 PBG-DLA re: Submission of structural and civil drawings to the Certifier</p> <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 &amp; 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>Crown Building Work Certificate (CC2) GHPS- Stage 2 (Block F &amp; G Balance of works), 25/08/2023 No. GDL210532.2 by Group DLA</p>	<p>The structural drawings were prepared by Woolacotts Consulting Engineers and was accepted/approved by the Certifier (Group DLA) on 11/04/2023.</p> <p>Structural drawings listed in the CC1 and CC1a; and Structural Certificate issued by Ferdous Chowdhury of Woolacotts, 7/06/2023 listed in CC2.</p> <p><b>Note:</b> 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
<b>External Walls and Cladding</b>				
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>Crown Building Work Certificate (CC2) GHPS- Stage 2 (Block F &amp; G Balance of works), 25/08/2023 No. GDL210532.2 by Group DLA</p>	<p>External walls and cladding were submitted to the Certifier on 21/04/2023 and accepted on the same date. Design Statement of External Wall System - Stage 2 issued by Pedavoli Architects, 27/03/2023 is listed in CC2 (No. GDL210532.2, 25/08/2023)</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><b>Note:</b> 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
<b>Protection of Public Infrastructure</b>				
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
<b>Unexpected Contamination Procedure</b>				
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. No unexpected finds to date.</p>	Compliant
<b>Utilities and Services</b>				
B7	<p>Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	<p>Utility Locate Report 24/03/2023 by Geosurv.</p> <p>Utility Survey Report from Geosurv, dated 24/3/2023.</p> <p>As-built drawings</p>	<p>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.</p>	Compliant
B8	<p>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.</p>	<p>Utility Locate Report 24/03/2023 by Geosurv.</p> <p>Letter 14/02/2091 JHA-Hindmarsh re: CC2 Requirement Activity.</p>	<p>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.</p>	Compliant
<b>Community Communication Strategy</b>				
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>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 Minutes, #3 31/8/2023 and #4 12/10/23</p> <p>Project website:  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/gledswood-hills-new-primary-school1.html#category-project-updates">https://www.schoolinfrastructure.nsw.gov.au/projects/gledswood-hills-new-primary-school1.html#category-project-updates</a></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>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>Project updates for June, August and December 2023</p> <p>Complaints register current to Nov 2023</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"> <li>- Project Status meetings are carried out monthly with the School to provide updates and discuss any upcoming works and possible disruptions.</li> <li>- Project updates have been posted on the website for March, Aug, Dec 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.</li> <li>- During the audit period no disruption notices have been required and no complaints were received.</li> <li>- Project Status Meeting Minutes, #4, 31/8/2023 and #4 12/10/23, with attendance from SINSW, TSA and PBG and Gledswood Hills.</li> </ul>	
<b>Compliance</b>				
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.	<p>The Induction Presentation slides provides information relating to conditions compliance during construction, hours work, environmental management, project emergency plan &amp; site rules and site layout plans GPS stage 2.</p> <p>Management Plans are linked in the induction presentation.</p>	Compliant
<b>Ecologically Sustainable Development</b>				
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.	<p>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</p> <p>Email 28/04/2023 TSA-DLA re: Submission of ESD Statement</p> <p>Email 28/04/2023 DLA-TSA re: Certifier confirming acceptance of the ESD Statement</p>	<p>The ESD Statement incorporates ecologically sustainable development initiatives for the GPS Stage 2.</p> <p>The ESD Statement was submitted to the Certifier on 28/04/2023 and accepted on the same date.</p> <p><b>Note:</b> 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
<b>Outdoor Lighting</b>				
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.	<p>Letter 6/09/2022 JHA-Pedavoli Architects re: Certificate of Design - Electrical and Fire Services</p> <p>Email 28/04/2023 TSA-DLA re: Submission of Certificate of Design - Electrical and Fire Services to the Certifier</p> <p>Email 28/04/2023 DLA-TSA re: Certifier acceptance with Certificate of Design - Electrical and Fire Services</p>	<p>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.</p> <p><b>Note:</b> 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



