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**INDEPENDENT
ENVIRONMENTAL AUDIT
REPORT**

Jindabyne Education Campus, 207 Barry Way,
Jindabyne, NSW 2627

SINSW

28 March 2023

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Quality Management

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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

Executive Summary

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by School Infrastructure NSW (SINSW) to conduct an Independent Environmental Audit (IEA) of the Jindabyne Education Campus development site, located on 207 Barry Way, Jindabyne, NSW 2627 ('the site'). Hansen Yuncken is the appointed Principal Contractor.

The boundary of the site covered by this IEA is provided in Appendix A.

This audit is the first IEA of the construction phase for the project. The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C40 to C45 of the NSW Department of Planning and Environment (DP&E) State Significant Development Approval (SSD 15788005) ('SSD Approval') issued on 10 August 2022, and subsequent modifications.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 31 January 2023.

A total of 191 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 92 items
- Number of non-compliances = 0 items
- Number of non-triggered = 99 items

In addition, assessment of 68 items with regard to the implementation and compliance with the site's construction environmental management plans was conducted. A summary of the findings is provided as follows:

- Number of compliances = 51 items
- Number of non-compliances = 0 items
- Number of non-triggered = 17 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.

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Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DP&E	NSW Department of Planning and Environment (previously DPIE)
DPIE	NSW Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DP&E or delegate.
NSW CoA	NSW DP&E Condition of Approval
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.
Planning Secretary	The Planning secretary under the EP&A Act or nominee.

Term	Description
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none"> • State significant development projects • State significant infrastructure projects, including critical State significant infrastructure projects • Transitional Part 3A projects • Part 4 projects for which the Minister is the consent authority

1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by School Infrastructure NSW (SINSW) to conduct an Independent Environmental Audit (IEA) of the Jindabyne Education Campus development site, located on 207 Barry Way, Jindabyne, NSW 2627 ('the site'). Hansen Yuncken is the appointed Principal Contractor.

The boundary of the site covered by this IEA is provided in Appendix A.

1.1 Background

The development site is located within Lot 101 DP1019527.

The site was part of the greater Jindabyne Sport and Recreation Centre.

The proposed development comprises:

- Construction of 1 and 2 storey school buildings, including general and special support learning areas, staff rooms and administration office, hall, library, and an out of school hours care facility.
- Landscaping works and open space improvements.
- Parking, pick-up and set-down zones, bus zones and loading areas.
- Associated works including school identification signage.
- On-site infrastructure and utilities.

1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

Table 1.1. Audit Team

Name	Role
Rebeka Hall	Lead Environmental Auditor <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802) • Certified Environmental Practitioner (General) EIANZ (No. 889) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913) • BEnvSci (Hons) (Geology)
Dr Cheryl Halim	Auditor /Auditor Technical Specialist <ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201) • BE (Chemical) • PhD (Chemical Engineering)

The Audit Team Declaration is provided in Appendix B.

1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the construction phase of the approved development. This audit is the initial Construction Audit, completed within 12 weeks of the commencement of construction (which commenced on 11 November 2022).

The duration of construction works is anticipated to be 20 months, with completion targeted by July 2024.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C40 to C45 of the NSW Department of Planning and Environment (DP&E) State Significant Development Approval (SSD 15788005) ('SSD Approval') issued on 10 August 2022, and subsequent modifications, which state:

C40	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit
C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements
C42	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.
C43	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C42 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.
C44	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance

This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

1.4 Audit Scope

1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA are as follows:

- **Physical boundary:** The site is located within Lot 101 in DP1019527. The boundary of this Audit is shown in the site plan included in Appendix A. The site is currently a construction site. The Audit also included observation of the general surrounding area.
- **Temporal boundary of the audit** is for the duration of the construction phase. The current IEA applies for the period covering the commencement of the construction (11 November 2022) and the time of the site inspection/audit (31 January 2023). The construction of the Project is anticipated to be completed by July 2024.

1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the approval conditions for SSD 15788005 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) lists items to be evaluated during the Audit:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of environmental performance of the construction site, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
 - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
 - Assessment of any feedback received by DP&E, other agencies and stakeholders (as appropriate)
 - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's construction environmental management plan (CEMP) and sub plans and their implementation.

1.5 Audit Period

This Audit comprises the initial IEA for the site and covers a period review of environmental performance from the commencement of construction (11 November 2022) and the time of the site inspection/audit (31 January 2023).

1.6 Environmental Representative

Hansen Yuncken was engaged by SINSW to conduct civil construction works.

Daniel Spirit-Jones from Hansen Yuncken was the Project Manager and the Environmental Representative, who assisted Geosyntec during this Audit process.

David Eckstein from Hansen Yuncken and Chelsea Balzan and Milan Popovich from Colliers also assisted Geosyntec during the Audit process.

2 Audit Methodology

2.1 Auditor Notification to DP&E

On 5 September 2022 the Department of Education notified DP&E of the Environmental Audit Team. DP&E approval is provided in Appendix C.

2.2 Development of Audit Scope

The Audit scope was prepared in general accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems, which is documented in the Audit Table provided in Appendix F.

2.3 Site Audit Process

The Audit comprised:

1. Opening meeting
2. Compliance to Audit Program
3. Review of evidence of consultation with identified stakeholders
4. Closing meeting
5. Issue of Draft Independent Environment Audit report
6. Review of additional information (if any)
7. Finalisation of Independent Environment Audit report

2.3.1 Opening Meeting

The opening meeting was conducted onsite on 31 January 2023. The agenda for the meeting and the record of attendees is provided in Appendix D.

2.3.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key construction project personnel (available during site inspection) and post site inspection follow up.
- Site walkover and inspection for implementation of environmental controls.
- Review of complaints registers for the project.

2.3.3 Closing Meeting

The closing meeting was held on 8 February 2023. It was agreed that the closing meeting could be conducted via email correspondence. Geosyntec provided an overview of key findings and timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit.

2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 27 March 2023.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 28 March 2023.

2.4 Interviews

Interviews with construction project personnel was conducted on 31 January 2023. The following personnel were interviewed:

- Daniel Spirit-Jones (Hansen Yuncken) – Project Manager, Environmental Representative for this Audit
- David Eckstein (Hansen Yuncken) - Environmental & Sustainability Manager
- Chelsea Balzan (Colliers) – Senior Project Engineer
- Milan Popovich (Colliers) – Project Manager

2.5 Site Inspection

The site inspection was conducted by Rebeka Hall on 31 January 2023, accompanied by David Eckstein (Hansen Yuncken Environmental & Sustainability Manager). The site inspection comprised a walkover of the construction footprint as well as the perimeter of the site.

2.6 Consultation

Geosyntec conducted consultation with DP&E, Transport of New South Wales (TfNSW), Heritage NSW, Office of Sport, NSW Environmental Protection Authority (EPA), and Snowy Monaro Council (Snowy) via submission into the Project Portal or email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.8.

2.7 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

Table 2.1. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggerred	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggerred."

3 Audit Findings

3.1 Approvals and Documents Audited

The following documents were audited:

Table 3.1. Audited Documents

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Mecone (December 2021) Environmental Impact Statement Jindabyne Education Campus (SSD 15788005)
SSD 15788005 Development Consent	SSD 15788005 – Mod 0 dated 10 August 2022.
B9 Community Communication Strategy	SINSW (28 November 2022), Community Communication Strategy. Jindabyne Education Campus: new high school and new primary school SSD15788005.
B15 Construction Environmental Management Plan	Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus.
B16 Construction Traffic and Pedestrian Management Plan	ATC Traffic + Transport (14 February 2023) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus.
B17 Construction Noise and Vibration Management Plan	PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan.
B18 Construction Waste Management Plan	Waste Audit (22 February 2023) Jindabyne Educational Facility - Construction Waste Management Sub-Plan
B19 Construction Soil and Water Management Plan	Northrop (23 February 2023) Civil Repot, Jindabyne Education Campus.
B20 Aboriginal Cultural Heritage Management Plan	NGH (7 November 2022) Aboriginal Cultural Heritage Management Sub-Plan Jindabyne Education Campus
B21 Biodiversity Management Plan	WSP (3 November 2022) Biodiversity Management Plan Jindabyne Education Campus.

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

3.2 Summary of Assessment of Compliance

A total of 191 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 92 items
- Number of non-compliances = 0 items
- Number of non-triggered = 99 items

In addition, assessment of 68 items with regard to the implementation and compliance with the site's construction environmental management plans was conducted. A summary of the findings is provided as follows:

- Number of compliances = 51 items
- Number of non-compliances = 0 items

- Number of non-triggered = 17 items

3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

Based on the information provided, there were no notices, orders, penalty notices or prosecutions during the audit period.

3.4 Discussion of Non-Compliances

There were no non-compliances identified.

3.5 Assessment from Previous Audits

There is no previous Audit for the site.

3.6 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the CEMP and sub-plans are appropriate for the construction works to minimise environmental impact, noting that:

- Vibration and Noise monitoring are not required unless there is a complaint.

3.7 Discussion of Other Matters

The Auditor does not consider that there are other matters, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Prior to conducting the site audit, Geosyntec consulted with DP&E, TfNSW, Heritage, Office of Sport, EPA, and Council. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- No response was received from TfNSW, Heritage, and Council.
- Office of Sport did not have any additional items to cover during this Audit.
- DP&E and EPA provided feedback on items to be addressed as part of this Audit.

Stakeholder feedback and Geosyntec's assessment findings are presented in Table 3.3.

Table 3.2. Consultation with Stakeholders and Evaluation Findings

Agency	Feedback	Geosyntec's Assessment
DP&E	<p>DP&E correspondence dated 14 December 2022 states:</p> <p>In addition to the requirements specified in the consent, please consider, in particular</p> <ul style="list-style-type: none"> • Management of biodiversity • Noise • Dust • Operating hours • Truck movements • Erosion and sediment, including dirt tracking onto public roads • Community consultation • Complaints management, and complaints register. 	<p>DP&E's request is considered to be covered by the SSD conditions of consent and have been reviewed as part of the review of compliance to the SSD conditions of consent in the Audit Table in Appendix F.</p>
EPA	<p>EPA correspondence dated 20 December 2022 are summarised as follow:</p> <p>EPA requests that the recommendations outlined in letter submitted to the NSW Department of Planning and Environment on 15 February 2022 following the EPA review of the Environmental Impact Statement (EIS) for the project be considered during IEA. The matter include the following:</p> <ul style="list-style-type: none"> • Noise and vibration – implementation of a construction noise management plan • Water quality – consideration of receiving waterways and NSW Water Quality Objectives • Air quality – procedures for the prevention of dust emissions • Implementation of management procedures to address sediment and erosion control 	<p>EPA's request is considered to be covered within the SSD conditions of consent and have been reviewed as part of the review of compliance to the SSD conditions of consent in the Audit Table in Appendix F.</p>

3.9 Complaints and Management of Complaints

SINSW provided a complaint register, which is also available online at the Project website (<https://www.schoolinfrastructure.nsw.gov.au/projects/j/jindabyne-education-campus.html>). There was one complaint within the current Audit period as outlined in Table 3.4.

