



Independent Environmental Audit

GREYSTANES PUBLIC SCHOOL

MAY 2020

1. REVISIONS

Revision	Date	Report no.	Description	Prepared by	Approved by
1	27/07/2020	J001813200723.1	Draft issued to Johnstaff for review and comment	R.Johnson	R.Johnson
2	05/08/2020	J001813200805.2	Final issued to Johnstaff	R.Johnson	R.Johnson

Project Name	Greystanes Public School
Consent Number	SSD 8778
Description of Project	<p><i>Alterations and additions of Greystanes Public School, comprising:</i></p> <ul style="list-style-type: none"> • <i>site preparation works, including bulk earthworks and tree removal;</i> • <i>construction of a new two to three storey building (Block M) including:</i> <ul style="list-style-type: none"> – <i>24 home-base classrooms with 12 associated withdrawal rooms, 12 practical activity areas and six balconies;</i> – <i>toilet facilities, cleaners' room, communication room, storeroom;</i> – <i>vertical circulation including multiple sets of stairs and a lift;</i> • <i>construction of a new single storey staff/administration building comprising:</i> <ul style="list-style-type: none"> – <i>staff room, offices, sick bay, storerooms, interview rooms, print room and toilet facilities;</i> • <i>construction of a new covered outdoor learning area (COLA);</i> • <i>refurbishment of Block A as a multipurpose learning space;</i> • <i>on-site car parking for 28 vehicles;</i> • <i>two business identification signs fronting Merrylands Road;</i> • <i>public domain and landscaping works, including construction of associated stormwater management works.</i>
Project Address	Lot 1, DP 539019; Lot 1 DP 782352 and Lot 1 DP 7668, 781 Merrylands Road, Greystanes.
Proponent	NSW Department of Education

AUDIT DECLARATION

I declare that the information provided in, and in connection with, this report is a true and correct representation of the site status as observed during the site audit on 19 May 2020. Additional information requested during the site audit was provided post-audit where available.

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

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DP&E 2018), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems;
- the findings of the audit are reported truthfully, accurately and completely;

- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Lead Auditor: Richard Johnson

Title: Director, Aspect Environmental Pty Limited

Signature:

A handwritten signature in blue ink, appearing to be 'RJH', written over a light blue horizontal line.

Date: 05/08/20

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

EXECUTIVE SUMMARY

The conditions of consent (COC), issued for State significant development SSD 8778 (17 December 2018) require, under condition C42, independent audits of the development to be carried out. This independent environmental audit report satisfies that requirement.

The audit has been conducted in accordance with the:

- Independent Audit Program submitted to the Department and the Certifier under CoC C40;
- Requirements of an Independent Audit Methodology and Independent Audit report in the Independent Audit Post Approval Requirements (Department of Planning, Industry & Environment, June 2018); and
- Processes and practice procedures identified in *AS/NZS ISO 19011:2014 - Guidelines for Auditing Management Systems*.

The audit report documents the outcomes of the review of compliance undertaken by Aspect Environmental Pty Ltd. The audit process comprised pre-site audit documentation review, opening meeting, site audit, closing meeting and post-site audit documentation review and follow up.

The site audit was conducted in May 2020, with site inspections and interviews undertaken on the 19 May 2020. Findings of the audit are presented against the required scope within the body of this report, the attached audit findings table (Appendix A) and in the photo log provided (Appendix B).

Consultation was undertaken with Department of Planning, Industry & Environment and Cumberland City Council.

It was found that the site was generally compliant, and the project was being managed in accordance with the requirements of the SSD 8778 consent. Of the 102 conditions of consent relevant to the current audit, the following findings of compliance were made:

- 81 compliant;
- 0 non-compliant; and
- 21 not triggered.

Environmental performance of the development was considered to be satisfactory with no significant discernible offsite impacts at the time of the audit and appropriate management controls implemented on site to reduce potential for environmental impacts.

This audit constitutes the first independent environmental construction audit completed for the development, as such, there are no previous audit findings to report on.

The reviewed Construction Environmental Management Plan and sub-plans were considered to generally be adequate for the nature, scale and extent of the construction activity on site. Improvement opportunities and observations were identified pertaining to:

- Chemical storage and labelling – use bund for small volumes;
- General maintenance/ replacement of erosion and sediment controls;
- Mobile plant and equipment - key left in mobile plant within the site;
- Graffiti on hoarding – required by SSD to be cleaned within 48 hours. Review if the colour of the hoarding can be changed from white to another colour that is less attractive to vandals;
- Sectioning off no go / tree protection zones and improve signage;
- Spill kits – unlock and replace missing contents (no nitrile gloves or waste bags); and
- Potential to review and reduce the use of plant with tonal alarms.

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

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

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Glossary	
Audit	Systematic, independent and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled.
Audit criteria	Set of policies, procedures or requirements
Audit evidence	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative
Audit findings	Results of the evaluation of the collected audit evidence against the audit criteria
Audit conclusion	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings
Audit client	Organization or person requesting an audit
Auditee	Organization being audited
Auditor	Person with competence to conduct an audit
Audit team	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
Audit plan	Description of the activities and arrangements for an audit
Audit scope	Extent and boundaries of an audit.
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Development	The Development is the demolition and refurbishment of the Greystanes Public School as approved in the consent instrument for SSD 8778.
Improvement opportunity	A finding resulting from either site inspection or document review which enables the auditee to consider the adoption of an action or strategy that will enhance environmental performance against the audit criteria.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.
Observation	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.

1. INTRODUCTION

1.1 Project Background

Greystanes Public School (the School) is located at 781 Merrylands Road, Greystanes. The Project involves the replacement and addition of permanent classrooms and improved administration facilities to cater for the increased student population.

The following works will be undertaken:

- Site preparation works, including bulk earthworks and tree removal;
- Construction of a new two to three storey building (Block M) including:
 - 24 home- base classrooms with 12 associated withdrawal rooms, 12 practical activity areas and six balconies
 - Vertical circulation including multiple sets of stairs and a lift
- Construction of a new single storey staff/administration building comprising:
 - Staff room, offices, sick bay, storerooms, interview rooms, print room and toilet facilities
- Construction of a new covered outdoor learning area (COLA);
- Refurbishment of Block A as a multipurpose learning space;
- On-site car parking for 28 vehicles;
- Two business identification signs fronting Merrylands Road; and
- Public domain and landscaping works, including construction of associated stormwater management works.

1.2 Project Location

Greystanes Public School (the School) is located at 781 Merrylands Road, Greystanes. The School is located within the Cumberland Local Government Area and has a total area of 29,680 m². The site covers Lot 1, DP 539019; Lot 1 DP 782352 and Lot 1 DP 76683. The surrounding area is under redevelopment for a mixture of retail, commercial, community, mixed use and residential land uses.

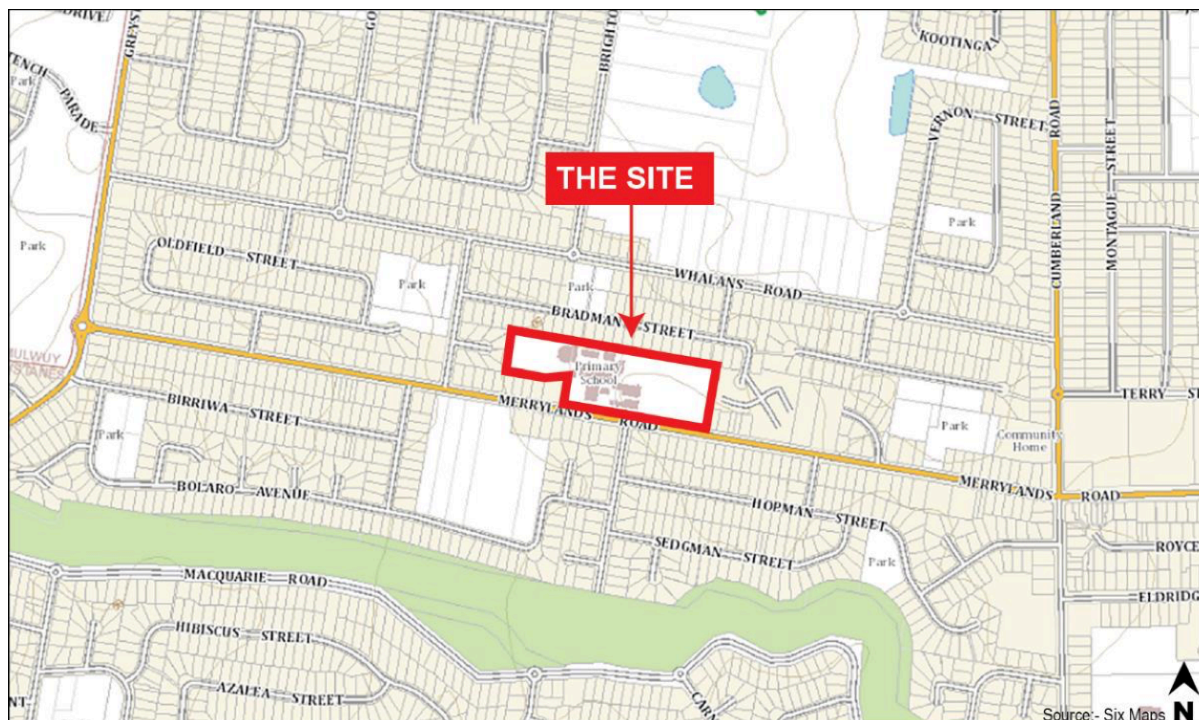


Figure 1 Site location (Source: DFP, 2018)

1.3 State Significant Development

The Greystanes Public School development is a State significant development (SSD 8778) that was assessed under Part 4 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) by the NSW Department of Planning, Industry and Environment (DPIE).