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		Crown Building Work Certificate (CC2) GHPS- Stage 2 (Block F & G Balance of works), 25/08/2023 No. GDL210532.2 by Group DLA		
<b>Access for People with Disabilities</b>				
B13	<p>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.</p> <p>The certified plans for Stage 1 of the construction works must incorporate additional temporary ramps to demonstrate that all parts of the site provide access for people with disabilities.</p>	<p>Design Compliance Statement Rev .01 GPS Stage 2 Project No. 23033, 28/04/2023 by Du Chateau Chun</p> <p>Crown Building Work Certificate (CC1) GHPS- Stage 2 for Early Works (Site Establishment, In-ground footings &amp; slab on ground), 28/04/2023 No. GDL210532 by Group DLA</p> <p>Builders Certificate issued by PBG</p> <p>Crown Building Work Certificate (CC2) GHPS- Stage 2 (Block F &amp; G Balance of works), 25/08/2023 No. GDL210532.2 by Group DLA</p>	<p>The disability access requirements form part of the Design Compliance Statement prepared by Du Chateau Chun, which was approved by the Certifier through the issuance of CC1.</p> <p>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. Sighted CC2 (25/8/23) including Statement from Du Chateau Chun.</p> <p><b>Note:</b> 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
<b>Construction Environmental Management Plan</b>				
B14	<p>Prior to the commencement of construction, the Applicant must prepare a <b>Construction Environmental Management Plan (CEMP)</b> and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment control and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(viii) community consultation and complaints handling;</li> </ul> <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>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"> <li>i. Section 2 Scope of Works</li> <li>ii. Section 4 Roles &amp; Responsibilities</li> <li>iii. Section 9 Air Quality &amp; Dust Management</li> <li>iv. Section 8 Soil &amp; Water Management</li> <li>v. Section 8 Soil &amp; b Water Management</li> <li>vi. Section 8 Ground Water Management</li> <li>vii. Section 13 Public Health</li> <li>viii. Section 16 Communication Complaints &amp; Stakeholder Management</li> </ul> <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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.		No changes were identified in the CEMP in the past 6 months.	
B15	The Applicant must not commence construction of the development until the <b>CEMP</b> is approved by the Certifier and a copy submitted to the Planning Secretary.	<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 &amp; 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> <p>Stage 2 works commenced on the 1/05/2023.</p>	Compliant
B16	<p>The <b>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</b> 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>(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"> <li>i) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>ii) minimise conflicts with other road users;</li> <li>iii) minimise road traffic noise; and</li> <li>iv) ensure truck drivers use specified routes</li> </ul> <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>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> <ul style="list-style-type: none"> <li>(a) Prepared by Mark Hayward – Plan Designer TCT0046634 – Traffic Logistics</li> <li>(b) Appendix C – Council Consultation</li> <li>(c) Management of the Traffic Mgt. Plan pg. 7</li> <li>(d) Existing Parking (Pg. 7), Heavy Vehicle Movement Plan (Pg. 9)</li> <li>(e) Driver’s Code of Conduct (Pg. 8-9)</li> <li>(f) Periodic Review (Pg.13)</li> <li>(g) Communication &amp; Consultation (Pg.12)</li> </ul> <p>No changes were identified in the CTPMSP in the past 6 months.</p> <p><b>Observation: The CTPMSP indicates that the Plan will be reviewed every 6 months, however at the time of audit there had not been a formal review of the sub-plan within the committed timeframe. The last review was completed on 17 April 2023.</b></p>	Compliant
B17	<p>The <b>Construction Noise and Vibration Management (CNVMSP) Sub-Plan</b> 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>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"> <li>(a) Prepared by William Wang – Senior Acoustical Engineer –Day Design</li> <li>(b) CNVMSP Section 4.0-4.4 Pg. 11- 15</li> <li>(c) CNVMSP Section 5.0 Pg. 16-18</li> <li>(d) CNVMSP Section 6.0 Pg. 19-26</li> <li>(e) CNVMSP Section 6.11 Pg. 24</li> <li>(f) CNVMSP Section 6.12 Pg. 25</li> </ul> <p>No changes were identified in the CNVSMP in the past 6 months.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(f) include a complaints management system that would be implemented for the duration of the construction.			
B18	<p>The <b>Construction and Demolition Waste Management Sub-Plan (CDWMSP)</b> must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</li> <li>(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.</li> </ul>	<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"> <li>(a) Section 8 – Pg. 8-9</li> <li>(b) Section 7 – Pg. 7</li> </ul> <p>Truck Routes are included I Appendix A.</p> <p>No changes were identified in the CDWMSP in the past 6 months.</p> <p><b>Non-Compliance: The Construction and Demolition Waste Management Sub-Plan (CDWMSP) dated 3 April 2023 (Rev. 1.0), does not include the details of the licenced disposal facilities where the waste is currently being taken. Additionally, the Plan has not been updated to include the new waste Contractor information (Sydney Waste Services) who is responsible for removal of waste material from site.</b></p>	Non-Compliance
B19	<p>The Applicant must prepare a <b>Construction Soil and Water Management Sub-Plan (CSWMSP)</b> and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) be submitted to the approval of the Certifier prior to the commencement of construction;</li> <li>(c) describe all erosion and sediment controls to be implemented during construction;</li> <li>(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);</li> <li>(e) detail all off-site flows from the site; and</li> <li>(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;</li> </ul>	<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"> <li>(a) CSWMSP prepared by PBG HSEQ Manager, Appendix F - CVs <ul style="list-style-type: none"> <li>• For approved Stormwater Management Report – Revision D – WCE Appendix C</li> <li>• For evidence of consultation Camden Council Consultation – Appendix D</li> </ul> </li> <li>(b) CSWMSP was submitted to the Certifier on 28/04/2023 and accepted on the same date.</li> <li>(c) Section 4 – Pg. 4-5</li> <li>(d) Section 5 – Pg. 6), Appendix B</li> <li>(e) Section 2 – Pg. 4) WCE Appendix B – Stormwater Mgt (Section 2.4 - Pg. 19)</li> <li>(f) Section 5 – Pg.6) WCE Appendix B – Flood Risk (Section 4 - Pg. 7)</li> </ul> <p>CSWMSP was updated on the 16/10/2023 Rev.3 to include in Appx A the updated ERSED plan (Rev.2 21/4/23).</p> <p><b>Observation: The CSWMSP requires further revision to include the location of all the stormwater pits and drains on site and the associated erosion and sediment controls implemented on site.</b></p>	Compliant
<b>Construction Parking</b>				
B20	<p>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.</p>	<p>CTMSP + CEMP Site Rules</p>	<p>The parking facilities on-site including heavy vehicle requirement form part of the PSMPM which addressed the condition.</p> <p>Heavy vehicles are contained in site, construction workers parked around the school street. No parking on Paramoor Street.</p>	Compliant
<b>Road Design and Traffic Facilities</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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; this was completed on Stage 1.	Not Triggered
<b>Stormwater Management System</b>				
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"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the conceptual design in the EIS;</li> <li>c) be in accordance with applicable Australian Standards;</li> <li>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;</li> </ul>	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 during Stage 1 works.  <b>Note:</b> 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
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
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.  <b>Note:</b> 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
<b>Construction and Demolition Waste Management</b>				
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	<b>Observation: The Construction and Demolition Waste Management Sub-Plan (CDWMSP) dated 3 April 2023 (Rev. 1.0), includes in Appendix A, table 2, the proposed truck routes to waste facilities; however, the nominated waste contractor is no longer responsible for those waste activities on-site.</b>  <b>The CDWMSP requires revision to include the new contractor details and all associated undertakings to remove waste material from the site. Furthermore, the RMS Traffic Management Centre needs to be notified of the current truck route(s) followed by the trucks transporting waste material for the site.</b>	Compliant