Table 3.3. Complaint Details

Date Received	Nature of Complaint	SINSW's Response	Auditors Comment
9 December 2022	Tree removal and bird disruption – based on the information provided by Colliers, the complaint was related to the bird being identified after the tree was removed.	The complaint record states, “Detail was provided on the project’s Biodiversity Management Plan which was followed by both the contractor and ecologist who were present during the tree removal process. The ecologist’s post clearance summary letter was provided to the community member by email to reassure them of the displaced fauna’s wellbeing and whereabouts.”	The Auditor considers SINSW corrective action addressed the nature of complaint to prevent similar occurrence.

3.10 Incidents and Management of Incidents

Based on the information provided by Hansen Yuncken, there were no incidents reported within the Audit period.

3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the construction phase versus actual impact is assessed in the Audit Table, Appendix F and is summarised in Table 3.5.

Table 3.4. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor’s Review
Environmental amenity	Implement standard measures to reduce light spill to surrounding properties	<ul style="list-style-type: none"> At the time of Audit, external lighting had not yet been installed.
Transport and accessibility	<ul style="list-style-type: none"> Finalise and implement construction traffic management plan. Implement the School Transport Plan to address the Impact of increased vehicular traffic during the operation. 	<ul style="list-style-type: none"> Construction Pedestrian and Traffic Management Plan was prepared to manage traffic and pedestrian movements during construction work. No complaint or incident reported to date. During the Audit, the public way was not obstructed and the traffic access and flow were observed to be adequate. No major occurrence of soil/silt observed on public roads at the time of the site inspection (31 January 2023). Hansen Yuncken stated that work zone signage was being organised. All construction vehicles were observed to be contained wholly within the site. Hansen Yuncken (DE) stated that two vehicles observed parked outside were not their contractors.

Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> • Works were observed to be contained within site during the site inspection. As such no traffic controllers were required. • Hansen Yuncken stated that Out of Hours Work, public work and Oversize Overmass Permit (OSOM) were not required, nor anticipated. Kiss and ride zone will be established that will comprise truck route. • The school transport plan will be assessed during the operational stage.
Ecologically Sustainable Design	Green Star 4-star certification. Assessment of climate change scenarios as recommended in the ESD report.	<ul style="list-style-type: none"> • Based on Hansen Yuncken design and as built scorecard, the design is aiming for Green Star 4-star certification. • Evidence of Green Star 4-star certification will be required at the completion of the construction.
Aboriginal heritage	Community collection of surface artefacts will be incorporated into the pre-construction phase.	<ul style="list-style-type: none"> • Aboriginal Cultural Heritage Management Sub-Plan was prepared. • Based on interview with Hansen Yuncken, surface artefact, Aboriginal heritage or historical relics have not been identified. • Site induction material includes Aboriginal Cultural Heritage Management Sub-Plan. The plan is prepared in consultation with the local Aboriginal representatives. • Induction material includes location of Aboriginal sites and Hansen Yuncken stated that a 5m buffer was implemented. • Hansen Yuncken stated that NGH and community leaders were present during the dig. • Aboriginal Participation Plan hardcopy was observed onsite. • Hansen Yuncken stated that Aboriginal Cultural Heritage Awareness Training may also be provided as the number of contractors increases.
Noise and vibration	<ul style="list-style-type: none"> • Implement standard noise mitigation measures during construction • Aircraft noise intrusion through the building facades will be required to be controlled such that the design internal sound levels listed in AS 2021 can be achieved. 	<ul style="list-style-type: none"> • Construction Noise and Vibration Management Sub Plan was prepared. • Hansen Yuncken stated that no noise or vibration complaint has occurred. • From observation, no unacceptable noise was observed during Audit. Respite periods occurred during noisy works. • Hansen Yuncken stated that plant is also fitted with quackers. • Jindabyne Education Centre Project Pre-delivery Brief was sighted during Audit. The record indicates that construction vehicles did not arrive at the site outside of the construction hours of work. • Neighbour was notified in November 2022 for the upcoming works. Project updates are also available on the project website. • Aircraft noise intrusion through the building facades will be assessed in subsequent audit.
Contamination	<ul style="list-style-type: none"> • Implement Remedial Action Plan to address contamination identified at the site to render the site suitable for proposed development. • Develop and implement an unexpected finds protocol 	<ul style="list-style-type: none"> • Site has a final Remedial Action Plan (RAP) dated 30 January 2023. • Hansen Yuncken stated that remediation has been completed in accordance with RAP. A consultant (JBS&G) is engaged when asbestos is encountered.

Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> • A Contaminated Land Auditor has been engaged to ensure site is made suitable for the proposed development in accordance to the RAP. • A validation report will be made available as part of CLM Audit. • From observation during audit day, the remediation onsite was apparent. Containment cells had been constructed, and backfilling to cap the containment cells was being progressively conducted. • Unexpected finds protocol is available in the CEMP Section 5.11.8. • Implementation of the unexpected finds protocol was documented in the register with the identification of ACM fragments. Unexpected find report will be included in the validation report. • Asbestos impacted areas were observed to be fenced with appropriate signage. • At the time of the audit, Hansen Yuncken advised that site has not generated any solid waste or asbestos waste. All asbestos identified on-site was contained in the containment cell. • Spill kit and signage observed at contractors (Aitken) work sheds.
Drainage	<ul style="list-style-type: none"> • Implement stormwater management system including on-site detention • Implement necessary water sensitive design to reduce the impact of urban development on waterways/creek. 	<ul style="list-style-type: none"> • From observation, the site has 10 sediment basins. Stormwater is captured in basins, which is allowed to seep through the ground. No water discharge has occurred according to Hansen Yuncken. • Hansen Yuncken conducts Environmental Control Observations which involves site walkover / inspection. Record provided for 30 January 2023 indicated there were action items that are flagged for implementation by the contractor. Similar observations were observed by the Auditor during site inspection on 31 January 2023, which observed evidence of some erosion in the Sediment Basin No.8. Corrective and maintenance were actioned on the day (31 January 2023). Active works have only recently commenced with additional controls for sediment and runoff to be established. • Hammertech record sighted, showed rectification on the failed sediment fencing.
Flooding	School management to subscribe to the relevant flood warning systems and maintain communication with SES and local police at all times with respect to flood emergency response.	<ul style="list-style-type: none"> • This requirement applies to the operational stage and will be assessed during the operational stage.
Bushfire hazard	<ul style="list-style-type: none"> • Construct buildings with appropriate bushfire-rated materials • Provide and maintain a APZ (Asset Protection Zone) as specified in the bushfire report 	<ul style="list-style-type: none"> • Bushfire Hazard Assessment for Special Fire Protection Development by Black Ash has been prepared. • Group DLA (02/02/2023) BCA Design Compliance Statement CC3 addresses the building external walls & cladding fire rating hence comply with BCA requirement. • Credwell was also engaged to conduct Campus Fire Engineering Report (ref: SYD000573-FER01). • Confirmation on the completion of the structures as per AS3959-2009 will be reviewed in subsequent Audit. • Completion of Asset Protection Zone will be reviewed in subsequent Audit.

Environmental Aspect	Requirement	Auditor's Review
Biodiversity	<p>To address direct impacts on native vegetation:</p> <ul style="list-style-type: none"> The final disturbance area will seek to avoid the clearing of native vegetation and habitats as a far as practicable. The predicted clearing of native vegetation by the proposal will be monitored against the recorded clearing to inform any final biodiversity offset requirements within the biodiversity offset package. <p>To address direct impacts on threatened animal species and habitat:</p> <ul style="list-style-type: none"> A threatened species unexpected finds protocol will be implemented if threatened flora and fauna species, not assessed in the biodiversity assessment, are identified in the disturbance area. Relocating habitat features (e.g., fallen timber, hollow logs) from the development footprint to adjacent retained vegetation will be undertaken where practicable. Providing for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation and habitat on, or adjacent to, the development to industry best practice and standards. Implement construction management measures accordance with the recommendations in the BDAR 	<ul style="list-style-type: none"> WSP (November 2022) Biodiversity Management Plan Jindabyne Education Campus were produced following the recommendations in the BDAR. Based on observation during the Audit, biodiversity zone were barricaded with appropriate signage. The cordoning of biodiversity zones was consistent with Plans. Ongoing maintenance of retained native vegetation and habitat were observed. No work were observed nor materials were stored within protection zone. Based on the information provided, there has been a qualified WSP consultant who reported the post-clearing summary which addresses the direct impact on the threatened animal species and habitat. Nesting boxes for birds and bats were observed during the Audit.
Tree removal	<p>Implement tree protection measures in arborist report for trees to be retained and plant new replacement trees in accordance with the Landscape Plan.</p>	<ul style="list-style-type: none"> Based on observation during the Audit, biodiversity zone and protected trees were barricaded with appropriate signage. Replacement trees are expected to be planted in accordance with the Landscape Plan at a later stage. During Audit, street trees were observed to have been trimmed to accommodate parking. Hansen Yuncken stated that trimming of the trees were not conducted by Hansen Yuncken, and the works had been conducted by contractors for Jindabyne Sport and Recreation Centre.
Sediment and erosion impacts	<p>Implement measures in the sediment and erosion control plan.</p>	<ul style="list-style-type: none"> Soil Water Management Plan was prepared. During Audit, the site was secured with boundary fencing. Sediment controls were installed along boundary (swales, bales, sedimentation basin and geofab). Hammertech record sighted, showed rectification on the failed sediment fencing. Minor dirt was observed at the entrance, but did not extend onto public road. Hansen Yuncken stated that cattle grids will be installed at the entrance. Stockpiles were observed to be located away from water courses. From observation, the site has 10 sediment basins. Stormwater is captured in basins, which is allowed to seep through the ground. No water discharge has been reported or observed during the audit. Some erosion was observed in the sediment basin No.8 and corrective action was being implemented during the audit.

Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> Active works have only recently commenced with additional controls for sediment and runoff to be established. Water ponding was observed flowing into the BMX site. Photographs shown by Hansen Yuncken after the inspection indicated that water flow has not occurred to the adjacent site.
Aviation	Communication with Jindabyne Aero Club is to be made in relation to the siting and maximum height of the construction cranes to be used any potential obstacle marking and/or lighting requirements for the proposal construction cranes and Sports Field flood lighting.	<ul style="list-style-type: none"> Hansen Yuncken provided evidence of communication with Jindabyne Aero Club to manage this requirement. SLR Aviation Safeguarding report (16 December 2021) (Ref: 610.30436-R02-v2.0) assessed compliance of the Education Centre with respect to the NASF (National Airports Safeguarding Framework) Guidelines. SLR Design Compliance Statement re Condition B13 20221201 (1 December 2022) (Ref: 610.30436-R03-v1.0) states that <i>"the project as currently designed will satisfy all of the recommendations set out in the original Aviation Safeguarding report"</i>.
Waste	Follow procedures and recommendations in waste management plan	<ul style="list-style-type: none"> Construction Waste Management Sub-Plan was prepared. No waste was observed on-site surfaces during the Audit. One general skip bin was observed onsite. Additional skip bins have been delivered to enable waste segregation and sorting. From interview, Hansen Yuncken stated that Tiger Waste and Suez will be used to dispose of waste. Hansen Yuncken advised that site has not generated soil waste yet. Concrete works also have not occurred. A pond (with membrane barrier) will be set up for evaporating concrete waste. No concrete works observed onsite during the Audit. Asbestos encountered was handled according to the unexpected find and contained in the containment cell which is part of the site remedial plan.
Geotechnical	Follow recommendations in geotechnical report	<ul style="list-style-type: none"> Based on the interview with Hansen Yuncken, work was conducted in accordance with the geotechnical reports by ACT Geotechnical Engineers (27 October 2022 and 24 November 2022)
Dust and air quality	The EIS does not provide mitigation measures. The Audit assessed the implementation of the mitigation measures provided in the CEMP and its subplans.	<ul style="list-style-type: none"> Construction equipment maintenance record were sighted via Hammertech and evidence of excavator maintenance was sighted. Colliers advised that equipment that requires maintenance is grounded until maintenance occurs. One soil stockpile was observed on site. Material that is not reused will be seeded to mitigate dust generation. Unacceptable dust was not observed during Audit. One water truck was observed, with another one on the way for back-up. No idle equipment or vehicles was observed. No truck was observed entering or leaving the site. No complaints reported to date. No incidents reported to date.

3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F which included:

- Observation of construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of noise levels and the presence of noise mitigation measures.
- Observation of any contamination issues (such as dust, sediment on the road, sediment into stormwater system).
- Observation of appropriate sediment & dust control and mitigation measures.
- Observation of appropriate waste storage and disposal.
- Observation of chemical storage practices and condition of decanting area(s).

3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Hansen Yuncken's environmental inspection records
- Complaint records and evidence of investigation and follow up
- Site induction materials, induction records and toolbox meeting records.
- Permits and licences.
- Other documents required by the conditions of consent.

3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

3.15 Key Strengths of the Project Environmental Management and Performance

During the audit process, Colliers and Hansen Yuncken demonstrated a high level of understanding of the requirements for environmental management.

The key strengths demonstrated in the project include:

- It was demonstrated that Colliers and Hansen Yuncken have a positive approach to environmental management.
- During the site audit, it was demonstrated that Colliers and Hansen Yuncken have proactive approach to environmental management and is amenable to suggestions on improvement.
- Once successfully utilised, the Hammertech system used by Hansen Yuncken can potentially be an effective tool for recording information for use in the audit.
- Hansen Yuncken engages an environmental consultant to be present onsite full time to provide advice on unexpected finds.

4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to improve record keeping and/or work practices onsite:

- Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A34 of the consent conditions.
- A copy of this IEA and Hansen Yuncken's response must be uploaded to the public website following the completion of this IEA.
- All other recommendations made in the Audit Table (Appendix F) are implemented.

5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd (“Geosyntec”) for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec’s assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

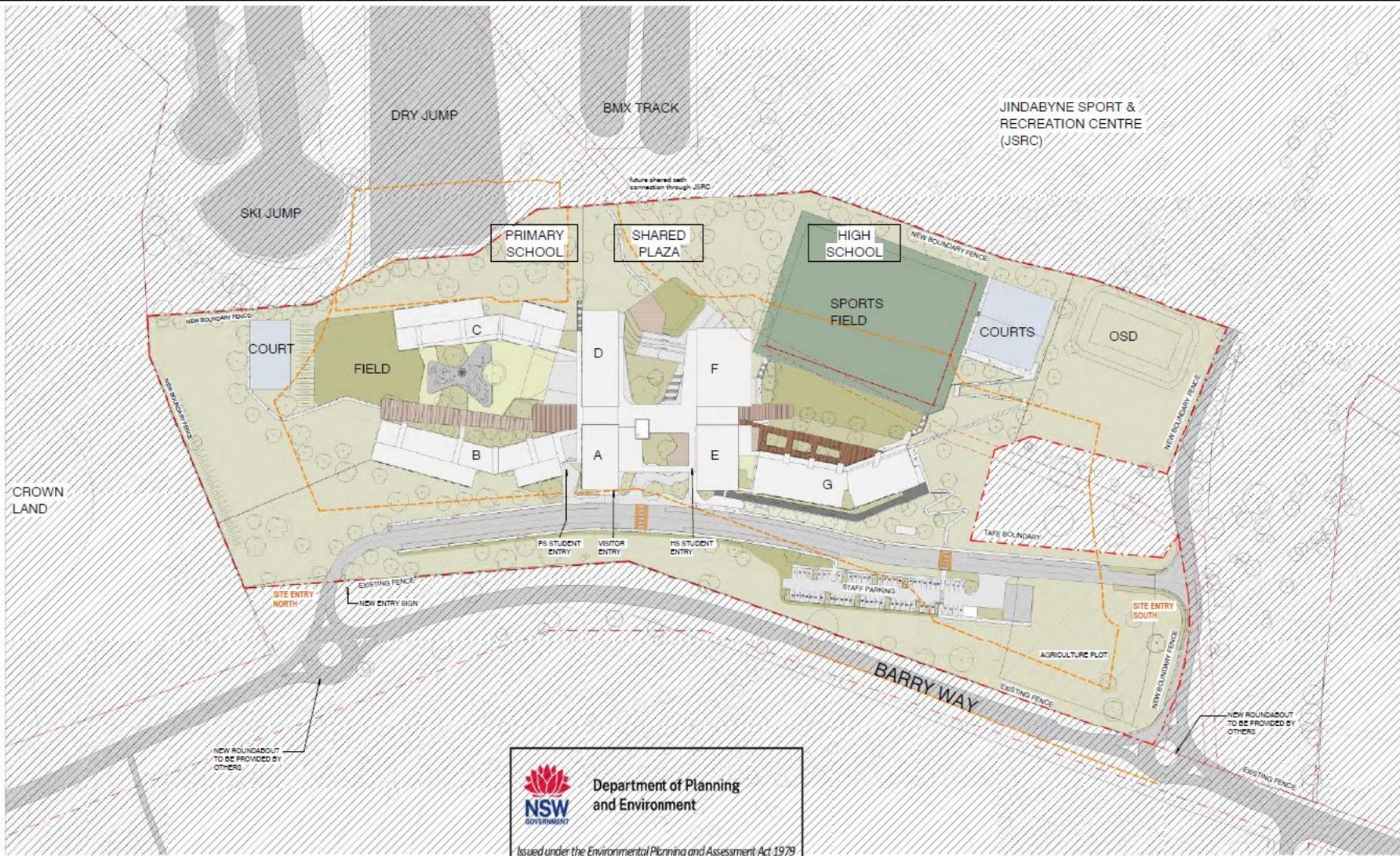
This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

Appendix A Figures



LEGEND

- - - - - Site Boundary

This product has been created to support the main report and is not suitable for other purposes. Image courtesy of djrd Architech

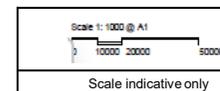
Figure 1: Site Layout Plan

Site Address: Jindabyne Education Campus, 207 Barry Way, Jindabyne, NSW 2627

Client: School Infrastructure NSW

Job Number: AU122214

Date: March 2023



Appendix B Auditor Declaration

Independent Audit Declaration Form

Project Name	Jindabyne Education Campus
Consent Number	SSD1578005
Description of Project	Construction of the Jindabyne Education Campus
Project Address	207 Barry Way, Jindabyne, NSW 2627
Proponent	SINSW
Title of Audit	Independent Environmental Audit of the
Date	28 March 2023

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

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

Notes:

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

Name of Lead Auditor	Rebeka Hall
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802) • Certified Environmental Practitioner (General) EIANZ (No. 889) • Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913) • BEnvSc (Hons) (Geology)
Name of Auditor/Technical Specialist	Cheryl Halim
Signature	

Qualifications	<ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)• BE (Chemical)• PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	1 York St Sydney NSW 2000

Appendix C Correspondence

Department of Planning and Environment

Mr Grant Anderson
Senior Planning Compliance Officer
DEPARTMENT OF EDUCATION
Level 8 259 George Street
SYDNEY NSW 2000
05/09/2022

Dear Mr Anderson

**New Education Campus at Jindabyne - (SSD-15788005)
Independent Audit Team Request**

I refer to your request (SSD-15788005-PA-1) submitted to the Department of Planning and Environment (the department) on 5 September 2022, for the Secretary's approval of suitably qualified persons to undertake the Independent Audit (IA) and prepare the IA report for the New Education Campus at Jindabyne as required under Part C Condition 40 of SSD-15788005.

The Department of Planning and Environment (the department) has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of experts Rebeka Hall and Cheryl Halim of Geosyntec Consultants to undertake the IA and prepare the IA report.

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

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

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

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

Should you wish to discuss the matter further, please contact Katrina O'Reilly on 0429400261 or compliance@planning.nsw.gov.au

Yours sincerely



Katrina O'Reilly
Team Leader - Compliance
Compliance
As nominee of the Planning Secretary

AU122214 L3 DPE Consultation SSD15788005 SINSW Jindabyne Consultation to DPIE 14Dec22

14 December 2022

Department of Planning and Environment

Via Project Portal and

Email : Georgia.Dragicevic@planning.nsw.gov.au

Dear Sir/Madam,

Re: Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW.

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct an Independent Environmental Audit project for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW ('the site'). The site is legally identified as Lot 101 DP1019527.

The Independent Environmental Audit is conducted to meet Conditions C40 to C45 of State Significant Development (SSD) No. 15788005 (dated 10 August 2022) and will be conducted in accordance with the NSW Government Independent Audit Post Approval (May 2020) (IAPAR 2020).

The proposed audit team includes Rebeka Hall as the nominated Lead Auditor, with Cheryl Halim as the alternate Lead Auditor. The Audit Team has been approved by DP&E in a letter dated 5 September 2022 (attached in Attachment A).