Conditions of consent were issued by the DPIE on 17 December 2018. These CoC have been used to inform the scope of this independent audit.

The conditions of the SSD 8778 are structured under the following category headings:

- Part A - Administrative Conditions (A1- A20);
- Part B - Prior to Commencement of Construction (B1- B35);
- Part C - During Construction (C1- C47);
- Part D - Prior to Commencement or Commencement of Use (D1- D28); and
- Part E - Post Occupation (E1- E9).

The SSD instrument also provides definitions for key terms used with the conditions and two appendices.

1.4 Audit Introduction

Condition C40 identifies that:

'No later than four weeks after 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 Certifying Authority.'

The Independent Audit Program (IAP) was prepared by Aspect Environmental Pty Limited (Aspect) and submitted to the DPIE in June 2019. The IAP was prepared in accordance with the Independent Audit Post Approval Requirements (IAPAR) (DP&E, 2018). This Independent Environmental Audit has been prepared in accordance with the submitted IAP, inclusive of the documented Independent Audit Methodology within the IAP and the IAPAR.

1.5 Audit Objectives

The objectives of the Independent Environmental Audit are to identify the compliance, or otherwise of the Project against the issued CoC for SSD 8778 and to provide an objective evaluation of environmental performance of the development.

1.6 Independent Auditor

This initial independent environmental audit was conducted by Richard Johnson of Aspect as the lead auditor. Richard has tertiary qualifications in science (BSc) and law (Diploma in Law) and has 29 years of experience in environmental assessment and management. Richard completed certification for environmental auditing from Det Norske Veritas in 1997 and is currently an Exemplar Global certified principal auditor (certificate number 204520).

A statement of independence is provided at the beginning of this document to identify no actual or perceived conflict exists in the performance of the independent environmental audit.

1.7 Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD 8778 and by the expectations of the IAPAR (DPIE, 2018).

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

1.8 Audit Scope

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

- The project SSD EIS (DFP, March 2018) and associated Response to Submission documentation (Johnstaff, August 2018);
- The compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
 - To support the administrative conditions (Part A)
 - Prior to commencement of construction (Part B)
 - During construction (Part C) and
- The independent auditing requirements and expectations specified in the IAPAR (2018).

The audit scope consisted of:

- An assessment of compliance with Conditions of Consent and other relevant approvals and licences;
- An assessment of environmental performance of the development, including:

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

This scope is consistent with that identified within the IAP (Aspect, June 2019) and the IAPAR 2018.

1.9 Audit Period

The audit is confined in time to the status of the site documentation, reviewed between 29 April 2020 and 05 August 2020, and site operations at the time of the site inspections, undertaken on the 19 May 2020.

2. AUDIT METHODOLOGY

2.1 Selection and Endorsement of Auditor

Lead Auditor: Richard Johnson

Richard holds tertiary qualifications in science (BSc) and law (Diploma in Law) and has 29 years of experience in environmental assessment and management. Richard completed certification for environmental auditing from Det Norske Veritas in 1997 and is currently an Exemplar Global certified principal auditor (certificate number 204520).

The DPIE agreement to the nominated lead auditor was received on 8 May 2019.

2.2 Independent Audit Scope Development

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

An independent audit program prepared by Aspect (June 2019) outlined the scope of auditing requirements for the project. This audit scope was discussed during the opening meeting on 19 May 2020.

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

Review of Complaints Registers

A review of complaints registers identified various means of registering a complaint for the development. Complaints may be recorded via the Project's website to either schoolinfrastructure@det.nsw.edu.au or greystanespublicschool@det.nsw.edu.au or alternatively to the dedicated project 1300 Community Hotline number or to the Site Management Team directly (3 potential numbers). Each of which would be directed back to the single point source for collation and any subsequent action.

One complaint was received, dated 25 February 2019, relating to the progress of site works and was closed out on 27 February 2019. No amendment to the audit scope was made following review of the complaints register.

2.3 Compliance Evaluation

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

- Review of project records, documentation and reports including physical and digital versions either provided directly by project representatives or available as published, publicly available;
- Interviews with construction project personnel;
- Interviews/ correspondence with third-party stakeholders; and

- Site inspections, including collection of photographic evidence.

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

2.4 Site Interviews

Site interviews were conducted on the 19 May 2020. Site interviews were conducted with the project management team within the site office environment and during the course of site inspection. Interviewees included Wayne Goodwin (Site Manager, Icon).

2.5 Site Inspections

An inspection of the entire project site was carried out on 19 May 2020. The site inspection was accompanied by the Johnstaff and Icon site management team.

The site inspection comprised a walkover of the defined construction footprint (including external boundary where accessible) and included internal and external work environments.

2.6 Consultation

Consultation was undertaken with the DPIE and Cumberland City Council on 23 April 2020. No response was received and therefore no adjustment was made to the audit scope.

2.7 Compliance Status Descriptors

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

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

Some of the recorded audit findings identify improvement opportunities in relation to audit criteria that have been identified as compliant, for consideration by the proponent.

2.8 Opening Meeting - Site Audit

The audit commenced with an opening meeting at the site office. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meeting were:

- Angus Falstein (Safety Manager, Icon);
- Damian O'Leary (Project Manager, Icon);
- Nick Gannon (Documentation Co-ordinator, Icon);
- Josh Champion (Cadet, Icon);
- Christian Calderan (Cadet, Icon);

- Mariam Nakhla (Senior Project Manager, Johnstaff);
- Richard Johnson (Lead Auditor, Aspect); and
- Niamh Burke (Audit Support, Aspect).

2.9 Closing Meeting – Site Audit

The site audit closing meeting was held on the afternoon of 19 May 2020. The site audit closing meeting was attended by:

- Angus Falstein (Safety Manager, Icon);
- Damian O’Leary (Project Manager, Icon);
- Nick Gannon (Documentation Co-ordinator, Icon);
- Josh Champion (Cadet, Icon);
- Christian Calderan (Cadet, Icon);
- Mariam Nakhla (Senior Project Manager, Johnstaff);
- Richard Johnson (Lead Auditor, Aspect); and
- Niamh Burke (Audit Support, Aspect).

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

2.10 Review and Response to Draft Independent Environmental Audit Report

The draft Audit Report was provided to Johnstaff and Icon for review on 24 July 2020 to allow an opportunity to provide any additional information before finalising the Audit Report.

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

Table 1 summarises the additional information that was provided after the proponent’s review of the Draft Independent Audit.

Table 1 Additional information provided by the proponent

CoC ID	Requirement	Additional Evidence Provided	Conclusion
A14	The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals	Email evidence provided to support submission of demolition document (004 Demolition Rev 1) to the	Compliance with this condition has been demonstrated.

CoC ID	Requirement	Additional Evidence Provided	Conclusion
	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. No evidence of either the written statement of compliance or the provision of these to the Certifier prior to commencement of works has been identified.	certifier on 14/02/2020. Due to an administrative error, the Certifier revised their SSD Consent Compliance Schedule confirming satisfaction with CoC A14 – dated 30/07/20.	
C4	Requires the work plans and the statement of compliance to be submitted to the Certifying Authority before the commencement of works. No evidence provided to verify compliance against these requirements.	Email evidence provided to support submission of required documents to the certifier on 14/02/2020. Due to an administrative error, the Certifier revised their SSD Consent Compliance Schedule confirming satisfaction with CoC C4 – dated 30/07/20.	Compliance with this condition has been demonstrated.

Under SSD 8778 CoC C43, the Applicant is required to prepare a response to the final Independent Audit Report and submit its response to the Department and Certifier and to make the Independent Audit Report and the Applicant's response publicly available within 60 days of submission.

3. AUDIT FINDINGS

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

3.1 Project Boundary and Setting

The project boundary is identified by the boundaries of SSD 8778 as shown in Figure 2 below.

The audit is confined in time to the status of site operations at the time of the site inspection component of the audit, 19 May 2020. The audit provides a representative snapshot of performance at the time of the site audit.