<b>Operational Waste Storage and Processing</b>				
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
<b>Mechanical Ventilation</b>				
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	Certificate of Design - Mechanical Services Rev B, 28/04/2023 issued by JHA.	JHA issued a Certificate of Design - Mechanical Services addressing BCA and AS 1668.2-2012 compliance.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	environment protection. Details must be submitted to the satisfaction of the Certifier prior to the commencement of construction.	Email 28/04/2023 PBG-DLA re: Submission of Certificate of Design - Mechanical Services to Certifier  Email 28/04/2023 DLA-PBG re: Certifier acceptance for Certificate of Design - Mechanical Services	The Certificate of Design - Mechanical Services was submitted to the Certifier and accepted on the same date 28/4/23.  <b>Note:</b> 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.	
<b>Rainwater Harvesting</b>				
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
<b>Roadworks and Access</b>				
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.	Traffic Report GPS Ref 16-238, 23/11/2017 by Woolacotts Consulting Engineers (WCE)  Email 7/11/2018 Hindmarsh-RMS re: Submission of Traffic Report  Email 22/11/2018 RMS-Hindmarsh re: Approval and comments from RMS regarding Traffic Report	This was addressed during Stage 1. No changing the existing entrances.	Not Triggered
<b>Car Parking and Service Vehicle Layout</b>				
B29	Plans demonstrating compliance with the following requirements shall be submitted to the satisfaction of the Certifier prior to the commencement of works:  (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	Traffic Report for GHPS Rev G Ref 16-238, 5/06/2018, By Woolacotts Consulting Engineers (WCE)  Traffic Management Plan issued by Mark Hayward of PBG Pty Ltd  Structural Design Certificate for GHPS Stage 2 Ref 21-072, 6/09/2022 by WCE  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	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
<b>Bicycle Parking and En-of-Trip Facilities</b>				
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:  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 during Stage 1 works.	Not Triggered
<b>Public Domain Works</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 addressed during Stage 1 works.	Not Triggered
<b>Compliance Reporting</b>				
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
<b>Independent Environmental Audit</b>				
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:  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 29/11/2023 DPE-SINSW re: Approval Independent Auditors for SSD-8378-PA-21 and SSD-8378-PA-22  Post Approval 10/11/2023 Submission of Independent Auditors to DPE  Letter 29/11/2023 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 were approved by the DPE on the 1/6/2023 for IA1 and the 29/11/2023 for IA2.	Compliant
B35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:  (a) review and respond to each Independent Audit Report prepared under condition B34(b) of this consent;  (b) submit the response to the Department and the Certifier; and  (c) make each Independent Audit Report, and response to it, publicly available within 60 days after submission to the Department and notify the Department and the Certifier in writing when this has been done.	Interview with auditees 14/12/2023  Independent Audit Report No. 1 Rev 3, 11/8/2023 by WolfPeak  Letter 18/8/2023 SINSW-DPE Ref. No. DOC23/1360949 re: Submission of Independent Audit Report and Response to Audit Findings  Email from TSA to Certifier 25/8/2023 with IA1 and Response to Audit Findings	a) Respond to Audit Findings dated 18/8/2023 relative to Independent Audit No.1 was prepared by SINSW for DPE.  b) Submission of IA1 and response to audit findings to the DPE was made on the 18/08/2023 and to the Certifier 25/8/2023  c) Independent Audit Report No. 1, and response were uploaded on the project website.	Compliant
<b>Aboriginal Cultural Heritage</b>				
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,	Letter 31/10/218 TSA-DPE re: Submission of design modification and Aboriginal cultural heritage strategy	This was addressed as part of the Stage 1 works. Submission of B36 signage – aboriginal cultural heritage was made on the 30 October 2018 to the DPE.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	room naming, materials and colour selection, placemaking and 'welcome to country' signage must be submitted for the approval of the Planning Secretary.	Letter 19/12/2018 DPE-TSA re: DPE approval of design modification and Aboriginal cultural heritage strategy		
<b>Sydney Water Compliance</b>				
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.  <b>Note:</b> 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
<b>Water Conservation</b>				
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
<b>PART C DURING CONSTRUCTION</b>				
<b>Approved Plans to be On-site</b>				
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 14/12/2023  Project Management Plan (PMP) GHPS Stage 2, Rev. 3, 7 Dec 2023, PBG  Construction Environmental Management Plan (CEMP) GHPS Stage 2, Rev. 2, 21 April 2023 PBG	PMP, CEMP and relevant sub-plans have been kept on site, current version sighted in the folders.	Compliant
<b>Site Notice</b>				
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 contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and	Site inspection 14/12/2023  Refer to Photo in Appendix E	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 (Bronson Parangi), address, 24-hr contact were all included.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
<b>Operation of Plant and Equipment</b>				
C3	All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> <li>a) maintained in a proper and efficient condition; and</li> <li>b) operated in a proper and efficient manner.</li> </ul>	<p>Site inspection and interview with auditees 14/12/2023</p> <p>Plant and Equipment Register in Hammertech for: Telehandler, EWP, Crane (Harley)</p> <p>Telehandler, inducted 4/10/23, GHSP – 626, Rego No. ONS-10, accepted 11/10/2023. Last service 3/9/2023</p> <p>EWP inducted/ approved 16/11/2023 Model No. s193e. Last service 15/11/2023.</p> <p>Crane (Harley) Model No. AC06/3, inducted 24/8/23, accepted 1/9/23. Last Service 18/8/203.</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"> <li>- Telehandler, date inducted 4/10/23, GHSP – 626, Rego No. ONS-10, accepted 11/10/2023. Last service 3/9/2023 (inspection 3-monthly, service 6-monthly). LogBook</li> <li>- EWP dated inducted 16/11/2023 and approved on the same day. Model No. s193e. Last service 15/11/2023. Logbook completed up to 14/12/23.</li> <li>- Crane (Harley) Model No. AC06/3, date inducted 24/8/23, accepted 1/9/23, only used when come to site to load material and pick up the waste bins from the various levels. Last Service 18/8/203, next service 18/12/2023</li> </ul> <p>Refer to photos in Appendix E for Logbooks and Equipment.</p>	Compliant
<b>Demolition</b>				
C4	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>Site inspection and interview with auditees 14/12/2023</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
<b>Construction Hours</b>				
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: <ul style="list-style-type: none"> <li>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>(b) between 8am and 1pm, Saturdays.</li> </ul> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection and interview with auditees 14/12/2023</p> <p>Site Rules from PBG, 19/5/2023</p> <p>Hammertech system</p> <p>CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG</p> <p>Complaints register current to Nov 2023</p>	<p>Hours are specified in CEMP, site induction, site rules (are provided in the contractor welcome email), site notice and have been communicated to the workforce. Hammertech sign-in system has the construction hours.</p> <p>Concrete pours were carried out between the construction hours (previous audit period). 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>	Compliant
C6	Activities may be undertaken outside of these hours if required: <ul style="list-style-type: none"> <li>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>(c) where the works are inaudible at the nearest sensitive receivers; or</li> <li>(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.</li> </ul>	<p>Interview with auditees 14/12/2023</p> <p>CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG</p>	<p>This has not been triggered during this audit period. No OOHW been carried out during this period.</p>	Not Triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	<p>Interview with auditees 14/12/2023</p>	<p>Not rock breaking, rock hammering, sheet piling works during this audit period.</p>	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG		