As required by the IAPAR (2020), we need to conduct consultation with DP&E and other agencies. Therefore, we invite DP&E to provide any items that need to be included as part of our Audit which has been tentatively scheduled on 31 January 2023.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,



Rebeka Hall

**Independent Environmental Auditor/
Exemplar Global AU (ISO 19011:2018)
(No. 7090818-5136510)
Geosyntec Consultants Pty Ltd**

Attachments: Attachment A – Approval of Audit Team

Cissillia Young

From: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Sent: Wednesday, 14 December 2022 1:29 PM
To: Cissillia Young
Cc: Rebeka Hall; Cheryl Halim; Katrina O'Reilly
Subject: RE: AU122214 Jindabyne Education Campus - DP&E - Consultation letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic. If you suspect fraud, click "Phish Alert Report."

Hi Cissillia,

Thank you for consulting the Department on the upcoming IEA for Jindabyne Education Campus. In addition to the requirements specified in the consent, please consider, in particular the management of biodiversity, noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation, complaints management, including complaints register.

Thank you kindly,
Georgia

Georgia Dragicevic
Senior Compliance Officer

Compliance | Department of Planning and Environment
T 02 4247 1852 | **M** 0439 612 137 | **E** georgia.dragicevic@planning.nsw.gov.au
PO Box 5475, Wollongong NSW 2520
www.dpie.nsw.gov.au



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

Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

From: Cissillia Young <Cissillia.Young@Geosyntec.com>
Sent: Wednesday, 14 December 2022 1:19 PM
To: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>

Cc: Rebeka Hall <Rebeka.Hall@Geosyntec.com>; Cheryl Halim <cheryl.halim@geosyntec.com>
Subject: AU122214 Jindabyne Education Campus - DP&E - Consultation letter

Dear Georgia,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct an independent environmental audit (IEA) of the construction phase for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW development.

The State Significant Development (SSD) (SSD No. 15788005) consent issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders. Hereby attached is the Consultation letter.

Please advise if DP&E has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been tentatively scheduled to take place on 31 January 2023.

Please do not hesitate to contact us if you have any questions. We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Rebeka Hall).

Kind Regards,

Cissillia Young
Environmental Engineer

Seasons Greetings

Our offices will be closed from Friday 23 December 2022 and will re-open Monday 9 January 2023

 GEOSYNTEC CONSULTANTS PTY LTD

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070

[geosyntec](#) | [SiREM](#) | [savron](#)

Cissillia Young

From: Cissillia Young
Sent: Wednesday, 14 December 2022 1:19 PM
To: 'Maurice.Morgan@transport.nsw.gov.au'
Cc: Rebeka Hall; Cheryl Halim
Subject: AU122214 Jindabyne Education Campus - Transport - Consultation letter

Dear Maurice,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct an independent environmental audit (IEA) of the construction phase for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW development.

The State Significant Development (SSD) (SSD No. 15788005) consent issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if **Transport NSW** has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been tentatively scheduled to take place on 31 January 2023.

Please do not hesitate to contact us if you have any questions. We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Rebeka Hall).

Kind Regards,

Cissillia Young
Environmental Engineer

Seasons Greetings

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Cissillia Young

From: Cissillia Young
Sent: Wednesday, 14 December 2022 1:19 PM
To: Nicole.Davis@environmental.nsw.gov.au; Jackie.Taylor@environmental.nsw.gov.au
Cc: Rebeka Hall; Cheryl Halim
Subject: AU122214 Jindabyne Education Campus - Heritage Consultation letter

Dear Nicole and Jackie,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct an independent environmental audit (IEA) of the construction phase for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW development.

The State Significant Development (SSD) (SSD No. 15788005) consent issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if Heritage has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been tentatively scheduled to take place on 31 January 2023.

Please do not hesitate to contact us if you have any questions. We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Rebeka Hall).

Kind Regards,

Cissillia Young
Environmental Engineer

Seasons Greetings

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Cissillia Young

From: Cissillia Young
Sent: Wednesday, 14 December 2022 1:19 PM
To: Steve.Manning@sport.nsw.gov.au; Lachlan.Clark@sport.nsw.gov.au
Cc: Rebeka Hall; Cheryl Halim
Subject: AU122214 Jindabyne Education Campus - Office of Sport and Recreation Consultation letter

Dear Steve and Lachlan,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct an independent environmental audit (IEA) of the construction phase for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW development.

The State Significant Development (SSD) (SSD No. 15788005) consent issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if the Office of Sport and Recreation has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been tentatively scheduled to take place on 31 January 2023.

Please do not hesitate to contact us if you have any questions. We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Rebeka Hall).

Kind Regards,

Cissillia Young
Environmental Engineer

Seasons Greetings

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A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070

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Cissillia Young

From: Steve Manning <steve.manning@sport.nsw.gov.au>
Sent: Wednesday, 14 December 2022 3:37 PM
To: Cissillia Young; Lachlan Clark
Cc: Rebeka Hall; Cheryl Halim
Subject: RE: AU122214 Jindabyne Education Campus - Office of Sport and Recreation Consultation letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic. If you suspect fraud, click "Phish Alert Report."

Hi Cissillia,

Thanks for the email.

We have no current comments or concerns regarding environmental issues with this project for your consideration.

Regards

Steven Manning

Regional Manager
Regional Delivery
South East and Tablelands Regional Office

T (02) 6450 0202 **M** 0412 445 475 **E** steve.manning@sport.nsw.gov.au **W** sport.nsw.gov.au

207 Barry Way, Jindabyne NSW 2627
Ngarigo Country

Working days Monday to Thursday,



Office
of Sport



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: Cissillia Young <Cissillia.Young@Geosyntec.com>
Sent: Wednesday, 14 December 2022 1:19 PM
To: Steve Manning <steve.manning@sport.nsw.gov.au>; Lachlan Clark <lachlan.clark@sport.nsw.gov.au>
Cc: Rebeka Hall <Rebeka.Hall@Geosyntec.com>; Cheryl Halim <Cheryl.Halim@Geosyntec.com>
Subject: AU122214 Jindabyne Education Campus - Office of Sport and Recreation Consultation letter

Dear Steve and Lachlan,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct an independent environmental audit (IEA) of the construction phase for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW development.

The State Significant Development (SSD) (SSD No. 15788005) consent issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if the Office of Sport and Recreation has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit. The first audit has been tentatively scheduled to take place on 31 January 2023.

Please do not hesitate to contact us if you have any questions. We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Rebeka Hall).

Kind Regards,

Cissillia Young
Environmental Engineer

Seasons Greetings

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P: +61 (2) 9251 8070

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The Office of Sport acknowledges the Aboriginal people, the Traditional Custodians of this land, and pays respect to our Aboriginal Elders – past, present and emerging.

This message is intended for the addressee named and may contain privileged information or confidential information or both. If you are not the intended recipient please delete it and notify the sender.

Cissillia Young

From: Cissillia Young
Sent: Wednesday, 14 December 2022 1:19 PM
To: info@epa.nsw.gov.au
Cc: Rebeka Hall; Cheryl Halim
Subject: AU122214 Jindabyne Education Campus - EPA Consultation letter

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct an independent environmental audit (IEA) of the construction phase for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW development.

The State Significant Development (SSD) (SSD No. 15788005) consent issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if EPA has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit.
The first audit has been tentatively scheduled to take place on 31 January 2023.

Please do not hesitate to contact us if you have any questions.
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Rebeka Hall).

Kind Regards,

Cissillia Young
Environmental Engineer

Seasons Greetings

Our offices will be closed from Friday 23 December 2022 and will re-open Monday 9 January 2023



A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070

[geosyntec](#) | [SiREM](#) | [savron](#)



Our reference: SF22/7029

Department of Planning and Environment
4 Paramatta Square, Pitt Street
Sydney, NSW, 2001
Attention: Christopher Eldred
Senior Planning Officer, Industry Key Sites

15 February 2022

Dear Mr Eldred,

State Significant Development (SSD) 15788005
New Education Campus at Jindabyne (New Primary and High School)

Thank you for providing the NSW Environment Protection Authority (EPA) with the opportunity to provide comments on the Environmental Impact Statement (EIS) for the proposed New Education Campus at Jindabyne (New Primary and High School) ('the Project'). The request was received from the Department of Planning and Environment via the Major Projects Portal on 20 January 2022.

The EPA considers that the project is not scheduled under the *Protection of the Environment Operations Act 1997* (the POEO Act) and therefore does not require an Environment Protection Licence (EPL). As per Section 6 of the POEO Act, the EPA is the appropriate authority (ARA) for activities carried out by a public authority, including Department of Education. In that regard, the EPA is the ARA for the project. The EPA has reviewed the EIS for the proposal and provides detailed comments in **Attachment 1** for your consideration.

The EPA takes this opportunity to remind the proponent that all construction and operation activities must be carried out with due diligence, duty of care and in accordance with best management practices. All staff associated with operations relating to the works must be aware of the strict liability provisions of the POEO Act, particularly section 120 of the POEO Act which prohibits the pollution of waters. In this regard, all personnel involved in the works should be aware of work plans, legislation and environmental sensitivity of the receiving waters and associated controls before any works commence.

If you have any questions or wish to discuss the matter further, please contact Lisa Fane on (02) 6229 7002 or at info@epa.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Rizzuto'.

Matthew Rizzuto
Unit Head
Regulatory Operational Regional

Phone 131 555 **TTY** 133 677
Phone +61 2 9995 5555 **ABN** 43 692 285 758
(from outside NSW)

Locked Bag 5022
Parramatta
NSW 2124 Australia

4 Parramatta Square
12 Darcy St, Parramatta
NSW 2150 Australia

info@epa.nsw.gov.au
www.epa.nsw.gov.au

ATTACHMENT 1: DETAILED COMMENTS FROM REVIEW OF EIS

NOISE AND VIBRATION

The EIS assesses potential noise impacts during construction and operation in accordance with the Noise Policy for Industry (EPA 2017). The EIS identifies that there are multiple sensitive receivers located close to the project.

Construction

There is a predicted noise impact on one sensitive receiver to the south during demolition and earth work without the implementation of noise controls. The noise levels are predicted to generally exceed the noise management level, however no exceedance of the highly noise affected levels is foreseen. The EIS outlines a series of mitigation and management recommendations to address potential noise impacts during construction.

The EPA recommends that the proponent develops and implements a Noise Mitigation and Management Plan prior to commencing works to minimise noise impacts on sensitive receivers.