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

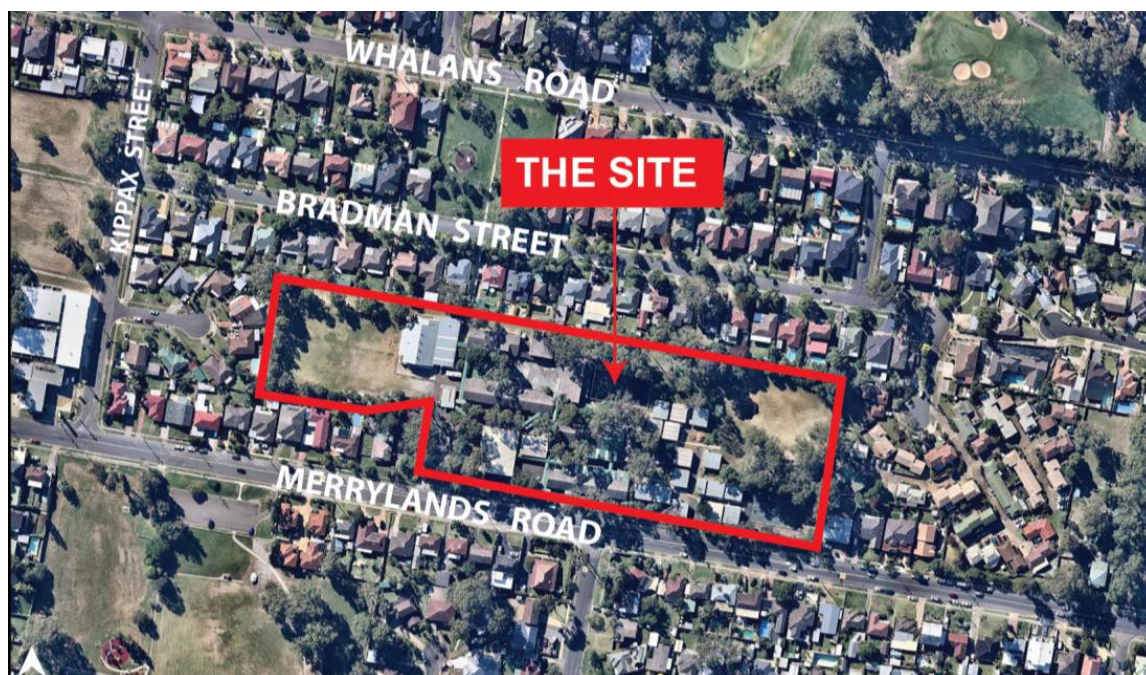


Figure 2 Aerial photograph of site showing boundary of SSD 8778 (Source: DFP EIS March 2018)

3.2 Approval and Document List

Documents referenced as part of this audit are provided in the tables below. A list of relevant approval documents is provided in Table 1. Site specific registers, procedures and checklists sighted as part of this audit are provided in 2.

Table 2 Approval and document list

Approval Reference	Document Details
Environmental Impact Statement	DFP Planning Consultants March 2018.
State significant development 8778 Development Consent	SSD 8778, dated 17/12/18.
A2- Approved Plans	Approved plans, dated 17/12/18 accessed via the project website.
B7 Unexpected Contamination Procedure	Unexpected Finds Protocol included in the ICON CEMP (03/03/20).
B10 Community Communication Strategy	A Community Communication Strategy has been prepared by Schools Infrastructure NSW and is dated April 2019.
B15 Construction Environmental Management Plan	Icon Construction has produced the CEMP for the project. CEMP Revision 2 was issued on the 03/03/20.
B17 Construction Traffic and Pedestrian Management Sub-Plan	The CTPMSP was prepared by McLaren Traffic Engineering and is dated the 6 February 2020.
B18 The Construction Noise and Vibration Management Sub-Plan (CNVMSP)	The CNVMSP was prepared by Cundall. Revision A of the plan is dated the 31/05/19.
SSD 8778- B15-B22	SSD 8778- B15-B22 Condition satisfaction table BCA Crown Certificate – 1 dated 16/03/20.
B19. Construction and Demolition and Waste Management Sub-Plan (CWMSP)	The CWMSP was prepared by Mercon Group. Revision 1 of the plan was completed in July 2018.
B20 Construction Soil and Water Management Plan (CSWMSP)	The CSWMSP was prepared by JN Engineering and is dated 11/02/18.
B21 Biodiversity Management Sub-Plan (BMSP)	The Biodiversity Management Plan was prepared by Icon Construction. Revision 1 of the report is dated 10/02/20.
B22. Flood Emergency Response Sub- Plan (FERSP)	The Flood Emergency Response Plan was prepared by Icon Construction. Revision 2 of the response plan is dated the 12/02/20.

Table 3 Construction site document list

Document Details	Document Details & Observations
Site induction SE-F-11	Site Induction Powerpoint by Icon dated 15/05/20 sighted. Induction records for Daniel Rosa (approved 25/03/2020 – induction sticker 10) and Wayne Goodwin (approved 17/02/2020 – induction sticker 1) sighted.
Tree protection	SLR Ecological preclearance survey dated 11/05/20.
Toolbox / Daily Pre-Start Talk SE-F-20	Site Toolbox Talk for 19/05/20 sighted.
Plant and equipment inspection records	Botany Access Annual Machine Inspection Certificate B16522 dated 29/01/20 for TH47. Manitou maintenance records dated 12/03/20. NSW 21-005 Greystanes Public School - Equipment Induction dated 19/05/20 - Telescopic Handler (Manitou) Under 3T - Id Ref - 9
Construction Noise Monitoring	Noise and Vibration Monitoring Report (EMS, 11/05/20). Noisy works register (6 entries).

Document Details	Document Details & Observations
Site inspection Records	HSEQ Safety Walk records dated 11/05/20 and 20/05/20. Toolbox talk record dated 19/05/20. SEG & ICON Prestart meeting record dated 19 May 20.
Asbestos Management	WSP Clearance certificates dated 15/01/19 & 31/01/19. Greencap Site Contamination Assessment report (February 2020). Greencap Asbestos Clearance Certificate J163029-03 (March 2020). Greencap Asbestos Management Plan (March 2020). SafeWork NSW Notice of intent to remove non-friable asbestos dated 17/03/20.
Waste Disposal Records	Waste tipping docket dated 01/06/20.
Driver Safety	Copies of driver code of conduct with various subcontractors sign off dating in range from 29/04/20 to 28/05/20.

3.3 Compliance Performance

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

A summary of compliance findings against the SSD conditions of consent is presented in the table below

Table 4 Summary of SSD compliance findings

SSD Category	# Requirements	# Compliant	# Non-Compliant	# Not Triggered
Part A - Administrative	20	13	0	7
Part B - Prior to Commencement of Construction	35	33	0	2
Part C - During Construction	47	35	0	12
Total	102	81	0	21

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

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

The project has not been issued with any agency notices, orders, penalty notices or prosecutions to date.

3.5 Audit Non-Compliances

Of the 102 conditions of consent relevant to the current audit, 0 non-compliances were identified.

3.6 Environmental Management System

A high-level review of the EMS adequacy was undertaken as part of the project audit. The EMS components reviewed as part of the audit scope are provided in Table 5.

Table 5 EMS component audit scope

EMS Component	Requirement
Mandatory and other Requirements Register	Identification of applicable legislative requirements, applicable standards, codes of practice and industry guidelines with demonstration of relevance to the project scope.
Aspects/ Impacts Register	Identification of the Projects environmental aspects and impacts with identification of those aspects/Impacts of high significance to the project.
Roles and Responsibilities	Identification and allocation of roles and responsibilities to relevant site and management personnel to provide effective site environmental management and performance.
Training	Identification of awareness and vocational training requirements relevant to the nature of works to be performed and associated environmental values or requirements identified within the Aspects/Impacts and Legal Requirements register.
Monitoring and Review	Program and process for monitoring and review of the Project EMS to demonstrate applicability.
Communications	Identification of how the EMS is implemented during the course of the project, including the communication of change and access to information.

The expected elements of an EMS were identified as being implemented through activities on site, induction and training programs, toolbox talks, risk notice boards, environment management notices and in the progressive review and implementation of management plans.

It was also observed that processes existed, and were known to site personnel, that provided a means of communicating changes to site risk profiles both back to the corporate level EMS and between other construction sites managed by Icon.

3.7 Environmental Performance

The environmental performance of the project was assessed during the site visit against the following environmental aspects listed in Table 6.

Table 6 Environmental aspect audit scope

Environmental Aspect	Requirement
Air	Dust and other emissions are being managed on site and generally confined to site. Record of incidents/complaints.
Noise	Work hours are within approved hours. Noise mitigation evident. Record of incidents/complaints.
Land (ErSed)	Sediment and erosion controls are performing to control surface erosion and discharges from site within acceptable limits. Record of incidents/complaints.

Environmental Aspect	Requirement
Land (contam)	Any identified contaminant materials are effectively contained, controlled and removed from site for treatment and disposal. Record of any unexpected finds.
Water	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separated from dirty water (i.e. construction works contact water). Spill Notifications. Record of incidents/complaints.
Waste	Containment and appropriate sorting of waste as appropriate. Record of incidents/complaints.
Heritage	Clear identification of heritage items and demarcation within the construction site to prevent accidental harm.
Traffic	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints
Flora/Fauna	Pre-clearing checks undertaken. Demarcation of no-go zones. Record of incidents/complaints.

Environmental controls implemented across the site were generally adequate in controlling environmental risks across the project site.