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 14/12/2023 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. Majority of trucks are 3.6mts to deliver gyro. Reverse entering.	Not Triggered
<b>Implementation of Management Plans</b>				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the <b>CEMP</b> (including Sub-Plans).	Site inspection and interview with auditees 14/12/2023 CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG Toolbox talks record for 6/12/23, record completed 13/12/23, attendance record attached PM monthly site inspections for 13/12/23, 7/9/23, 28/8/23. HSEQ site inspections weekly/fortnightly, 28/11/23, 20/11/23, 6/11/23, 11/10/23. Site specific Induction including declaration signature in Hammertech. CSWMP revised 16/10/23 and ESCP, 21/4/2023 Complaints register current to Nov 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 record for 6/12/23, record completed 13/12/23, attendance record attached signed by all contractors (dusty works to be cleaned at the end of the day, no spills, etc). Hammertech system used to record HSEQ site inspections, sighted records for: 28/11/23, 20/11/23, 6/11/23, 11/10/23. No complaints received to date. Photos of onsite mitigation measures required under the CEMP are included in Appendix E	Compliant
<b>Construction Traffic</b>				
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 14/12/2023 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev C 17/04/2023 by Traffic Logistic Complaints register current to Nov 2023	Parking and laydown areas are confined to the project footprint. Vehicles are not allowed to park on Paramoor St or Hermitage way Road. 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. All the deliveries and trucks are driving and enter through Gate 1. No works happening outside the site boundaries.	Compliant
<b>Road Occupancy License</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 14/12/2023	There is no road occupancy license required.	Not Triggered
<b>SafeWork Requirements</b>				
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 14/12/2023	Site appears to be adequately secured, site fence and hoarding around the perimeter are in place. Refer to photos in Appendix E. All construction workers entering the site must go through the air lock and sign-in.  HammerTech system used for sign-in/out. Traffic Controller monitoring this.	Compliant
<b>Hoarding Requirements</b>				
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 14/12/2023  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 changes on this from last audit.  No graffiti or advertising sighted.	Compliant
<b>No Obstruction of Public Way</b>				
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 14/12/2023  Complaints register current to Nov 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.  Note: Some storage of material was sighted near Gate 1, that was found untidy requiring some housekeeping. Refer to photo in Appendix E.	Compliant
<b>Construction Noise Limits</b>				
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 14/12/2023  CNVMSP, 19/04/2023 Rev. A	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 14/12/2023	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.  No concrete / soil movement on this audit period.	Complaint
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 14/12/2023  Plant verification checklist in Hammertech	Plant checklist includes an item on audible alarm function when reversing.  No plant on site requiring this, trucks coming to site to deliver materials, reverse and may have quackers or silent reverse systems in place.	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 14/12/2023  CNVMSP, 19/04/2023 Rev. A	No noise complaints have been received.  No concrete pouring undertaken within the audit period. No disruption notices required.	Compliant
<b>Vibration Criteria</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 14/12/2023 CNVMSP, 19/04/2023 Rev. A	Site specific criteria have been established in the CNVMSP and adopted on site. No vibrations works have been carried out within the audit period or near sensitive receivers.	Not Triggered
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	Site inspection and interview with auditees 14/12/2023	No residential buildings near the site.	Not Triggered
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 <b>CEMP</b> required by condition B14 of this consent.	Interview with auditees 14/12/2023	Noted.	Not Triggered
<b>Tree Protection</b>				
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 14/12/2023 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. Refer to photos, some trees have been protected, as due diligence, but this is not required as part of the SSD requirements.	Not Triggered
<b>Dust Minimisation</b>				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 14/12/2023	Equipment has vacuum attachment e.g. when drilling. Clean-up at the end of the day, to minimise dust. Hose the truck wheels before the leave they site at Gate1. Road is clean of any dust. There is a road sweeper available when required.	Complaint
C24	During construction, the Applicant must ensure that: (a) all trucks entering or leaving the site with loads have their loads covered; (b) trucks associated with the development do not track dirt onto the public road network; (c) public roads used by these trucks are kept clean; and (d) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection and interview with auditees 14/12/2023 CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG	Dust suppression (water) in place, hose the truck wheels before they leave the site. The truck observed leaving site had his load covered.	Compliant
<b>Air Quality Discharges</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	Site inspection 14/12/2023 CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG HSEQ site inspections weekly/fortnightly, 28/11/23, 20/11/23, 6/11/23, 11/10/23. PM monthly site inspections for 13/12/23, 7/9/23, 28/8/23.	Site HSEQ inspection includes a prompt to check exhaust is free of excessive pollutants. Sighted examples of weekly/fortnightly HSEQ site inspections on the 28/11/23, 20/11/23, 6/11/23, 11/10/23.  No dust monitoring required – majority of the works internal to the building.	Compliant
<b>Erosion and Sediment Control</b>				
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.	Site inspection 14/12/2023 PM monthly site inspections for 13/12/23, 7/9/23, 28/8/23. HSEQ site inspections weekly/fortnightly, 28/11/23, 20/11/23, 6/11/23, 11/10/23. ESCP Stage 2 -21/4/2023	Hammertech system used to record HSEQ site inspections, sighted 28/11/23, 20/11/23, 6/11/23, 11/10/23. Erosion and Sediment PM monthly site inspections for 13/12/23, 7/9/23, 28/8/23. Erosion and Sediment Control Plan (ESCP) dated 21/4/2023 has not have any further changes since the last audit. Erosion and Sediment Controls have been implemented on the construction site. During the site inspection it was noted that the stormwater pits have been covered with geo fabric, drains located at the end of the stairs have been protected and silt fence continue in place along the site boundary.  <b>Observation: It was noted that ESCP has not been updated since April 2023 to reflect the current erosion and sediment controls on site as described above.</b>	Compliant
<b>Imported Soil</b>				
C27	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Site inspection and interview with auditees 14/12/2023	No imported soil during this audit period.	Not Triggered
<b>Disposal of Seepage and Stormwater</b>				
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 14/12/2023	No water has been discharged from the site.	Not Triggered
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
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 OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Site inspection and interview with auditees 14/12/2023 CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG	Protocol included in Appendix E of the CEMP. There have been no unexpected aboriginal heritage finds.	Not Triggered
<b>Unexpected Finds Protocol – Historic Heritage</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 14/12/2023 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
<b>Waste Storage and Processing</b>				