The EPA recommends that the proponent identify and consider all reasonable and feasible measures to minimise noise impacts for nearby sensitive receivers during construction.

Mechanical Plant and Equipment

The EIS identifies that the technical specification of the mechanical services, plant and equipment are unavailable at this stage and should be assessed in greater depth during the detailed design of the Project.

The EPA recommends that the proponent ensure that mechanical plant and equipment installed does not generate noise that:

- Exceeds 5 dBA above the rating background noise level (day, evening and night) measured at the boundaries of the proposal site, and

- Exhibits tonal or other annoying characteristics.

Hours of Operation

The EIS identifies that construction is proposed to occur from Monday to Friday (7am to 6pm) and Saturday (8am to 1pm). No construction works are proposed on Sundays or Public Holidays. Further, works conducted outside of standard construction hours will be conducted in accordance with an approved Out of Hours protocol that has been prepared, submitted, and approved prior to the commencement of works.

Should works be undertaken outside of recommended standard construction hours, the EPA recommends that the proponent prepare a noise impact assessment to quantify out of hours construction noise impacts and identify all feasible and reasonable work practices and noise mitigation. The EPA recommends that the assessment be prepared with due regard to the Interim Construction Noise Guidelines (DEC, 2009).

WATER QUALITY

WATER QUALITY OBJECTIVES

The receiving waterway for the proposal is Lees Creek, which ultimately flows into Lake Jindabyne which forms part of the high conservation value Snowy River Catchment which supports a range of environmental values and uses. As such, the EPA considers that a high standard of planning, implementation and operation of sediment

and erosion controls will be required to protect the NSW Water Quality Objectives and environmental values of the catchment.

The EIS does not consider the NSW Water Quality Objectives (WQOs) in receiving waters. The WQOs and Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018) provide the general framework to assess the potential impacts of a discharge on the environmental values of the receiving waters.

The EPA requires consideration of the receiving environment and relevant WQOs in relation to the project if any discharges to a waterway are proposed.

The EPA reminds the proponent that it is an offence under section 120 of the POEO Act to pollute waters.

CONSTRUCTION

The EIS identifies that, prior to any earthworks commencing onsite, soil and water management control measures that comply with *Managing Urban Stormwater Soil and Construction* 2004 (Blue Book) will need to be in place. The EPA acknowledges that sediment and erosion control measures are briefly discussed in the EIS, including the installation of a temporary sediment basin to capture site runoff. Details on the capacity, sizing, design rain event, catchment and management of the sediment basin has not been provided.

The EPA recommends further information to demonstrate the capacity, sizing, design rain event, catchment and management of the sediment be provided to clearly show hows Lees Creek and Lake Jindabyne will be protected.

The EPA recommends that a detailed Sediment and Erosion Control Management Plan is developed for the proposed construction prior to the commencement of works.

AGRICULTURAL PLOT MANAGEMENT

The EPA notes that the proposal includes the addition of an agricultural plot associated with the high school. Consideration should be given to the management of runoff and erosion from the agricultural plot following the completion of construction activities to ensure there is no impact on the environmental values of the receiving waterways.

AIR QUALITY

The EIS does not identify management measures to minimise dust emissions during construction. The proponent is encouraged to consider:

1. Reusing water collected in sediment basins for dust suppression;
2. Covering and stabilising stockpiles; and
3. Staging earthworks to minimise exposed areas

The EPA recommends all reasonable and feasible dust mitigation measures are implemented during construction and operation to prevent dust emissions.

CONTAMINATION

ABESTOS

The EIS identifies that site investigations have found asbestos and pesticide use have been concerns of primary contamination. The investigation has indicated that pesticide contamination is a low risk, however found that

asbestos in the topsoil fill material present in the south-eastern portion of the site exceeded the adopted Health Screening Level-A. Additionally, further investigation should be undertaken in the area prior to development.

The EPA encourages the development of a Construction Environment Management Plan to address any asbestos protocols.



Our reference: DOC22/772223-2

Cissillia Young
Geosyntec Consultants Pty Ltd
Email: cissillia.young@geosyntec.com

20 December 2022

Dear Ms Young

Jindabyne Education Campus – Independent Environment Audit – Request for Consultation

I am writing in response to the request for consultation with NSW Environment Protection Authority (EPA) as part of the independent environmental audit of (IEA) for the construction phase of the Jindabyne Educational Campus, Jindabyne NSW (the project).

The EPA encourages independent environmental audits as part of good management practices and to ensure projects are complying with their statutory obligations.

Although not scheduled under the *Protection of the Environment Operations Act 1997* (POEO Act) as the appropriate regulatory authority the EPA has not received any complaints regarding environmental issues nor recorded any environmental incidents during the construction phase of the project.

As outlined in the attached letter submitted to the NSW Department of Planning and Environment on 15 February 2022 following the EPA review of the Environmental Impact Statement (EIS) for the project, the EPA advised that all construction and operation activities must be carried out with due diligence, duty of care and in accordance with best management practices. The EPA requests that the recommendations outlined in the attached letter be considered during the IEA. Matters for consideration include:

- Noise and vibration – implementation of a construction noise management plan
- Water quality – consideration of receiving waterways and NSW Water Quality Objectives
- Air quality – procedures for the prevention of dust emissions
- Implementation of management procedures to address sediment and erosion control

If you have any questions about this matter, please contact Meg Edmonds on (02) 6229 7002 or at info@epa.nsw.gov.au

Yours sincerely

A handwritten signature in cursive script that reads 'J Goodwin'.

JANINE GOODWIN

Unit Head

Regulatory Operations - Regional

Phone 131 555
Phone +61 2 9995 5555
(from outside NSW)

TTY 133 677
ABN 43 692 285 758

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Parramatta
NSW 2124 Australia

4 Parramatta Square
12 Darcy St, Parramatta
NSW 2150 Australia

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www.epa.nsw.gov.au

Cissillia Young

From: Cissillia Young
Sent: Wednesday, 14 December 2022 1:20 PM
To: council@snowymonaro.nsw.gov.au; Volker.Georgi@snowymonaro.nsw.gov.au;
Sophie.Ballinger@snowymonaro.nsw.gov.au; John.Gargett@snowymonaro.nsw.gov.au;
Zachary.Crombie-Brown@snowymonaro.nsw.gov.au
Cc: Rebeka Hall; Cheryl Halim
Subject: AU122214 Jindabyne Education Campus - Council Consultation letter

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct an independent environmental audit (IEA) of the construction phase for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW development.

The State Significant Development (SSD) (SSD No. 15788005) consent issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the first independent audit.

The first audit has been tentatively scheduled to take place on 31 January 2023.

Please do not hesitate to contact us if you have any questions.
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Rebeka Hall).

Kind Regards,

Cissillia Young
Environmental Engineer

Seasons Greetings

Our offices will be closed from Friday 23 December 2022 and will re-open Monday 9 January 2023

 GEOSYNTEC CONSULTANTS PTY LTD 

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000
P: +61 (2) 9251 8070

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Appendix D Record of Meeting and Agenda

Independent Environmental Audit – Kickoff Meeting Agenda

Site: Jindabyne Education Campus, 207 Barry Way, Jindabyne, NSW 2627

SSD: 15788005

Date & Time: 29 November 2022, 1:00 pm

Invitees:

Jim Lewis (SINSW)	Robin Roy (SINSW)	
Milan Popovich (Colliers)	Chelsea Balzan (Colliers)	Adam Howard (Colliers)
Matt O'Grady (Hansen Yuncken)	David Eckstein (Hansen Yuncken)	Daniel Spirit-Jones (Hansen Yuncken)
Cheryl Halim (Geosyntec)	Rebeka Hall (Geosyntec)	Cissillia Young (Geosyntec)

AGENDA

1. Introductions
 - a. Audit Team
 - b. Roles, Responsibilities
2. Understanding of the Project
3. Audit aim – to address SSD 15788005 Conditions
4. Objectives & methodology of an IEA
 - a. Guideline
 - b. Objectives
 - c. Timeline and Audit Schedule
 - d. Audit Table
 - e. Evaluation criteria
 - f. Consultation with Stakeholders
5. Resources required
6. Questions

AU122214 L4 Opening Meeting Agenda for 1st Audit 31Jan23

Independent Environmental Audit – Opening Meeting Agenda

Site: Jindabyne Education Campus, 207 Barry Way, Jindabyne, NSW 2627

SSD: 15788005

Date & Time: Tuesday, 31 January 2023, 9AM

Invitees:

Robin Roy (SINSW)	David Eckstein (Hansen Yuncken)	Daniel Spirit-Jones (Hansen Yuncken)
Milan Popovich (Colliers)	Chelsea Balzan (Colliers)	Sonia Mallos (SINSW)
Cheryl Halim (Geosyntec)	Rebeka Hall (Geosyntec)	

AGENDA

1. Introductions
 - a. Participants and Roles
 - b. Purpose and Objective of Audit
 - c. Scope of Audit (boundary, activities, processes)
 - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology
 - a. Timing – site based/desktop based
 - b. Evidence based (record and observation)
 - c. Recording of observations (notes, photographs, discussions)
 - d. Any site limitation, cultural, religious or social sensitivities
 - e. Additional Audit requirements from Agency Consultation
 - f. Notification from DP&E or other agencies
 - g. Complaints
 - h. Incidents
3. Reporting
 - a. Method (at time of observation, closing meeting (recap, formal report)
 - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
 - c. Post Audit opportunity to respond prior to Final Report
4. Close out meeting – timing via Teams or email (8 February 2023)

Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature
Chelsea Balzan	Senior Project Engineer (colliers)	CB
David Eckstein	Envi. + Sust Manager (HY)	DBE
DANIEL SPIRIT-JONES	PROJECT MANAGER (HY)	D. Spirit-Jones
Milan Popovich	Project Manager (colliers)	MP
Rebeka Hall	Lead Auditor Geosyntec	RH

From: [Cheryl Halim](#)
To: [Daniel Spirit-Jones](#); [David Eckstein](#); [Balzan, Chelsea](#); [Popovich, Milan](#)
Cc: [Jim Lewis](#); [Robin Roy](#); [Cissillia Young](#); [Rebeka Hall](#)
Subject: AU122214 Closing Meeting for First Audit, Jindabyne Education Campus, SSD15788005
Date: Wednesday, 8 February 2023 7:29:04 AM
Attachments: [AU122214 IEA Audit Table.xlsx](#)
[HY Email Response to CEMP input. Auditor response back.xlsx](#)

Dear All,

Thank you to Colliers and Hansen Yuncken for attending our Opening Meeting and participating in the first IEA for the Jindabyne Education Campus, 207 Barry Way Jindabyne, conducted on Tuesday 31 January 2023. This email provides a summary of the audit findings to date and additional items required to complete the Audit. Please accept this correspondence as the Closing Meeting.