3.8 Consultation Outcomes

Stakeholders identified within Section 2.6 were contacted on 23 April 2020, and feedback sought with regards to project performance. A summary of the feedback received is provided in Table 7.

Table 7 Agency consultation outcomes

Agency	Contact	Date	Comment	Audit Scope Consideration
Cumberland City Council	Council General Enquiry line	23/04/20	Nil	NA
DPIE	DPIE Compliance email	23/04/20	Nil	NA

3.9 Complaints

The audit identified four different avenues for registering a complaint, the project's website to either schoolinfrastructure@det.nsw.edu.au or greystanespublicschool@det.nsw.edu.au or alternatively to the dedicated project 1300 Community Hotline number or to the Project/Site Management Team directly.

The NSW Department of Education – School Infrastructure Complaints Register for the project was viewed online (last updated 29 May 2020). The register had a total of one complaint that was related to the delay in progress with construction. The complaint had been closed out when construction on the project started in March 2020.

3.10 Site Inspection

A site inspection as part of the audit was undertaken on 19 May 2020. During the site inspection, observations on the project's environmental performance were made and captured by site photos (Appendix B).

Environmental performance was determined to be satisfactory.

3.11 Site Interviews

Site interviews were generally structured around the prescribed SSD CoC, management plan expectations and EMS processes.

The site team was questioned on how the project might demonstrate compliance, response to, and an address of particular site conditions. Follow up questions on documentation of processes and site procedures pertaining to environmental management onsite were used to assess understanding of environmental risk and performance management expectations onsite, inclusive of communications and change management.

Overall, the site interviews demonstrated that the project personnel had a good understanding of environmental risks and controls associated with the project, the site and immediate neighbours/stakeholders. Processes to communicate site risks and management controls were observed during interviews and site observations.

3.12 Compliance Report Recommendations

There has been one compliance report for the project as triggered by the CRPAR (2018) in the absence of a relevant CoC. The Pre-Construction Compliance Report (PCCR) completed by Johnstaff dated 20/03/20. The PCCR concluded that there had been 0 non-compliances, 0 incidents and 0 complaints.

A Construction Compliance Report was due to be completed in June 2020.

4. RECOMMENDATIONS

4.1 Non-Compliance Recommendations

As there were 0 non-compliances with the CoC, there are no recommendations.

4.2 Improvement Opportunities Recommendations

A total of 7 improvement opportunities have been recommended:

- Chemical storage and labelling – use bunded tray for small volumes;
- General maintenance/ replacement of erosion and sediment controls;
- Mobile plant and equipment - avoid leaving keys in mobile plant;
- Graffiti on hoarding – required by SSD to be cleaned within 48 hours. Review if the colour of the hoarding can be changed from white to another colour that is less attractive to vandals;
- Section off no go / tree protection zones and improve signage;
- Unlock and replace missing contents in spill kits (no nitrile gloves or waste bags); and
- Potential to review and reduce the use of plant with tonal alarms.

Each of the above items are considered to be relatively minor matters that can be easily addressed, however, unchecked they have the potential to lead to more significant issues in the future.

5. CONCLUSION

This Independent Audit Report satisfies the requirements of SSD 8778 CoC C40.

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

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

Of the 102 conditions of consent relevant to the current audit, 0 non-compliances were identified.

Improvement opportunities and observations were also identified and recorded, associated with relatively minor issues that can be readily managed within the existing suite of management plans and site processes and their progressive review and implementation.

The audit concludes that the Greystanes Public School project is generally being undertaken in compliance with the requirements of SSD 8778.

APPENDIX A - AUDIT PROTOCOL AND FINDINGS

Date of Audit 19/5/20
Auditor Richard Johnson
Location Greystanes Public School - 781 Merrylands Road, Greystanes