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 14/12/2023 Waste Monthly Report from SWS Jul-Nov 2023	Wastes bins onsite are picked up by Sydney Waste Services (SWS), bins have been taken out every 2 days. Waste materials will be segregated by waste transporter. Sydney Waste Services is a new waste contractor.	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 SWS Jul-Nov 2023	Waste Monthly report shows data from 13/7/23 to 5/12/23; mostly above 80% recycle (average 88%). including concrete, timber, plastic, plasterboard, 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 14/12/2023	The truck that was picking up the waste on the day of the audit had his load covered when leaving the site. Streets were kept clean, truck wheel wash available, 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 14/12/2023	No concrete works required during this audit period, therefore no wash out area required.	Not Triggered
<b>Handling of Asbestos</b>				
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 14/12/2023 CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG	No asbestos on site.	Not Triggered
<b>Incident Notification, Reporting and Response</b>				
C36	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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 14/12/2023	No reportable incidents have occurred during the audit period.	Not Triggered
<b>Non-Compliance Notification</b>				
C37	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.  The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons	Interview with auditees 14/12/2023	No non-compliances raised during the audit period.	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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>			
<b>Revision of Strategies, Plans and Programs</b>				
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 14/12/2023</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>Independent Audit Report No. 1 Rev 3, 11/8/2023 by WolfPeak</p> <p>Letter 18/8/2023 SINSW-DPE re: Submission of Independent Audit Report to DPE</p> <p>Letter SINSW-DPE 30/10/2023, notification of the revision of CSWMSP (Rev.3 – 16/10/2023)</p> <p>Letter SINSW-DPE 30/10/2023, copy of the revised CSWMSP (Rev.3 – 16/10/2023)</p>	<p>Since the last audit IA1 (11/8/2023), two items have triggered a review of the Plans.</p> <ul style="list-style-type: none"> <li>- Compliance report is not applicable.</li> <li>- No incidents recorded for the project during the audited period.</li> <li>- Independent Audit Report No. 1, prepared by WolfPeak, was submitted to the Department through SINSW in a letter dated 18/8/2023.</li> <li>- MOD-2 for Stage 2 dated 17/04/2023.</li> <li>- No written directions from DPE to revise strategies or plans.</li> </ul> <p>No further changes were identified in the CEMP after Mod-2. Additionally, as the IA1 did not raised any NCs on the plans, most of them remain unchanged.</p> <p>One Plan was revised during the audit period. The CSWMSP dated 16/10/2023 (Rev. 3). A letter from SINSW to DPE was sighted with the notification of review of CSWMSP. Also, a letter from SINSW to DPE 14/11/23 was presented with copy of the revised Plan.</p> <p>Note: Review of all Plans identified during this audit requiring updates must be notified to the DPE in accordance with this condition.</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><b>Note:</b> This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	<p>Interview with auditees 14/12/2023</p> <p>CEMP GHPS Stage 2 Rev 2, 21/04/2023 PBG</p>	<p>No improvements were required during this audit period.</p>	Not Triggered
<b>Design of an awning or covered pathway</b>				
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 14/12/2023</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
<b>PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>Design Modifications</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>	<p>This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.</p>	<p>This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</p>	Not Triggered
<b>Aboriginal Cultural Heritage</b>				
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>	<p>This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.</p>	<p>This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</p>	Not Triggered
<b>Notification of Occupation</b>				
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>	<p>This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.</p>	<p>This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</p>	Not Triggered
<b>External Walls and Cladding</b>				
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>	<p>This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.</p>	<p>This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</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>	<p>This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.</p>	<p>This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</p>	Not Triggered
<b>Protection of Public Infrastructure</b>				
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>	<p>This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.</p>	<p>This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</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><b>Note:</b> 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>	Operations phase will be addressed in a separate audit report.		
<b>Post-construction Dilapidation Report</b>				
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>	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Utilities and Services</b>				
D8	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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Roadworks, Signposting and Line Marking</b>				
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>	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
D10	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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	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>	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Work as Executed Plans</b>				
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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Green Travel Plan</b>				
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>	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Mechanical Ventilation</b>				
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>	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Fire Safety Certification</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D16	Prior to the final occupation, a <b>Fire Safety Certificate</b> 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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Structural Inspection Certificate</b>				
D17	A <b>Structural Inspection Certificate or a Compliance Certificate</b> 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:  (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;  (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s;  (c) person/s authorised to, for the life of the development.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Compliance with Food Code</b>				
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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Stormwater Quality Management Plan</b>				
D19	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:  (a) maintenance schedule of all stormwater quality treatment devices;  (b) record and reporting details;  (c) relevant contact information; and  (d) Work Health and Safety requirements.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
D20	Details demonstrating compliance must be submitted to the Certifier prior to occupation.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Rainwater Harvesting</b>				
D21	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifier prior to occupation of the building.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Signage</b>				
D22	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Operations phase will be addressed in a separate audit report.	Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	
D23	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
D25	The business identification sign in front of MC07 entrance must be installed prior to the occupation of the premises.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Operational Waste Management Plan</b>				
D26	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:  (a) detail the type and quantity of waste to be generated during operation of the development;  (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);  (c) detail the materials to be reused or recycled, either on or off site.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Landscaping</b>				
D27	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:  (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;  (b) detail the species to be planted on-site;  (c) identify that all trees planted on the site are established prior to the occupation of the premises; and  (d) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping works;	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