1. Background and Objective of Email

During the site visit, Geosyntec observed environmental management and conducted interviews with key Colliers and Hansen Yuncken representatives regarding site practices. A review of the information provided by Colliers and Hansen Yuncken against the IEA Audit Table was also conducted.

As discussed onsite, the compliance of each item is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

2. Status of Review and Timing.

The current status of our Audit Table is attached. Outstanding items are shown in yellow, and we request additional information (where available) from Hansen Yuncken and/or Colliers.

The Draft Report will be sent to SINSW by 24 February 2023, subject to receipt of the outstanding information.

Colliers/Hansen Yuncken will have an opportunity to provide additional information and rectify any potential non-compliances within a week, after which we will issue our final report.

3. Identified Strengths

Hansen Yuncken has an organised information system with robust record keeping, which assisted the Audit process. During the site audit, it was demonstrated that Hansen Yuncken is proactive in their approach to environmental management and is amenable to suggestions on improvement. Once successfully utilised, the Hammertech system may be an effective tool for recording information for use during future audits. Hansen Yuncken consults with their nominated environmental consultant to provide advice on any unexpected finds.

4. Potential non-compliances and opportunities for improvement

Geosyntec identified the following opportunities for improvements:

- Various items – We will require the CC3 certificate to finalise the items.
- Sediment and stormwater control – Geosyntec concurs with HY recommendations on the maintenance, upgraded and repair to the current controls arising after the recent rain event. Inspections should be conducted routinely particularly after heavy rain events to ensure controls are working

- Dust on road – Recommendations will be made to clean public road should dust be tracked onto the road.

5. Outstanding Items in Audit Table

See attached table (highlighted in yellow). Please provide by 20th February 2023 (preferably earlier).

6. Outstanding items for CEMP and Subplans

Please also find attached the outstanding items for CEMP and subplans. Can Hansen Yuncken please provide an amended version of the plans as soon as possible?

Thank you for your time.

Please don't hesitate to contact Rebeka or myself if you have any questions.

Sent on behalf of Rebeka Hall, Lead Auditor.

Kind Regards,

Dr Cheryl Halim
Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

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P: +61 (2) 9251 8070

M: +61 430 013 246

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Appendix E Photographs

Photograph Log

Client Name:

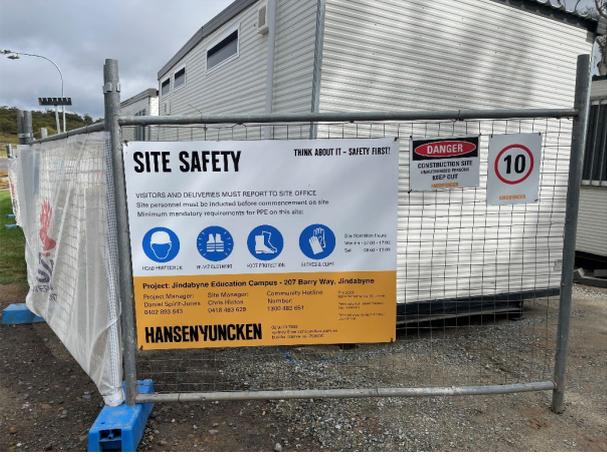
Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G76</p>	<p>Date: 31/1/2023</p>	
<p>Description:</p> <p>Site notice observed at the main front access gate to the works site.</p>		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G86, G182</p>	<p>Date: 31/1/2023</p>		
<p>Description: Hoarding observed around the site boundary with Barry Way and Public access road.</p>			

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G87, G212</p>	<p>Date: 31/1/2023</p>	 
<p>Description:</p> <p>All construction vehicles observed during the Audit were parked off the street.</p> <p>No obstruction to the public thoroughfare way was observed.</p> <p>All works contained within site.</p> <p>It is noted that the available parking is shared with contractors working on the adjoining TAFE redevelopment project.</p>		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G94, G202, G203, G204, G215, G230</p>	<p>Date: 31/1/2023</p>		
<p>Description:</p> <p>Tree Protection Zones established around retained trees with appropriate signage.</p> <p>No work or materials stored within TPZ.</p> <p>Nesting boxes observed (bird, bat) during Audit.</p> <p>Appropriate cordoning of biodiversity zones consistent with Plans.</p>			

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G95</p>	<p>Date: 31/1/2023</p>	
<p>Description:</p> <p>One water truck present on site and available as needed. No unacceptable dust generation was observed during the audit.</p>		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G97</p>	<p>Date: 31/1/2023</p>	
<p>Description:</p> <p>Erosion and sediment control were observed around the down gradient perimeter of the site. Installation of 'mini basins' and swales were observed.</p>		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G98</p>	<p>Date: 31/1/2023</p>	
<p>Description:</p> <p>Sediment control mini basin 9. Stormwater is captured in basins, which freely drains.</p> <p>Hansen Yuncken provided an inspection report following a heavy rainfall event (30 January 2023) with corrective maintenance items listed. These comprised clear out of sediment loaded basin and repair to washed out swales. Auditor observed corrective action during the Audit on the day.</p>		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G98, G99, G197, G214</p>	<p>Date: 31/1/2023</p>	
<p>Description: Sediment control basin 6 with established swales. Stormwater was captured in basins and freely drains. Water ponding was observed flowing into the BMX site during Audit.</p>		

<p>Photo Number: G99, G197, G214</p>	<p>Date: 31/1/2023</p>	
<p>Description: Sediment control basin 10 Hansen Yuncken provided an inspection report following a heavy rainfall event (30 January 2023) with corrective maintenance items listed. These comprised clear out of sediment loaded basin and repair to washed out swales. Auditor observed corrective action during the Audit on the day.</p>		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G99</p>	<p>Date: 31/1/2023</p>	
<p>Description:</p> <p>Sediment control basin 5.</p> <p>Hansen Yuncken provided an inspection report following a heavy rainfall event (30 January 2023) with corrective maintenance items listed. These comprised clear out of sediment loaded basin and repair to washed out swales. Auditor observed corrective action during the Audit on the day.</p>		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G106, G207</p>	<p>Date: 31/1/2023</p>	
<p>Description:</p> <p>One general skip bin currently available onsite. Delivery of additional skip bins was observed during the audit to enable waste segregation and sorting.</p>		

Photograph Log

Client Name:

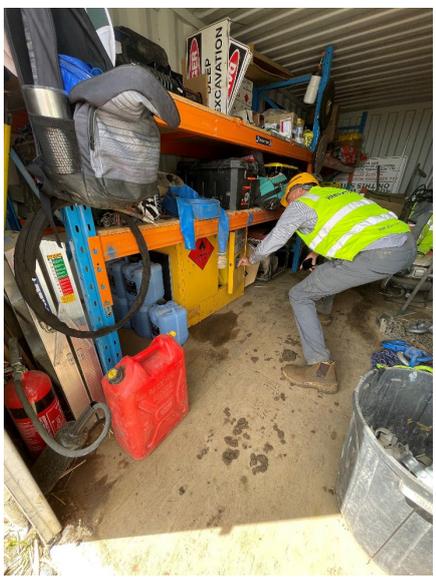
Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G220</p>	<p>Date: 31/1/2023</p>		
<p>Description:</p> <p>Asbestos impacted areas were observed to be fenced with appropriate signage. At the time of inspection, the remedial works had been completed and the cap being installed. Spill kit and signage observed at contractors (Aitken) work sheds.</p>			
			

Appendix F Audit Table

Geosyntec ID	Document	SSD Condition No. CEMP Section	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status																																																																																																																																																																						
							Compliant	Non-Compliant	Not Triggered																																																																																																																																																																				
Part A Administrative Conditions																																																																																																																																																																													
G1	SSD	A1	Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Based on review of implementation of the condition of consent and the CEMP, this condition is considered to be compliant.																																																																																																																																																																								
G2	SSD	A2	Terms of Consent	The development may only be carried out: (a) in compliance with the conditions of this consent;	Based on review of implementation of the condition of consent and the CEMP, this condition is considered to be compliant.																																																																																																																																																																								
				(b) in accordance with all written directions of the Planning Secretary;	31/1/2023: Interview: HY (DSJ) stated that there has been no written direction.																																																																																																																																																																								
				(c) generally in accordance with the EIS and Response to Submissions and Supplementary Response to Submissions;	Based on review of implementation of the condition of consent and the EIS and Rts, this condition is considered to be compliant.																																																																																																																																																																								
				(d) in accordance with the approved plans in the table below:	31/01/2023 and 16/02/2023:																																																																																																																																																																								
				<table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by djrd Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>SSDA.0003</td><td>F</td><td>Proposed Site Context Plan</td><td>03.05.21</td></tr> <tr><td>SSDA.0005</td><td>D</td><td>Demolition Plan</td><td>03.05.21</td></tr> <tr><td>SSDA.0101</td><td>N</td><td>Proposed Site Plan</td><td>03.05.21</td></tr> <tr><td>SSDA.0201</td><td>L</td><td>Lower Ground Floor Plan</td><td>03.05.21</td></tr> <tr><td>SSDA.0202</td><td>K</td><td>Ground Floor Plan</td><td>03.05.21</td></tr> <tr><td>SSDA.0203</td><td>J</td><td>First Floor Plan</td><td>03.05.21</td></tr> <tr><td>SSDA.0204</td><td>J</td><td>Roof Plan</td><td>03.05.21</td></tr> <tr><td>SSDA.0301</td><td>E</td><td>Elevations</td><td>03.05.21</td></tr> <tr><td>SSDA.0302</td><td>F</td><td>Sections</td><td>03.05.21</td></tr> <tr><td>SSDA.0303</td><td>D</td><td>Sections</td><td>22.06.21</td></tr> <tr><td>SSDA.0304</td><td>G</td><td>Elevations - 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G3	SSD	A3		<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>31/1/2023: Interview: - HY (DSJ) stated that there has been no written direction.</p> <p>Record sighted: - DPE email (29 November 2022) New Education Precinct at Jindabyne (SSD-15788005) Construction Environmental Management Plan and Sub-plans, Conditions B15-B21. Email states that:</p> <p>1. SINSW is to follow up with Snowy Monaro Regional Council (Council) so there is opportunity for council staff to provide feedback on Construction Traffic Pedestrian Management Sub-Plan and Construction Soil Water Management Sub-Plan. 2. "On receipt of Council's feedback regarding the CTPMSP and CSWMSP, please revise the respective plans to incorporate Council's response, attach a copy of Council's emailed comments, and re-submit the CTPMSP and CSWMSP to the Department."</p> <p>Interview: - HY (AH) stated that SINSW compliance officer have demonstrated multiple attempts over a prolong period to close this out with Council with no response to date.</p>				
G4	SSD	A4		The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Condition noted				
G5	SSD	A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	The work has commenced within five years of consent date.				
G6	SSD	A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>31/01/2023 Record sighted: - Group DLA (9/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 1 – Demolition and Excavation). - Group DLA (5/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure).</p>				
G7	SSD	A7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this 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.	Condition noted				