SSD

8778

Location	Greystanes Public School - 781 Merrylands Road, Greystanes					
	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Assessment of Environmental Performance						
Environmental Aspect						
Air	Dust and other emissions are being managed on site and generally confined to site. Record of incidents/complaints.	Stockpiles on the site were observed to be dry. Long term stockpiles were protected from soil loss/ dust emission with vegetation. No complaints received.	Satisfactory standard of performance has been demonstrated.			
Noise & vibration	Work hours are within approved hours. Noise mitigation evident. Record of incidents/complaints.	There is no record of incidents or complaints of excessive noise generating activities outside the approved work hours. The requirements for completing noise and vibration monitoring is detailed in Rev A of the CNVMP dated 31 May 2019. Noise monitoring reports reviewed and no issues noted at the time of the audit.	Satisfactory standard of performance has been demonstrated.			
Land (ErSed)	Sediment and erosion controls are performing to control surface erosion and discharges from site within acceptable limits. Record of incidents/complaints.	There was some evidence of tracking of mud onto footpaths. See Photo log. No records of incident or complaints. HSEQ Safety Walk records dated 20.05.11 and 20.05.20 . Toolbox talk record detailing the boot cleaning station dated 19.05.20. Prestart meeting record 19/05/20 detailing the need to implement sediment controls.	Satisfactory standard of performance has been demonstrated.			
Land (contam)	Any identified contaminant materials are effectively contained, controlled and removed from site for treatment and disposal. Record of any unexpected finds.	Sighted unexpected finds protocol prepared by Icon Construction as part of the CEMP (Section 17.9)) dated 03 March 2020. WSP Clearance certificates dated 15 January 2019 & 31 January 2019. <div>Greencap Site Contamination Assessment report (February 2020).</div> <div>Greencap Asbestos Clearance Certificate J163029-03 (March 2020).</div> <div>Greencap Asbestos Management Plan (March 2020).</div> <div>SafeWork NSW Notice of intent to remove non-friable asbestos dard 17 March 20.</div>	Satisfactory standard of performance has been demonstrated.			
Water	Site surface water is managed to prevent scouring of banks of receiving waters. Clean water is separated from dirty water (i.e. construction works contact water). Spill Notifications. Record of incidents/complaints.	There was no evidence of scouring, or rill erosion on the project. No complaints to date.	Satisfactory standard of performance has been demonstrated.			
Waste	Containment and appropriate sorting of waste as appropriate. Record of incidents/complaints.	Mixed general waste skip bins in place and being maintained. Skip bins managed by Aussie Skips and evidence of Aussie weighbridge transactions dated 05 May 20 and 09 May 20 and a copy of a waste tipping docket dated 01 June 20.	Satisfactory standard of performance has been demonstrated.			
Heritage	Clear identification of heritage items and demarcation within the construction site to prevent accidental harm.	NA	Not triggered			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Traffic	Traffic management, access and flow is maintained. No tracking of soil/muds onto public roads. Record of incidents/complaints	Rumble grid and aggregate in place at entry/ exit to site. The tracking of soil / muds to public roads was not observed during the site audit dates. No complaints to date.	Satisfactory standard of performance has been demonstrated.			
Flora/Fauna	Pre-clearing checks undertaken. Demarcation of no-go zones. Record of incidents/complaints.	No incidents/ complaints to date,	Satisfactory standard of performance has been demonstrated.			
High-Level Review of Project EMS						
Mandatory and Other Requirements Register	Identification of applicable legislative requirements, applicable standards, codes of practice and industry guidelines with demonstration of relevance to the project scope.	Legal obligations were reviewed and compiled to accord with the environmental aspects identified in Section 6 - Environmental Aspects and Controls (CEMP, Rev 2 03/03/20). Further information on applicable legislation is included in Section 17 of the CEMP. 17.2 includes a list of applicable NSW legislation.	Adequacy of the project's performance was demonstrated.			
Aspects and Impacts	Identification of the Projects environmental aspects and impacts with identification of those aspects/impacts of high significance to the project.	Section 6 - Environmental Aspects and Controls (CEMP, Rev 2 03 March 2020).	Adequacy of the project's performance was demonstrated.			
Training	Identification of awareness and vocational training requirements relevant to the nature of works to be performed and associated environmental values or requirements identified within the Aspects/Impacts and Legal Requirements register.	Induction material covers environmental items.	Adequacy of the project's performance was demonstrated.			
Monitoring and Review	Program and process for monitoring and review of the Project EMS to demonstrate applicability.	Environmental monitoring requirements are detailed in Section 16.2 of the CEMP (Rev 2 17/03/20). E.g. weekly site meetings and site safety and environmental walks.	Adequacy of the project's performance was demonstrated.			
Communications	Identification of how the EMS is implemented during the course of the project, including the communication of change and access to information.	The project team has demonstrated effective retention and accessibility to documentation and records. Reliance was on the project CEMP as the reference for site control measures.	Adequacy of the project's performance was demonstrated.			
Conditions of Consent						
Part A Administrative						
Obligation to Minimise Harm to the Environment						
Schedule 2 A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Site Inspection records inductions and toolbox meetings (e.g. training records, dated items list from toolbox talk.) No reported incidents had occurred at the time of the audit.	Compliance with condition has been demonstrated.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Terms of Consent					
Schedule 2 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 (relating to Phase 1), Response to Submissions (relating to Phase 1) and Supplementary Response to Submissions;</p> <p>(d) in accordance with the approved plans in the table below identified :</p> <p>SSD008Cover sheet and location plan15-Feb-18</p> <p>SSD01CDemolition plan15-Feb-18</p> <p>SSD02CTree management plan15-Feb-18</p> <p>SSD11EProposed site plan18-Oct-18</p> <p>SSD12CProposed site analysis plan15-Feb-18</p> <p>SSD13CWaste management plan15-Feb-18</p> <p>SSD22CDemolition ground floor plan15-Feb-18</p> <p>SSD31CProposed ground floor plan – Zone A15-Feb-18</p> <p>SSD32CProposed roof plan – Zone A15-Feb-18</p> <p>SSD33CProposed ground floor plan – Zone B15-Feb-18</p> <p>SSD34CProposed first floor plan – Zone B15-Feb-18</p> <p>SSD35CProposed second floor plan - Zone B15-Feb-18</p> <p>SSD36CProposed roof plan – Zone B15-Feb-18</p> <p>SSD41CProposed elevation Zone A – Sheet 115-Feb-18</p> <p>SSD42CProposed elevation Zone A – Sheet 215-Feb-18</p> <p>SSD43CProposed elevation Zone B – Sheet 115-Feb-18</p> <p>SSD44CProposed elevation Zone B – Sheet 215-Feb-18</p> <p>SSD51CProposed section Zone A15-Feb-18</p> <p>SSD52CProposed section Zone B15-Feb-18</p> <p>SSD61CShadow diagrams15-Feb-18</p> <p>SSD71CSignage plan – Zone A15-Feb-18</p> <p>SSD81CStreetscape elevation15-Feb-18</p> <p>SSD82CColour and finishes schedule15-Feb-18</p> <p>SSD91CBuilding height limit – 3D view15-Feb-18</p> <p>SSD100C3D perspective Zone A15-Feb-18</p> <p>SSD101C3D perspective Zone B – Sheet 115-Feb-18</p> <p>SSD102C3D perspective Zone B – Sheet 215-Feb-18</p> <p>L-01FLandscape plan admin facilities – Zone A6-Jul-18</p> <p>L-02GLandscape plan new building – Zone B6-Jul-18</p>	<p>Items (a) to (c) verified through site observation during site audit inspection on 19/05/20, site interviews on the same day with site management and document review.</p> <p>Item (d) not able to be verified at this early stage of the development.</p>	Compliance with condition has been demonstrated.			
Schedule 2 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; and</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	No issues instructed by the Secretary.	Not triggered.			
Schedule 2 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) or 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.	No project changes documented triggering an accordance or consistency assessment.	Not triggered.			
	Limits of Consent					
Schedule 2 A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Construction commenced on 25/03/2020	Compliance with condition has been demonstrated.			
	Prescribed Conditions					
Schedule 2 A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Construction commenced on 25/03/2020.	Works commenced on 25/03/2020.			
	Planning Secretary as Moderator					
Schedule 2 A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes were communicated during the audit.	Not triggered,			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Long service levy					
Schedule 2 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.	Payment receipt on file. Receipt dated 26 September 2018.	Compliant			
	Legal Notices					
Schedule 2 A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	No advice or notices served.	Not triggered.			
	Evidence of Consultation					
Schedule 2 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 to the Planning Secretary or Certifying Authority for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation with identified parties for a number of individual CoCs was sighted in correspondence during the Audit. E.g. C48 Correspondence with Council and C34 SafeWork NSW	Compliance with condition has been demonstrated.			
	Staging, Combining and Updating Strategies, Plans or Programs					
Schedule 2 A11	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)	No staging proposed.	Not triggered.			
Schedule 2 A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No staging proposed.	Not triggered.			
Schedule 2 A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	No staging proposed.	Not triggered.			
	Demolition					
Schedule 2 A14	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 Certifying Authority before the commencement of works.	Sighted 'Management System Document 004 Demolition Rev 1'. Prepared by Icon, dated 05/12/2018. Sighted email to Certifier dated 14/02/20 submitting documentation required for A14. Sighted SSD Consent Compliance Schedule from BMG (as the certifying authority) dated 30/07/20 confirming satisfaction with CoC A14.	Condition is compliant.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Structural Adequacy					
Schedule 2 A15	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	<p>Sighted Structural Plans S001, S020, S021 S025, S026, S030, S040, S050, S060, S070, S080, S100, S105, S110, S115, S116, S200, S201, S202, S203, S205, S206, S210, S211, S212, S213, S214, S215, S220, S225, S250, S251, S255, S260, S300, S305</p> <p>Sighted construction certificates from Principal Certifying Authority.</p> <p>Sighted N0200030 Structural Design Statement Ref: SRPTN0200031.01A prepared by Jones Nicholson and issued 24/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020.</p>	<p>Condition is compliant.</p> <p>It was stated in the PPCR report that the "Chief Executive of Subsidence Advisory NSW's approval is not required as the development is not in a Mine Subsidence area".</p>			
	External Walls and Cladding					
Schedule 2 A16	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>Sighted the construction certificate provided by the Principal Certifying Authority.</p> <p>Sighted Architectural Design Verification Statement Greystanes PS, prepared by Collards Maxwell Architects on XX/03/20.</p> <p>Sighted records of submission to Certifier on 10/03/2020 and approval by Certifier on 17/03/2020</p>	<p>Condition is compliant.</p>			
	Applicability of Guidelines					
Schedule 2 A17	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p> <p>However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.</p>	<p>No direction issued by Secretary.</p>	<p>Not triggered.</p>			
	Monitoring and Environmental Audit					
Schedule 2 A18	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<p>Procedural condition.</p>	<p>This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IEA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.</p>			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Access to Information					
Schedule 2 A19	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Reviewed applicant's website on 19/05/20 and again on 28/05/20. https://www.schoolinfrastructure.nsw.gov.au/projects/g/greystanes-public-school.html#category-reports Documents available include: - Development Consent (A19) - Approved plans (A2) - Complaints Register - CEMP (A19) - Compliance Monitoring and Reporting Program (B33) - Pre-construction Compliance Report (B33) - BCA crown certificate - Community Communication Strategy Contact details are provided for feedback and enquiries. Complaints register (last updated 23 May 20) is accessible for review. At the time of the audit, one complaint had been received.	Documentation publication requirements of the condition were being met at time of audit.			
	Compliance	BCA				
Schedule 2 A20	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.	A copy of approved CEMP is available in the site office. Induction material contains information on the conditions of consent and mitigation measures that apply to the project. Induction training records for a sample of workers were sighted.	Condition is generally compliant.			
	Advisory Notes					
Schedule 2 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 consents.	Legal obligations were reviewed and compiled to accord with the environmental aspects identified in Section 6 - Environmental Aspects and Controls (CEMP, Rev 2 03 March 2020). Further information on applicable legislation is included in Section 17 of the CEMP. 17.2 includes a list of applicable NSW legislation and in a Register Per Advisory Note (AN1) Greystanes that was provided to fulfil the auditors post-audit RFI request.	Condition is generally compliant.			
Prior to Commencement of Construction						
	Notification of Commencement					
Schedule 2 B1	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 Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Sighted the notification of commencement submitted to DPIE on 10/03/2020.	Condition is generally compliant.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Certified Drawings					
Schedule 2 B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Sighted Structural Plans S001, S020, S021 S025, S026, S030, S040, S050, S060, S070, S080, S100, S105, S110, S115, S116, S200, S201, S202, S203, S205, S206, S210, S211, S212, S213, S214, S215, S220, S225, S250, S251, S255, S260, S300, S305 and N0200030 Structural Design Statement Ref: SRPTN0200031.01A prepared by Jones Nicholson and issued 24/02/2020. Sighted Certifier Approval dated 17/03/2020.	Condition is generally compliant.			
	External Walls and Cladding					
Schedule 2 B3	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	ARCHITECTURAL DESIGN VERIFICATION STATEMENT Greystanes PS, prepared by COLLARD MAXWELL ARCHITECTS on 10/03/20. Submitted to Certifier on 10/03/2020. Approved by Certifier on 13/03/2020. Provided to DPIE on 20/03/2020.	Condition is generally compliant.			
	Protection of Public Infrastructure					
Schedule 2 B4	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Certifying Authority and Council.	Refer to the following reports prepared by Ausdilapson 05/02/20 with all consents implied within: AD3118A Greystanes Public School External AD3118B Council Assets Greystanes Public School AD3118C Greystanes Public School Greystanes. Submitted to the Certifier via email on 12/02/2020. Submitted to Council via email on 13/02/202	Condition is generally compliant.			
	Site Contamination					
Schedule 2 B5	Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan dated 7 September 2018 and prepared by Environmental Investigation Services.	Sighted Remediation Action plan, Greystanes Public School (Ref: PS112231-CLM-REP-RAP RevB) prepared by WSP on 17/07/2019. Sighted Soil Contamination Assessment prepared by Greencap (Ref: J163029-01) in February 2020.	Condition is generally compliant.			
Schedule 2 B6	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for continued primary school land use and be provided to the satisfaction of the Certifying Authority.	NA	Remediation works have not yet been completed so this condition is not yet triggered.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Unexpected Contamination Procedure					
Schedule 2 B7	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 Construction Environmental Management Plan (CEMP) in accordance with condition B15 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Sighted unexpected finds protocol prepared by Icon Construction as part of the CEMP (Section 17.9)) dated 03 March 2020. WSP Clearance certificates dated 15 January 2019 & 31 January 2019. Greencap Site Contamination Assessment report (February 2020). Greencap Asbestos Clearance Certificate J163029-03 (March 2020). Greencap Asbestos Management Plan (March 2020). SafeWork NSW Notice of intent to remove non-friable asbestos dated 17 March 20.	Condition is generally compliant.			
	Utilities and Services					
Schedule 2 B8	Before the construction of any utility works associated with the development, the applicant must obtain relevant approvals from service providers.	Sighted approval from Sydney Water obtained 16/03/2019. Sighted approval from Essential Energy obtained on 13/12/2018 (electrical). Sighted approval obtained from Jemena on 13/10/2017 (gas).	Condition is generally compliant.			
Schedule 2 B9	Prior to the commencement of 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.	Sighted approval from Sydney Water obtained 16/03/2019. Sighted approval from Essential Energy obtained on 13/12/2018 (electrical). Sighted approval obtained from Jemena on 13/10/2017 (gas).	Condition is generally compliant.			
	Community Communication Strategy					
Schedule 2 B10	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. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Sighted Community Communication Strategy Greystanes Public School, prepared by SINSW in April 2019. Submitted to DPIE for approval on 08/03/2019. Approved by DPIE on 14/04/2019.	Condition is generally compliant.			
	Compliance					
Schedule 2 B11	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 induction records. Sighted evidence of incorporation of CoC obligations in site specific inductions, awareness sessions and toolbox talks/pre-work startups.	Condition is generally compliant.			
	Ecologically Sustainable Development					
Schedule 2 B12	Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in ESD Report prepared by JDH architects dated 30 October 2017 to achieve the equivalent of a minimum 4 Star Green Star rating.	Sighted Green Star Report (Target 4 Star) for Greystanes Public School report prepared by Jones Nicholson 17/04/2019. Submitted to Certifier on 14/02/2020. Approved by Certifier on 17/03/2020	Condition is generally compliant.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Outdoor Lighting					
Schedule 2 B13	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Sighted Services Design Statement (Ref: Ref: BSLTR-20161275.01C) prepared by Jones Nicholson on 14/05/2019. Submitted to Certifier on 14/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020	Condition is generally compliant.			
	Access for People with Disabilities					
Schedule 2 B14	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, the Certifying Authority 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.	Sighted Greystanes Public School – Access Design Certification prepared by Morris Goding Access Consulting on 15/01/2018. Submitted to Certifier on 14/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020.	Condition is generally compliant.			
	Construction Environmental Management Plan					
Schedule 2 B15	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B17); (c) Construction Noise and Vibration Management Sub-Plan (see condition B18); (d) Construction and Demolition Waste Management Sub-Plan (see condition B19); (e) Construction Soil and Water Management Sub-Plan (see condition B20); (f) Biodiversity Management Sub-Plan (see condition B21); (g) Flood Emergency Response (see Condition B22); (h) an unexpected finds protocol for contamination and associated communications procedure; (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (j) 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.	SSD 8778 -B15-B22 Condition Satisfaction Table was provided for review and it details what section of the CEMP (Rev 2 March 2020) addresses condition items detailed from B15 - B20. Sighted NO2000 31-JN Responsive Engineering Combines Services Design Statement dated 10 February 2020.	Condition is generally compliant.			
Schedule 2 B16	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	SSD 8778 -B15-B22 Condition Satisfaction Table was provided for review and it details what section of the CEMP (Rev 2 March 2020) addresses condition items detailed from B15 -B22. Sighted evidence that the CEMP was provided to Certifier on 14/02/2020. Sighted the Certifier approval email 27/02/2020. Sighted evidence of submission to DPIE via email on 23/03/2020.	Condition is generally compliant.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Schedule 2 B17	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Sighted the approved CTPMSP. SSD 8778 -B15-B22 Condition Satisfaction Table was provided for review and it details what section of the CEMP (Rev 2 March 2020) addresses condition items detailed from B15- B22.	Condition is generally compliant.			
Schedule 2 B18	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B18(d); and (f) include a complaints management system that would be implemented for the duration of the construction.	Sighted the approved CNVMSP. SSD 8778 -B15-B22 Condition Satisfaction Table was provided for review and it details what section of the CEMP (Rev 2 March 2020) addresses condition items detailed from B15- B22.	Condition is generally compliant.			
Schedule 2 B19	The Construction and Demolition Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (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.	Sighted the approved CWMSP. SSD 8778 -B15-B22 Condition Satisfaction Table was provided for review and it details what section of the CEMP (Rev 2 March 2020) addresses condition items detailed from B15- B22.	Condition is generally compliant.			