D28	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifier.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Car Parking and Vehicular Areas</b>				
D29	Prior to commencement of operation, the Applicant must demonstrate compliance with the following requirements to the satisfaction of the Certifier:	This audit assesses compliance during construction works for Stage 2 only. Stage 1	This Audit assesses compliance with construction requirements for Stage 2 only.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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> <p>(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);</p> <p>(g) provisions for all vehicles to enter and leave the Site in a forward direction;</p> <p>(h) provision of appropriate pedestrian advisory signs at the egress from both car parking areas; and</p> <p>(i) provision of all works/ regulatory signposting associated with the proposed development at no cost to the relevant public authority.</p>	<p>Operations phase will be addressed in a separate audit report.</p>	<p>Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</p>	
<b>Road Damage</b>				
D30	<p>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.</p>	<p>This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.</p>	<p>This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</p>	Not Triggered
<b>Operational Traffic and Access Management Plan</b>				
D31	<p>Prior to the commencement of use of the site, an <b>Operational Traffic and Access Management Plan (OTAMP)</b> 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 <b>OTAMP</b> must include, but not be limited to, the following:</p> <p>(a) detailed pedestrian analysis including the identification of safe route options and identifying management measures (if needed);</p> <p>(b) location of all car parking spaces within the Site and the proposed use of such spaces;</p> <p>(c) identification of bus stop locations, kerbside car parking spaces and associated infrastructure requirements;</p> <p>(d) bus routes and bus services, the level of reliability and service, measures to ensure staggered bus arrival and departure times, as necessary;</p> <p>(e) the location and operational management procedures of the drop-off and pick-up zone located on MC06, including staff management / traffic controller arrangements;</p> <p>(f) measures to manage parking behaviours for users of the student drop-off and pick-up zone;</p> <p>(g) the location and operational management procedures for drop-off and pick-up of students by buses and coaches for excursions and sporting activities;</p> <p>(h) schedule of delivery and service vehicle access to the Site and management measures;</p>	<p>This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.</p>	<p>This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</p>	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.			
D32	The <b>OTAMP</b> must be submitted to the Planning Secretary, prior to the commencement of operation of the development.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Data for Transport for New South Wales</b>				
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	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
D34	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. <b>Note:</b> the data can be obtained by travel surveys of staff and existing / newly enrolled students	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Emergency Evacuation Plan</b>				
D35	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	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Warm Water Systems and Cooling Systems</b>				
D36	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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>PART E - POST OCCUPATION</b>				
<b>Operation of Plant and Equipment</b>				
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; (b) operated in a proper and efficient manner.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Community Communication Strategy</b>				
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Road Safety Evaluation</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E3	A <b>Road Safety Evaluation (RSE)</b> , 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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Operational Noise Limits and Management</b>				
E4	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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
E5	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 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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Out of Hours Event Management Plan</b>				
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);	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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).			
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	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Unobstructed Driveways and Parking Areas</b>				
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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Green Travel Plan</b>				
E12	The Green Travel Plan required by Condition D14 of this consent must be updated annually and implemented.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Lighting</b>				
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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Fire Safety Certificate</b>				
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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Landscaping</b>				
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.	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	This Audit assesses compliance with construction requirements for Stage 2 only. Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	Not Triggered
<b>Operational Traffic and Access Management Plan</b>				
E16	The <b>OTAMP</b> required by Condition D31 of this consent must be updated annually and implemented.	This audit assesses compliance during construction works for Stage 2 only. Stage 1	This Audit assesses compliance with construction requirements for Stage 2 only.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Operations phase will be addressed in a separate audit report.	Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.	
<b>Operation Management Measures</b>				
E17	<p>The Applicant must ensure that the following operational measures are complied with:</p> <p>(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.</p> <p>(b) all service and delivery vehicles accessing the Site vehicles must not exceed 11.5m in length;</p> <p>(c) waste collection services must only be undertaken between the hours of 7:30am to 8am and 4pm to 6pm Mondays to Fridays;</p> <p>(d) all vehicles enter and leave the site in a forward direction;</p> <p>(e) all loading and unloading of materials is carried out on-site; and</p> <p>(f) the proposed service vehicle turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.</p>	This audit assesses compliance during construction works for Stage 2 only. Stage 1 Operations phase will be addressed in a separate audit report.	<p>This Audit assesses compliance with construction requirements for Stage 2 only.</p> <p>Operational related requirements for Stage 1 will be addressed in a separate audit report for Stage 1.</p>	Not Triggered
<b>APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>				
<b>Written Incident Notification Requirements</b>				
1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C37 or, having given such notification, subsequently forms the view that an incident has not occurred.	Interview with auditees 14/12/2023	No reportable incidents have occurred during the audit period.	Not Triggered
2	<p>Written notification of an incident must:</p> <p>(a) identify the development and application number;</p> <p>(b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</p> <p>(c) identify how the incident was detected;</p> <p>(d) identify when the applicant became aware of the incident;</p> <p>(e) identify any actual or potential non-compliance with conditions of consent;</p> <p>(f) describe what immediate steps were taken in relation to the incident;</p> <p>(g) identify further action(s) that will be taken in relation to the incident; and</p> <p>(h) identify a project contact for further communication regarding the incident.</p>	Interview with auditees 14/12/2023	No reportable incidents have occurred during the audit period.	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.	Interview with auditees 14/12/2023	No reportable incidents have occurred during the audit period.	Not Triggered
4	<p>The Incident Report must include:</p> <p>(a) a summary of the incident;</p>	Interview with auditees 14/12/2023	No reportable incidents have occurred during the audit period.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.			