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G8	SSD	A8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and	This is assessed in items G23, G41, G45, G49, G52, G53, G55, G56, G70, G75, G104, G105, G147, G158, G160, G162, G171, G184 and is considered to be compliant.		Compliant	Non-Compliant	Not Triggered
				(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.	31/01/2023: From record sighted for each items there are either outcome of that consultation, matters resolved or no issue raised except for the following: In ACHMSP (7 November 2022) Section 4 noted the below: "On the 7th of November 2022 verbal comments were provided to NGH by John Dixon- Ngarigo and Djiringanj people and elders. It was specially noted that C28 of Schedule 3 of the Development Consent must be reworded to ensure the opportunity to be involved in mitigation works and events of unexpected finds for this project state Aboriginal custodian rather than specially identifying the LALCs (Local Aboriginal Land Council) involvement in works for this project. Subsequent, to the modification of this condition this plan should be updated accordingly however it was stressed that regardless of this condition an opportunity to participate in the mitigation works should be provided to the appropriate representatives for the Aboriginal custodians of the land on which the project is being built. These comments were requested to be included into this plan. Where possible these comments have been incorporated into version Final v1.1 however NGH note that this plan is currently bounded by the existing conditions of the Development Consent." - Comber (14/12/20022) Jindabyne Education Campus Connecting with country Meeting (dated 4 November 2022).				
G9	SSD	A9	Staging	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	31/01/2023 Interview: Hansen Yuncken (DSJ) stated project is not staged, however landscaping works will be conducted post-occupation in November 2024.				

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G10	SSD	A10	Staging	<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>31/01/2023</p> <p>Interview: Hansen Yuncken (DSJ) stated project is not staged, however landscaping works will be conducted post-occupation in November 2024.</p>				
G11	SSD	A11		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary	<p>31/01/2023</p> <p>Interview: Hansen Yuncken (DSJ) stated project is not staged, however landscaping works will be conducted post-occupation in November 2024.</p>				
G12	SSD	A12		Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	<p>31/01/2023</p> <p>Interview: Hansen Yuncken (DSJ) stated project is not staged, however landscaping works will be conducted post-occupation in November 2024.</p>				
G13	SSD	A13	Staging, Combining and Updating Strategies, Plans or Programs	<p>The applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p>	<p>31/01/2023</p> <p>Interview: Hansen Yuncken (DSJ) stated project is not staged, however landscaping works will be conducted post-occupation in November 2024.</p>				
				<p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p>	<p>31/01/2023</p> <p>Interview: Hansen Yuncken (DSJ) stated no management plans have been combined.</p>				
				<p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p>31/01/2023</p> <p>Interview: Hansen Yuncken (DSJ) stated that management plans are reviewed every 6 months and comprise working document.</p>				

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G14	SSD	A14		Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	31/01/2023 Record sighted: - DPE email (29 November 2022) New Education Precinct at Jindabyne (SSD-15788005) Construction Environmental Management Plan and Sub-plans, Conditions B15-B21. Email states that DPE acknowledge receipt of the project CEMP, Revision 1.1 dated 10 November 2022, prepared by Hansen Yuncken Pty Ltd, and the Sub-plans (CTPMSP, CNVMSP, CWMP, CSWMSP, ACHMSP, BMSP).				
G15	SSD	A15		If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	31/01/2023 Interview: Hansen Yuncken (DSJ) stated project is not staged, however landscaping works will be conducted post-occupation in November 2024.				
G16	SSD	A16		Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	31/01/2023 Interview: Hansen Yuncken (DSJ) stated the updated plans are implemented.				
G17	SSD	A17	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA <i>Notes:</i> - <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i>	31/01/2023 Record sighted: - Group DLA (9/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 1 – Demolition and Excavation). - Group DLA (5/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure).				
G18	SSD	A18	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	31/01/2023 Record sighted: - Group DLA (02/02/2023) BCA Design Compliance Statement CC3 NSW Department of Education, School Infrastructure NSW Jindabyne Education Campus 8-18 Park Road, Jindabyne NSW 2627. - Credwell (18 January 2023) Jindabyne Education Campus Fire Engineering Report (ref: SYD000573-FER01). The design therefore achieves compliance with BCA Performance Requirements DP4, DP5 and DP6, EP2.2, CP1, CP2. Area assessed were Building A/D/E/F/G, First Floor: Extended travel distance between exits of 68 m in lieu of 60 m on the elevated walkway. Block F, Ground Floor: Egress paths converge in open space. Block F, ground floor: Deletion of smoke hazard management (smoke exhaust or heat vents) required for the stages due to the floor area of ~130 m ² Building A/E/D/F/G: Presence of combustible elements (timber noggings) in external walls Block D and A: Reduction of fire resistant levels (FRL's) in load bearing modular walls Building A/E/D/F/G: Oversized fire compartment of approximately 10,000 m ² Building C: Fire hydrant booster located without line of sight from the principal entrance of the new building.				

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G19	SSD	A19	External Materials	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <p>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</p> <p>(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</p> <p>(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</p>	<p>31/01/2023 Record sighted: - Pedavoli Architech (PA) letter (19 October 2022). CC1 Jindabyne Educational Campus Crown Certificate. Condition A19 is part of CC3. - Pedavoli Architech (PA) letter (16 December 2022) to Group DLA (the Certifier). CC3 for Structure (Above ground services, Walls, Roof, and Fitout) states that PA "confirm that the minor changes to the colour/finish of approved external materials are similar to the approved ones in terms of the colour/finish, tone/shade, quality, durability, in accordance with this condition." - Group DLA (02/02/2023) BCA Design Compliance Statement CC3 NSW Department of Education, School Infrastructure NSW Jindabyne Education Campus - 8-18 Park Road, Jindabyne NSW 2627. - CC3 was not part of the first construction audit that was conducted on 31 January 2023. Condition G19(c) will be assessed in the next audit. It is considered as non-triggered in this audit.</p>				
G20	SSD	A20	Design and Construction for Bush Fire	<p>New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959- 2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.</p>	<p>31/01/2023 Record sighted: - Black Ash (11 January 2022) Bushfire Hazard Assessment, Special Fire Protection Purpose Development State Significant Development (SSD No 15788005), Jindabyne Central School 207 Barry Way, NSW. - Pedavoli Architech (6 March 2023) Design Statement states that "we have carried out compliance with AS3959 :2009 as applicable to the design for the Architectural documentation of the Jindabyne EC project."</p>				

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G21	SSD	A21	Design and Construction for Bush Fire	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.	31/01/2023 Record sighted: - Hansen Yuncken email (17 March 2023) from Andrew Lesh states that this item will be in CC4. Thus this item is considered non-triggered now.				
G22	SSD	A22	Design and Construction for Bush Fire	From the commencement of building works and for the duration of the educational land-use, the entire leasehold area must be managed as an inner protection area in accordance with the following requirements of Appendix 4 of Planning for Bush Fire Protection 2019:	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(a) tree canopy cover should be less than 15% at maturity;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(b) trees at maturity should not touch or overhang the building;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(c) Lower limbs should be removed up to a height of 2 m above the ground;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(d) tree canopies should be separated by 2 to 5 m;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(e) preference should be given to smooth-barked and evergreen trees;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(f) large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(g) shrubs should not be located under trees;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(h) shrubs should not form more than 10% ground cover;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
				(i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.				
(j) grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.								
(k) leaves and vegetation debris should be removed regularly.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be within CC4.								

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G23	SSD	A23	Design and Construction for Bush Fire	Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the: (a) NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; and,	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be required prior to occupation.				
				(b) NSW RFS Schools Program Guide and/or Australian Standard AS 3745:2010 Planning for emergencies in facilities. The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. <i>Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development. An Emergency Planning Committee needs to be established to consult with residents (and their families in the case of schools) and staff in developing and implementing an Emergency Procedures Manual. Detailed plans of all emergency assembly areas including on-site and off-site arrangements as stated in AS 3745: 2010 are to be clearly displayed, and an annual emergency evacuation exercise is to be conducted.</i>	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this will be required prior to occupation.				
G24	SSD	A24	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The condition is noted.				
G25	SSD	A25	Applicability of Guidelines	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.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that Planning Secretary has not issued any directions.				
G26	SSD	A26	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	The condition is noted and will be reviewed in specific conditions requiring monitoring.				

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G27	SSD	A27	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (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;	31/01/2023 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/j/jindabyne-education-campus.html)				
				(iii) all approved strategies, plans and programs required under the conditions of this consent;	31/01/2023 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/j/jindabyne-education-campus.html)				
				(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;	31/01/2023 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/j/jindabyne-education-campus.html) - Complaint register				
				(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;	31/01/2023 Interview: - Monitoring has not occurred.				
				(vi) a summary of the current stage and progress of the development;	31/01/2023 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/j/jindabyne-education-campus.html) - Project update				
				(vii) contact details to enquire about the development or to make a complaint;	31/01/2023 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/j/jindabyne-education-campus.html)				
				(viii) a complaints register, updated monthly;	31/01/2023 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/j/jindabyne-education-campus.html) - Complaint register				
				(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	31/01/2023 - First audit has not yet been completed.				
				(x) any other matter required by the Planning Secretary; and	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated there has not been any request from Planning Secretary.				
				(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	31/01/2023 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/j/jindabyne-education-campus.html)				

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G28	SSD	A28	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	31/01/2023 Record sighted: - Hansen Yuncken Trade Contractor Pre-Award Meeting - NSW, which refers to the Project Management Plan. - HY Project Specific Site Induction for Jindabyne Education Campus March 2023 version, includes a section that all staff and subcontractors are to comply with the SSDA15788005.				
G29	SSD	A29	Incident Notification, Reporting and Response	The Planning Secretary must be notified through the major projects portal 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.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no incident has occurred to date.				
G30	SSD	A30	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no incident has occurred to date.				
G31	SSD	A31	Non-Compliance Notification	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no non-compliance has occurred to date.				
G32	SSD	A32	Non-Compliance Notification	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.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no non-compliance has occurred to date.				
G33	SSD	A33	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no non-compliance has occurred to date.				
G34	SSD	A34	Revision of Strategies, Plans and Programs	Within three months of:	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no non-compliance has occurred to date and no compliance report has been produced.				
				(a) the submission of a compliance report under condition A31;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no incident has occurred to date.				
				(b) the submission of an incident report under condition A30;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no incident has occurred to date.				
				(c) the submission of an Independent Audit under condition C41 or C42;	31/01/2023 This is the first independent audit.				
				(d) the approval of any modification of the conditions of this consent; or	31/01/2023 No modifications have been issued.				
(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Certifier must be notified in writing that a review is being carried out.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated no directions have been provided by Planning Secretary.								