Schedule 2 B20	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Sighted the approved CSWMS. SSD 8778 -B15-B22 Condition Satisfaction Table was provided for review and it details what section of the CEMP (Rev 2 March 2020) addresses condition items detailed from B15- B22.	Condition is generally compliant.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
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Schedule 2 B21	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) provide information and maps that define the biodiversity values across the site; (b) outline priority investment area on-site where biodiversity will benefit from active management and restoration; (c) map potential areas for management of threatened and significant species; (d) measures to minimise the loss of key fauna habitat, including tree hollows; (e) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing, building/structure demolition; (f) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities; (g) controlling weeds and feral pests; (h) an Unexpected Finds Procedure detailing procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR); (i) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and (j) a program to monitor the effectiveness of the measures in the FFMSP.	Sighted the approved BMSP. SSD 8778 -B15- Condition Satisfaction Table was provided for review and it details what section of the CEMP (Rev 2 March 2020) addresses condition items.	Condition is generally compliant.			
Schedule 2 B22	The Flood Emergency Response Sub-Plan (FERSP) must be prepared in consultation with the NSW SES and Council and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEHL, 2007); (c) include details of: i) the flood emergency responses for the construction phase of the development; ii) predicted flood levels; iii) flood warning time and flood notification; iv) assembly points and evacuation routes; v) evacuation and refuge protocols; and vi) awareness training for employees and contractors.	Sighted the approved FERSP. SSD 8778 -B15-B22 Condition Satisfaction Table was provided for review and it details what section of the CEMP (Rev 2 March 2020) addresses condition items detailed from B15- B22.	Condition is generally compliant.			
Biodiversity						
Schedule 2 B23	Prior to any clearing or construction works, the Applicant must purchase and retire ecosystem credits to offset the removal of native vegetation on site. The ecosystem credits must be determined in accordance with the OEHL's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM). Note: If the Applicant seeks a variation to the offset rules, the Applicant must demonstrate that reasonable steps have been taken to find like-for-like offsets in accordance with Section 10.5.4.2 of the FBA and Appendix A of the OEHL's NSW Biodiversity Offsets Policy for Major Projects 2014	Sighted record of confirmation of payment to the Biodiversity Conservation Trust provided from Department of Planning, Industry and Environment on 28 October 2019.	Condition is generally compliant.			
Construction Parking						
Schedule 2 B24	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Confirmation statement provided by Icon Construction titled Condition B24 - Construction Parking prepared on 03/02/2020. Sighted Construction Traffic Management plan of Greystanes Public School prepared by McLaren Traffic Engineering on 5/02/2019.	Condition is generally compliant.			
Road Design and Traffic Facilities						
Schedule 2 B25	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.	Sighted the Notice of Determination of Application to install Type A Hoarding provided by Cumberland Council on 14/03/2019.	Condition is generally compliant.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Stormwater Management System					
Schedule 2 B26	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 Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; (e) divert existing clean surface water around operational areas of the site; (f) direct all sediment laden water in overland flow away from the leachate management system; (g) prevent cross-contamination of clean and sediment or leachate laden water.	Civil Design Statement prepared by Jones Nicholson on 02/04/2019. Refer to civil drawings C001, C010, C050, C051, C100, C110, C200, C201, C202, C210, C211, C220, C230, C231, ESM1 and ESM2. Submitted to Certifier on 14/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020.	Condition is generally compliant.			
	Construction and Demolition Waste Management					
Schedule 2 B27	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.	Sighted a copy of the email sent to RMS Traffic Management Centre dated 12/02/2020.	Condition is generally compliant.			
	Mechanical Ventilation					
Schedule 2 B28	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Mechanical Design Statement (Ref: MSLTR20161275.01) prepared by Jones Nicholson on 01/2/2019. Submitted to Certifier on 14/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020.	Condition is generally compliant.			
	Rainwater Harvesting					
Schedule 2 B29	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.	Sighted Design Statement (Ref: BSLTR20161275.01) prepared by Jones Nicholson on 4/05/2019. Refer to drawing H012 prepared by Jones Nicholson 08/05/2019. Submitted to Certifier on 14/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020.	Condition is generally compliant.			
	Roadworks and Access					
Schedule 2 B30	Prior to the commencement of construction, 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.	Construction Traffic Management Plan of Greystanes Public School prepared by McLaren Traffic Engineering on 5/02/2019. Copy of email sent to Cumberland Council dated 12/02/2020	Condition is generally compliant.			
	Car Parking and Service Vehicle Layout					
Schedule 2 B31	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 28 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) 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, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Greystanes Public School (SSD 17_8778) Traffic Engineering Services - Crown Certification prepared by ARUP on 8/4/2019. Sighted drawing A005 prepared by JDH Architecture on 23/05/2019. Submitted to Certifier on 14/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020.	Condition is generally compliant.			
	Public Domain Works					
Schedule 2 B32	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority 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 Certifying Authority.	Footpath and/or public domain works have not commenced.	Not triggered.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Compliance Reporting					
Schedule 2 B33	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 Certifying Authority. 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 Certifying Authority in writing at least seven days before this is done.	Sighted the Compliance Monitoring and Reporting Program – Greystanes Public School prepared by Johnstaff Projects on 18/02/2020. Submitted to DPIE on 26/02/2020.	Condition is generally compliant.			
Schedule 2 B34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Sighted the Mechanical Services Design Statement (Ref: MSDC- N0200031.01A) prepared by Jones Nicholson 11/02/2020. Submitted to Certifier on 14/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020.	Condition is generally compliant.			
	Operational Noise- Design of Mechanical Plant and Equipment					
Schedule 2 B35	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Report by Cundall, into the detailed design drawings. The Certifying Authority 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 Acoustic Report by Cundall.	Sighted the Mechanical Service Design Statement (Ref: MSDC- N0200031.01A) prepared by Jones Nicholson 11/02/2020. Submitted to Certifier on 14/02/2020. Approved by Certifier with Crown Certificate Approval: 17/03/2020.	Condition is generally compliant.			
During Construction						
	Approved Plans to be On-site					
Schedule 2 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 Certifying Authority.	Verified during site audit e.g. sighted CEMP, design drawings, copy of SSD consent.	Condition is generally compliant.			
	Site Notice					
Schedule 2 C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Project site notices were observed at the project site boundaries during the site visit. Refer to Site Notice Photo.	Compliance with condition has been demonstrated.			
	Operation of Plant and Equipment					
Schedule 2 C3	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; and b) operated in a proper and efficient manner.	Icon plant and equipment certification stickers were observed on multiple items of plant. Daily pre-start log books are filled in for plant and equipment on the project. Botany Access Annual Machine Inspection Certificate B16522 dated 29 Jan 2020 for TH47. Manitou maintenance records dated 12/03/20. NSW 21-005 Greystanes Public School - Equipment Induction dated 19/05/20 - Telescopic Handler (Manitou) Under 3T - Id Ref -9	Compliance with condition has been demonstrated.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Demolition					
Schedule 2 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 Certifying Authority before the commencement of works.	Sighted Demolition & Early Works Methodology for Construction Rev 1 (MERCON). Sighted email to Certifier dated 14/02/20 submitting documentation required for C4. Sighted SSD Consent Compliance Schedule from BMG (as the certifying authority) dated 30/07/20 confirming satisfaction with CoC C4.	Compliance with condition has been demonstrated.			
	Construction Hours					
Schedule 2 C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Access to the project site during the approved hours was observed in the security sign-in sheet. No complaints received to date.	Compliance with condition has been demonstrated.			
Schedule 2 C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No out of hours works have occurred.	Not triggered,			
Schedule 2 C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	No rock breaking, rock hammering, sheet piling or pile driving has occurred on the project. No complaints pertaining to excessive noise activities on the project to date.	Not triggered,			
	Implementation of Management Plans					
Schedule 2 C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Adequacy of mitigation measures implemented for the project is being assessed as part of this audit. No evidence to suggest the construction of the development is not being carried out in accordance with the CEMP and Sub-plans.	Compliance with condition has been demonstrated.			
	Construction Traffic					
Schedule 2 C9	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	All construction vehicles (excluding worker vehicles) were observed contained within the project site boundary for the duration of the site audit.	Compliance with condition has been demonstrated.			
	Road Occupancy Licence					
Schedule 2 C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No road occupancy licence has been required to date.	Not triggered.			
	Safe work Requirements					
Schedule 2 C11	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.	The site was observed to be well secured. Access to the site can only be gained by approved construction and delivery personnel with a sign-in process in place to record entry and exit from site.	General compliance with this condition has been demonstrated.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Hoarding Requirements					
Schedule 2 C12	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	A hoarding permit issued by Cumberland Council dated 14 March 2019 was sighted. Graffiti was observed on the project site hoarding. The Site Manager confirmed that it had been vandalised within 24 hours prior to the audit occurring and that they had arranged for re-painting to occur.	Compliance with condition has been demonstrated. Despite graffiti being visible on the day of the audit, it was evident via the interviews conducted that the hoarding had been vandalised within 24 hours of the audit and that there were plans in place to re-paint. It was recommended at the closing meeting that the site management team consider re-painting the hoarding a different colour that may be less enticing to vandals.			
	No Obstruction of Public Way					
Schedule 2 C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	All public ways in proximity of the project site were observed to be free of obstructions.	Compliance with condition has been demonstrated.			
	Construction Noise Limits					
Schedule 2 C14	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.	Sighted Construction Noise and Vibration Management Sub Plan, Cundall (Rev A- 31/05/19). The CNVMP is also provided as part of the CEMP. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
Schedule 2 C15	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.	The sighted project site security sign-in sheet indicates that the site is being accessed during approved hours only. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities outside of the approved construction hours.	Compliance with condition has been demonstrated.			
Schedule 2 C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date. Some tonal alarm were observed during the site audit.	Compliance with condition has been demonstrated. It was recommended in the audit closing meeting that site management should continue to monitor the use of tonal alarms on-site to help minimise noise impacts on surrounding sensitive receivers.			
Schedule 2 C17	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.	No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
	Vibration Criteria					
Schedule 2 C18	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).	There has been no identification of recorded incidents or complaints by local residents regarding perceived vibration impact from construction activities.	Compliance with condition has been demonstrated.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Schedule 2 C19	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 C18.	No complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.	Compliance with condition has been demonstrated.			
Schedule 2 C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	N/A	Not triggered.			
Tree Protection						
Schedule 2 C21	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction in accordance with AS 4970 2009: Protection of trees on development sites; (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required; 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.	Sighted: - Space Landscape Designs Pty Ltd Landscape Management Plan April 2020. - 630.13067-L01-v1.0-Greystanes PS-Ecological Compliance 20200511 11 May 2020	Compliance with condition has been demonstrated.			
Dust Minimisation						
Schedule 2 C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Stabilisation of stockpiles with vegetation was observed during the audit. It was communicated by site management that water carts were used on the site regularly. No visible dust emissions were noted during the site inspection.	Compliance with condition has been demonstrated.			
Schedule 2 C23	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Stockpiles on the site were observed to be dry. No trucks were observed leaving site during the audit. Public roads were observed to be generally free from mud tracking. One location was identified with some minor dirt	Compliance with condition has been demonstrated.			
Air Quality Discharges						
Schedule 2 C24	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.	Sighted Asbestos Fibre Air Sampling & Analysis Reports (Greencap) dated 2 March 2020, 8 April 2020 and 9 April 2020. No complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.	Compliance with condition has been demonstrated.			
Erosion and Sediment Control						
Schedule 2 C25	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.	ErSed controls were observed to be in place. During the site inspection conducted on the say of the audit, it was noted that some general maintenance and replacement of erosion and sediment controls was required e.g. some sediment bags were deteriorated and split. the boot brush was also being used to wedge open the gate.	Compliance with condition has been demonstrated.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Imported Soil					
Schedule 2 C26	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 [Department/Certifying Authority] upon request.	Sighted Greencap's Imported Soils Review at Greystanes Public High School reports dated 27 March 2020. Sighted email between Greencap and Icon with links to classification letter for another 3 sources dated 07 April 2020. Results indicate the imported aggregate material was compliant with the regulatory requirements in accordance with The Recovered Aggregate Order and The Recovered Aggregate Exemption (NSW EPA 2014). Material was classified as VENM and suitable for the intended purpose at the site.	Compliance with condition has been demonstrated.			
	Disposal of Seepage and Stormwater					
Schedule 2 C27	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.	At the time of the audit, rainwater collection was in the process of being set-up. It was confirmed that no rainwater collected onsite has been pumped to the street stormwater system.	Compliance with condition has been demonstrated.			
	Unexpected Finds Protocol- Aboriginal Cultural Heritage					
Schedule 2 C28	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.	NA - no new objects discovered.	Not triggered.			
	Unexpected Finds Protocol- Historic Heritage					
Schedule 2 C29	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.	NA - no unexpected archaeological relics to date.	Not triggered.			
	Waste Storage and Processing					
Schedule 2 C30	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.	Waste storage areas across the site were observed to be in good order and well maintained. Waste generally contained within open skips or lidded bin	Compliance with condition has been demonstrated.			
Schedule 2 C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste was assessed, classified and managed as required. Waste dockets were reviewed	Compliance with condition has been demonstrated.			
Schedule 2 C32	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.	No trucks were observed leaving site during the audit. Rumble grids are in place at the entry/ exit points to site. No mud tracking onto public roads observed during site audit.	Compliance with condition has been demonstrated.			
Schedule 2 C33	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.	No evidence of concrete wash out or disposal onsite during site inspection on 19/05/20. There have been no reported incidents of concrete waste or rinse water entering stormwater drains or any watercourses.	Compliance with condition has been demonstrated.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Handling of Asbestos					
Schedule 2 C34	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.	Sighted correspondence with SafeWork NSW 'Notice of intent to remove non-friable asbestos' dated 17/03/20.	Compliance with condition has been demonstrated.			
	Incident Notification, Reporting and Response					
Schedule 2 C35	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	No incidents had occurred at the time of the audit.	Not triggered.			
	Non-Compliance Notification					
Schedule 2 C36	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances had been identified at the time of the audit.	Not triggered.			
	Revision of Strategies, Plans and Programs					
Schedule 2 C37	Within three months of: (a) the submission of a compliance report under condition B35; (b) the submission of an incident report under condition C35; (c) the submission of an Independent Audit under condition C40; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	Construction identified as commencing on 25 March 2020. Condition references within 3 months - in progress.	Not triggered.			
Schedule 2 C38	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	No revisions to date.	Not triggered			
	Independent Environmental Audit					
Schedule 2 C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Sighted written approval of independent auditor by Planning Secretary - dated 8 May 2019. Aspect conducted independent audit on 19 May 2020.	Compliance with condition has been demonstrated.			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Schedule 2 C40	No later than four weeks after 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 Certifying Authority.	An Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (DPIE 2018) was prepared (Aspect Environmental Pty Limited, Rev 1, dated 11/05/19). Sighted correspondence of submission of Independent Audit Program to the Department. Sighted correspondence of submission of Independent Audit Program to the Certifying Authority. Construction commenced on 25 March 2020.	Compliance with condition has been demonstrated.			
Schedule 2 C41	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within 8 weeks of the notified commencement date of construction; and (b) a subsequent Independent Audit of construction must be undertaken no later than 26 weeks from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	Addressed within the preparation of this current independent audit scope. Construction commenced on 25 March 2020. The Independent Audit was completed by Aspect on 19 May 2020.	Compliance with condition has been demonstrated.			
Schedule 2 C42	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Addressed as part of the Independent Audit scope. The Independent Audit was completed on 19 May 2020.	General compliance with this condition is demonstrated by this audit itself.			
Schedule 2 C43	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 C40 of this consent; (b) submit the response to the Department and the Certifying Authority; 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 Certifying Authority in writing when this has been done.	Addressed as part of the Independent Audit scope. The applicant's response will be appended to the Final Audit Report. Compliance with subsequent elements unable to be verified prior to finalisation of the independent audit completed on 19 May 2020.	General compliance with this condition is demonstrated by this audit itself.			
Schedule 2 C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	None to date.	Not triggered			
Car Parking and Service Vehicle Layout						
Schedule 2 C45	Within 3 months of commencement of construction the Applicant must consult with Council to determine whether Council's carpark associated with the Greystanes Sportsground on the southern side of Merrylands Road can be used as overflow staff carparking during school hours. The outcome of the consultation and the particulars of any agreement must be detailed in a report and submitted to the satisfaction of the Planning Secretary.	At the time of the audit, this condition had not yet been triggered.	Not triggered			