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**

## Department of Planning and Environment

Our ref: SSD-8378-PA-21 & SSD-8378-PA-22

via Major Projects Portal

29 November 2023

Attention: Mr Huss Mohsin, Project Director, School Infrastructure NSW

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**Subject:** Gledswood Hills Public School – agreement to independent auditors

Dear Huss

I refer to your letters dated 10 November 2023 (PA-21) and 16 November 2023 (PA-22) requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons as independent environmental auditors of Gledswood Hills Public School (SSD-8378).

NSW Planning has reviewed the information you have provided against the *Independent Audit Post Approval Requirements*. NSW Planning is satisfied that Ms Ana Maria Munoz Acosta and Mr Ricardo Prieto-Curiel are certified with Exemplar Global as lead auditors in environmental management systems, are suitably experienced in state significant projects, and have supplied a declaration of independence.

Consequently, I can advise that under Condition B34 of SSD-8378, the Planning Secretary has agreed to the following auditors:

- Ms Ana Maria Munoz Acosta, Wolfpeak
- Mr Ricardo Prieto-Curiel, Wolfpeak

This agreement supersedes the previous agreements of NSW Planning to independent environmental auditors for SSD-8378.

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

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

NSW Planning reserves the right to request an alternate auditor(s) for future audits.

Should you wish to discuss the matter further, please contact Alex Sands at [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely,



Rob Sherry

Team Leader Compliance – Government Projects  
NSW Planning

*As nominee of the Planning Secretary*

## APPENDIX C – CONSULTATION RECORDS



**From:** [Alexandra Sands](#)

**Sent:** Tuesday, 21 November 2023 12:42 PM

**To:**

[Ana Maria Munoz Acosta](#)

**Cc:** [Damien Smith](#)

**Subject:**

RE: SSD 8378 Gledswood Hills High School:  
Independent Audit No. 2 (Stage 2) and  
Operational Independent Audit (Stage 1)

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You don't often get email from [alexandra.sands@planning.nsw.gov.au](mailto:alexandra.sands@planning.nsw.gov.au). [Learn why this is important](#)

Hi Ana Maria,

Thank you for your email regarding the independent environmental audit (IEA) of the Gledswood Hills Public School SSD-8378 (the Consent).

The Department understands the audit will encompass the second construction IEA for Stage 2 and the first operation IEA for Stage 1.

Please be advised that the Department does not require any additional matters to be included within the scope of the audit that are not already captured by the Consent and/or the Department's *Independent Audit Post Approval Requirements (2020)*.

It is not necessary for other parties or agencies to be consulted regarding the scope of the audit.

Please contact me if you have any questions regarding this matter.

Best regards,

**Alex Sands**

**Senior Compliance Officer**

NSW Planning | Department of Planning and Environment

T 02 9995 5981 | E [alexandra.sands@planning.nsw.gov.au](mailto:alexandra.sands@planning.nsw.gov.au)

Locked Bag 5022 | PARRAMATTA NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*



**From:** Ana Maria Munoz Acosta <[ammunoz@wolfpeak.com.au](mailto:ammunoz@wolfpeak.com.au)>  
**Sent:** Wednesday, 15 November 2023 10:57 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Cc:** Alexander Quah-Smith <[alexander.quahsmith@tsamgt.com](mailto:alexander.quahsmith@tsamgt.com)>; John Cordingley

**Subject:** SSD 8378 Gledswood Hills High School: Independent Audit No. 2 (Stage 2) and Operational Independent Audit (Stage 1)

Dear Sir/Madam,

We are currently preparing for the Independent Audit No. 2 related to Stage 2 and the Operational Audit concerning Stage 1 for the Gledswood Hills High School project, SSD-8378 (the Project). The audit is required to be conducted in accordance with SSD-8378 Schedule 2 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 (2020) is available at the following link:  
<https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

The on-site component of the audit is planned to take place on the **14 of December 2023** and 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 of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Strategies, Plans and Program, complaints, incidents and so forth. These are included in the audit scope for this Project.

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

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

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

Kind regards,

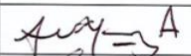
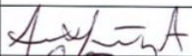
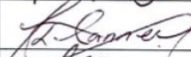
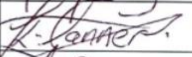


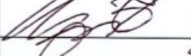

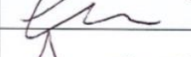


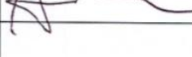
Ana Maria Munoz  
Lead Auditor – Risk, Audit & Compliance



## APPENDIX D – ATTENDANCE SHEET



### INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

<b>PROJECT (NAME AND APPROVAL NUMBER)</b>		Gledswood Hills Public School (SSD 8378)		
<b>LOCATION:</b>		The Hermitage way, Gledswood Hills		
<b>DATE/TIME (Opening Meeting):</b>		<b>DATE/TIME (Closing Meeting):</b>		
14/12/23 8:45am		15/12/23 3:00pm		
<b>Lead Auditor:</b>		<b>Audit Scope:</b>		
Ana Maria Munoz		SSD 8378		
<b>NAME</b>	<b>POSITION / TITLE</b>	<b>ORGANISATION</b>	<b>OPENING MEETING</b>	<b>CLOSING MEETING</b>
Ana Maria Munoz	Lead Auditor	wolfpeak		
KURT LANNER	Construction Manager	PBG		
ALEX QUAH-SMITH	PROJECT MANAGER	PSA		
CHRIS SLOPITO	HSEQ MANAGER	PBG		
Elie Hajj	HSEQ Coordinator	PBG		
Alex Warner	Contract Admin	PBG		


## APPENDIX E – SITE PHOTOS

Observations from the site inspection are provided in Table 6: 6. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.



Table 6: Site inspection photographs



No.	Comment	Photograph
1	Site notice in place	 <p>The photograph shows a white metal gate at a construction site. The gate is covered with several blue and white safety signs. The signs include the Patterson logo, a 'VEHICLE ACCESS ONLY' sign with a truck icon, a large 'GATE 1' sign, and two 'CONSTRUCTION SITE' signs with various safety icons. The gate is situated on a concrete path with a yellow painted curb. In the background, there is a building under construction with scaffolding, trees, and a utility pole under a blue sky with clouds.</p>



No.	Comment	Photograph
2	Site fence with access restrictions signage and working hours in place	



No.	Comment	Photograph
3	Site entrance – rumble grid and speed bump	 A photograph showing the entrance to a site. In the foreground, there is a concrete road with a yellow and black rumble grid and a speed bump. To the left, there are orange plastic safety barriers. In the background, there is a metal gate with 'way' branding and a sign for 'MITERSON'. The sky is blue with scattered clouds.
4	Hazardous Substances Cabinet maintained	 A photograph of the interior of a yellow hazardous substances cabinet. The cabinet has two shelves. The top shelf contains several containers: a yellow jug, a red jug, a white jug with a label, a green jug, and another white jug. The bottom shelf contains more containers, including yellow and red jugs. The cabinet is well-maintained and organized.

No.	Comment	Photograph
5	MC06 free of mud and dust	
6	Street free of mud and dust. Traffic signage in place.	


No.	Comment	Photograph
7	Traffic controls at pedestrian crossing on MC06	




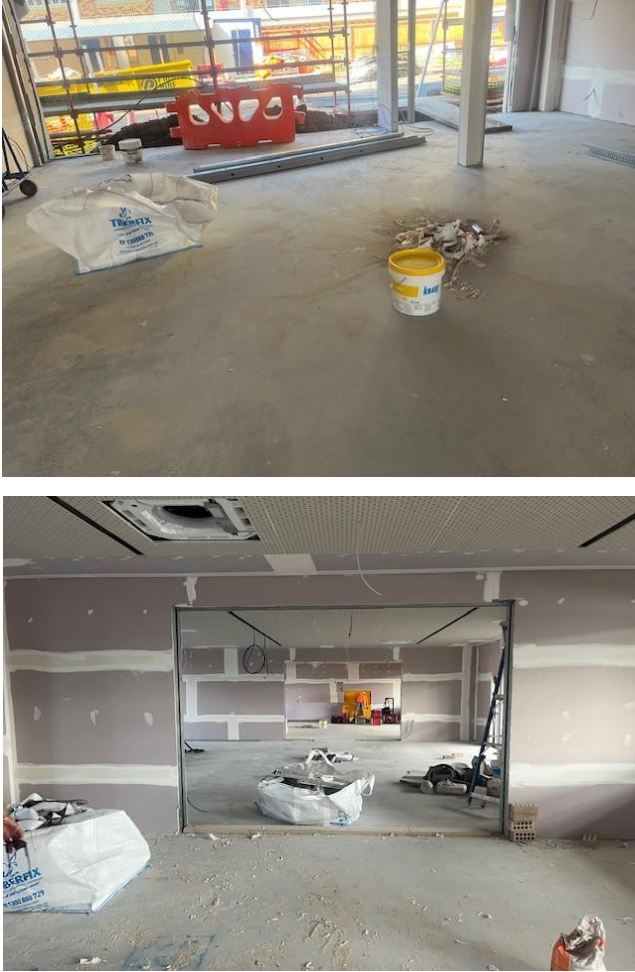
No.	Comment	Photograph
8	Sediment controls at the site boundary near the site shed	 A photograph showing a narrow alleyway between a concrete walkway and a building with corrugated metal siding. A black metal cart with a blue container is parked on the walkway. A green tarp is laid out on the ground, partially covering a concrete curb and a drainage pipe. The ground is dirt and grass.
9	Stormwater pit protection	 A photograph of a rectangular concrete stormwater pit. The pit is covered with a green tarp that is secured with wooden blocks. The tarp is partially lifted, revealing a layer of grey sediment or debris inside the pit. The surrounding area is dirt and has some construction equipment visible in the background.

No.	Comment	Photograph
10	<p>Storage of material near Gate 1, untidy requiring some housekeeping.</p> <p>Silt fencing in place and maintained.</p>	<p>The top photograph shows a storage area with various materials including metal beams, a yellow container, and a blue container. A silt fence is visible in the background. The bottom photograph shows a similar storage area with a yellow container, a blue container, and a silt fence. The silt fence has the text 'PATTERSON Building Group' on it.</p>



No.	Comment	Photograph
11	Waste bin area with rubbish being removed periodically.	



No.	Comment	Photograph
12	Waste bins used at each level.	
13	Internal works in progress, rubbish bags are filled up every day.	

No.	Comment	Photograph
14	Scaffold tested and tagged	
15	Awning works in progress	



No.	Comment	Photograph
16	Brickwork at level 2 in progress	
17	Core holes work using wet water system	

No.	Comment	Photograph
18	Emergency evacuation and nurse call in place at each level	 A photograph showing a construction site with red scaffolding. A wooden board is attached to the scaffolding, featuring a green cross sign with 'NURSE CALL' and 'EVACUATE' text, a red fire extinguisher sign, and a map. A red fire extinguisher is mounted on the scaffolding below. A 'DANGER WORKERS OVERHEAD' sign is visible on the right.
19	Level 1 works in progress with baluster installed	 A photograph of a long, narrow hallway on a construction site. The floor is concrete. On the left, there are large windows. On the right, a metal balustrade is installed along the edge of the hallway. Scaffolding is visible in the background.



No.	Comment	Photograph
20	Rooftop solar panels installed	 A photograph showing a large, flat rooftop area covered with white solar panels. The panels are arranged in neat rows. In the background, a building is under construction, with visible scaffolding and a red safety fence. The sky is blue with some light clouds. A white spherical object is visible on the roof.
21	Tree protection zone	 Two photographs showing a tree protection zone. The top photo shows a close-up of a tree with orange safety netting around its base. A red and white striped marker is visible. The bottom photo shows a wider view of the tree protection zone, with orange safety netting surrounding a large tree. A wooden fence and a building are visible in the background.



## **APPENDIX F – AUDITOR DECLARATION**



## Declaration of Independence - Auditor

<b>Project Name:</b>	Gledswood Hills Public School – Stage 2
<b>Consent Number:</b>	SSD 8378
<b>Description of Project:</b>	<p>Construction of Gledswood Hills Public School comprising:</p> <ul style="list-style-type: none"> <li>• Site preparation works, including bulk earthworks and tree removal.</li> <li>• 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"> <li>- Three multi-purpose school buildings, two to four storeys in height</li> <li>- One hard surface sports court and turfed outdoor playing areas</li> <li>- On-site car parking for 75 vehicles</li> <li>- Covered outdoor learning areas</li> <li>- One multi-purpose hall accommodating and out of school hours care facility</li> <li>- Landscaping works including tree planting and security fencing</li> <li>- New vehicular access points off roads MC06 and MC07</li> <li>- Works within MC06 to provide a student drop-off and pick-up zone</li> <li>- Provision of pedestrian crossing / refuge on public roads</li> <li>- Construction of associated infrastructure services including stormwater management works and electricity substation</li> <li>- One business identification sign fronting MC07</li> </ul> </li> </ul>
<b>Project Address:</b>	Lot C, The Hermitage Way, Gledswood Hills (Lot 3 DP 1227491)
<b>Proponent:</b>	NSW Department of Education
<b>Title of the Audit</b>	Independent Audit No. 2
<b>Date:</b>	9 January 2024

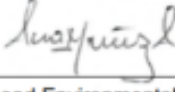
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

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

Notes:

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

## Declaration of Independence - Auditor

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