	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Landscaping					
Schedule 2 C46	Within 3 months of the commencement of construction of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) provide for the planting in accordance with the approved Landscape Plan (Dwg No. L-01 and L-02 prepared by SPACE Landscape Architects dated 6 July 2018; (b) detail the species to be planted on-site, ensuring replacement tree planting at a minimum ratio of 1:1 for all trees removed from the site; (c) identify that tall trees planted on the site are established prior to the occupation of the premises; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and (e) provide for the planting of locally endemic street trees along the northern side of Merrylands Road between Taylor Street and No. 779 Merrylands Road, in consultation with Council.	Construction identified as commencing on 25 March 2020. Amended landscape plan submitted to the Department on 06/05/2020. Sighted copy of submission if the Landscape Management Plan (April 2020) to the Department on 06/05/2020.	Compliance with condition has been demonstrated.			
Schedule 2 C47	The Applicant must submit a copy of the Landscape Management Plan to the Planning Secretary and the Certifying Authority.	Sighted copy of submission of the amended Landscape Management Plan (April 2020) to the Department on 06/05/2020.	Compliance with condition has been demonstrated.			
Appendix 1: Written Incident Notification and Reporting Requirements						
Appendix 1 (1)	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C41 or, having given such notification, subsequently forms the view that an incident has not occurred.	NA	Not triggered - None to date.			
Appendix 1 (2)	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	NA	Not triggered - None to date.			
Appendix 1 (3)	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	NA	Not triggered - None to date.			
Appendix 1 (4)	The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	NA	Not triggered - None to date.			

APPENDIX B - SITE AUDIT PHOTO LOG

GREYSTANES HIGH SCHOOL SSD 8788 INDEPENDENT AUDIT PHOTO LOG

- Figure 1 Project information
- Figure 2 ERSED controls
- Figure 3 Waste skip bin
- Figure 4 Entry/ exit point to site with rumble grid
- Figure 5 No-go-zone protecting trees
- Figure 6 Environmental Policy

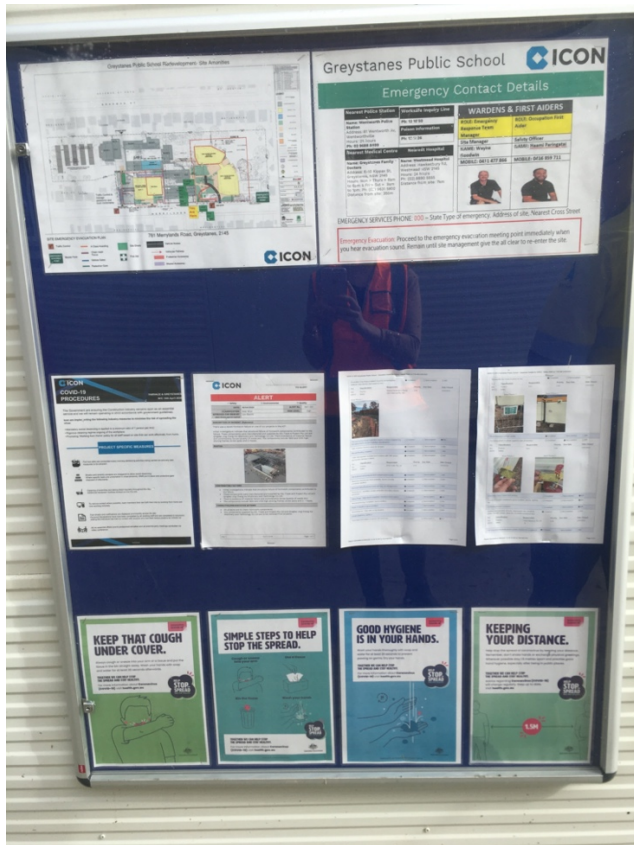


Figure 1 Project information



Figure 2 ERSSED controls



Figure 3 Waste skip bin



Figure 4 Entry/ exit point to site with rumble grid



Figure 5 No-go-zone protecting trees

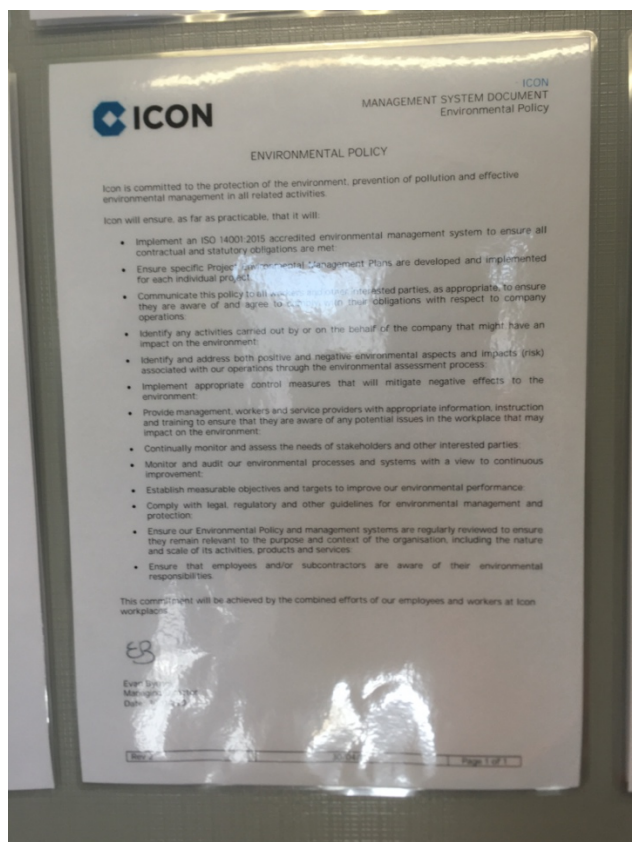


Figure 6 Environmental Policy