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G35	SSD	A35	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Certifier. Where revisions are required, the revised document must be submitted to the Certifier for information within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that the management plans were recently updated and will be submitted to Certifier soon.				
G36	SSD	A36	Biodiversity Development Assessment Report	Prior to the commencement of works, the Biodiversity Development Assessment Report (BDAR), prepared by WSP Australia Pty Ltd dated July 2022, must be updated with the offset credits for Mauve Burr-daisy, Silky Swainsona-pea, and Tarengo Leek Orchid to be calculated with a polygon of 0.8ha rather than the 0.46ha as currently utilised in the BDAR. The updated BDAR must be submitted to the satisfaction of the Certifier. A copy of the approved updated BDAR and a copy of the documentation given to the Certifier must be provided to the Planning Secretary for information within seven days of the Certifier approving the BDAR.	31/01/2023 Record sighted: - WSP (November 2022) Biodiversity Management Plan Jindabyne Education Campus - WSP (3/8/2022) Jindabyne Education Campus, Biodiversity Development Assessment Report. - Email from Colliers to GroupDLA (21 November 2022) providing the BDAR. - Email from GroupDLA to Colliers (21 November 2022) providing approval of the BDAR. - DoE (10/11/2022) New Jindabyne Education Campus (SSD 15788005): Submission of updated Biodiversity Development Assessment Report in accordance with Condition A36.				
Part B Prior to Commencement of Construction									
G37	SSD	B1	Notification of Commencement	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	31/01/2023 Record sighted: - DoE (10/11/2022) New Jindabyne Education Campus (SSD 15788005): Submission of Notification of Commencement in accordance with Condition B1, stating commencement of construction is 15/11/2022.				
G38	SSD	B2	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	31/01/2023 Interview: Hansen Yuncken (DSJ) stated project is not staged, however landscaping works will be conducted post-occupation in November 2024.				

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G39	SSD	B3	Certified Drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<p>31/01/2023 and 16/02/2023: Record sighted:</p> <ul style="list-style-type: none"> - Group DLA (10 November 2022) BCA Design Compliance Statement GDL220464 Stage 1 Demolition and Early Works. - Group DLA (9/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 1 – Demolition and Excavation). - Group DLA (5/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure). - Group DLA (02/02/2023) BCA Design Compliance Statement CC3 NSW Department of Education, School Infrastructure NSW Jindabyne Education Campus - 8-18 Park Road, Jindabyne NSW 2627. (ref: GDL220464.2) - Northprop (3 November 2022) letter Ref: SY221264-00-CTST01 (Rev 1). Certification for drawings of retaining wall structures by Jonathan Low, Principal, Structural Engineer, BE Civil (structures), MIEAust CPEng NER. - Northprop (5 December 2022) letter Ref: SY221264-00-CTST03 (Rev 2), Jindabyne Education Campus – Structural Certificate for CC2. Document contain Certification of Inground services, Foundations and structure for Crown Certificate 2. 				
G40	SSD	B4	External Walls and Cladding	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>31/01/2023 and 16/02/2023: Record sighted:</p> <ul style="list-style-type: none"> - DoE (16/11/2022) New Jindabyne Education Campus (SSD 15788005): Submission of External Walls and Cladding in accordance with Condition B4 (addressed to DP&E). - Email from GroupDLA (11/22/2022) stating that Condition B4 is addressed for CC1. - Group DLA (02/02/2023) BCA Design Compliance Statement CC3 NSW Department of Education, School Infrastructure NSW Jindabyne Education Campus - 8-18 Park Road, Jindabyne NSW 2627. (ref: GDL220464.2) 				

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G41	SSD	B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	31/01/2023 Record sighted: - Email (4/1/2023) Email from Telstra to HY. - Email (7/12/2022) Email from NBN to Star Group (electrical contractor). - Email (18/1/2023) Email from Essential Energy to HY. Interview: Hansen Yuncken (DSJ) stated that: - DBYD was conducted. - Telstra has been onsite. - Plans for Sport and Recreation fire hydrant were obtained.		Compliant	Non-Compliant	Not Triggered
				(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;	31/01/2023 Record sighted: - Project Solutions (27/10/2022) 207 Barry Way, Jindabyne NSW 2627 Jindabyne Education Campus Dilapidation Report.				
				(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and	31/01/2023 Record sighted: - HY email (21/03/2023) to Group DLA with dilapidation report attached. - HY Transmittal Correspondence Form (21/03/2023) to Jindabyne Recreational Centre providing USB containing dilapidation report. - HY Transmittal Correspondence Form (21/03/2023) to Snowy Monaro Regional Council providing USB containing dilapidation report.				
				(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	31/01/2023 Interview: - Colliers (CB) stated that this has not been requested by Planning Secretary.				
G42	SSD	B6	Pre-Construction Survey – Adjoining Properties	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and heritage listed buildings that are likely to be impacted by the development.	31/01/2023 Interview: - Colliers (MP) stated that this is not required as there were no affected residential or heritage listed buildings.				
G43	SSD	B7	Pre-Construction Survey – Adjoining Properties	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	31/01/2023 Interview: - Colliers (MP) stated that this is not required as there were no affected residential or heritage listed buildings.				

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G44	SSD	B8	Pre-Construction Survey – Adjoining Properties	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;	31/01/2023 Record sighted: - Aitken (31 October 2022), Statement of effects of Vibrating Equipment on Surround Structures – Jindabyne Education Campus. Aitken stated that "It is our professional opinion that the earthworks when completed with the proposed machinery for the works and attachments that there will be no effect to surrounding structures. Condition B8 is addressed."				
				(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and	N/A				
				(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	N/A				
G45	SSD	B9	Community Communication Strategy	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases;	31/01/2023: Record sighted: - SINSW (28 November 2022), Community Communication Strategy. Jindabyne Education Campus: new high school and new primary school SSD15788005. Section 3. - SINSW (10 November 2022) New Jindabyne Education Campus (SSD 15788005); Submission of Community Communication Strategy in accordance with Condition B9.				
				(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	31/01/2023: Record sighted: - SINSW (28 November 2022), Community Communication Strategy. Jindabyne Education Campus: new high school and new primary school SSD15788005. Section 4				
				(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	31/01/2023: Record sighted: - SINSW (28 November 2022), Community Communication Strategy. Jindabyne Education Campus: new high school and new primary school SSD15788005. Section 4.1				
				(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant;	31/01/2023: Record sighted: - SINSW (28 November 2022), Community Communication Strategy. Jindabyne Education Campus: new high school and new primary school SSD15788005. Section 6.5				
				(ii) through which the Applicant will respond to enquiries or feedback from the community; and					
(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.									

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G46	SSD	B10	Ecologically Sustainable Development	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>31/01/2023 Record sighted: - Northprop (31 October 2022) Jindabyne Education Campus – SSD-15788005 Condition B10 states that "the design will be incorporating the ESD principles identified in the ESD Report prepared by Steensen Varming dated 12 November 2021, which included the sustainability requirements and initiatives from the Green Star rating tool. The project's design is targeting the achievement of a 4-star Green Star rating certified by the GBCA Green Star Design and As-Built v1.3 rating tool."</p> <p>N/A</p>				
G47	SSD	B11	Outdoor Lighting	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>31/01/2023 Record sighted: - NDY (1 December 2022) JINDABYNE EDUCATION CAMPUS – CROWN CERTIFICATE 2 COMPLIANCE CERTIFICATE states that NDY's design is in accordance with the referenced standards in Condition B11. - Group DLA (5/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure).</p>				
G48	SSD	B12	Demolition	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>31/01/2023 Record sighted: - Aitken (31 October 2022) Statement of Compliance with the Safety Standards – Jindabyne Education Campus - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Submission of Demolition Work Plan in accordance with Condition B12. - Group DLA (9/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 1 – Demolition and Excavation), stating they have received Aitken letter. Interview: - Hansen Yuncken (DSJ) stated that demolition has not yet been completed.</p>				
G49	SSD	B13	Existing Airport / Helicopter Operations During Construction	<p>Prior to the commencement of crane works, helicopter and aeroclub operations at the Jindabyne Aeroclub are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders including the Jindabyne Aeroclub. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site as set out in the Aviation Assessment prepared by SLR Consulting Australia Pty Ltd dated 16 December 2021. A report summarising the outcome of the review must be submitted to the Certifier.</p>	<p>31/01/2023 Record sighted: - SLR (1 December 2022) letter Ref:610.30436-R03-v1.0 Design Compliance Statement re Condition B13 20221201. SLR letter addressed this condition. - Group DLA (5/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure).</p>				
G50	SSD	B14	Environmental Management Plan Requirements	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Notes: - The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval - The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	<p>31/01/2023 Record sighted: - Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus.</p>				

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G51	SSD	B15	Construction Environmental Management Plan	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work;	31/01/2023 Record sighted: - Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 4.2 - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23. - CEMP is submitted as part of CC1 criteria to the certifier		Compliant	Non-Compliant	Not Triggered
				(ii) 24-hour contact details of site manager;	31/01/2023 Record sighted: - Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 4.2				
				(iii) management of dust and odour to protect the amenity of the neighbourhood;	31/01/2023 Record sighted: - Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.7				
				(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	31/01/2023 Record sighted: - Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.17				
				(v) measures to be in place to address aviation operations in accordance with condition B13	31/01/2023 Record sighted: - CEMP has Appendix 15 : SLR Design Compliance Statement				
				(vi) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;	31/01/2023 Record sighted: - SINSW (28 November 2022), Community Communication Strategy. Jindabyne Education Campus: new high school and new primary school SSD15788005. - Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.18				
				(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;	31/01/2023 Record sighted: - Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.11.8				
				(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	31/01/2023 Record sighted: - Hansen Yuncken (March 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.11.8 - ACHMSP (7 November 2022) Section 4				
				(d) mitigation measures in accordance with: (i) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);	31/01/2023 Record sighted: - ATC Traffic + Transport (24 October 2022) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus				
				(ii) Construction Noise and Vibration Management Sub-Plan (See condition B17);	31/01/2023 Record sighted: - PWNA (9 November 2022) Construction Noise and Vibration Management Sub Plan, Jindabyne Education Campus				
(iii) Construction Waste Management Sub-Plan (see condition B18);	31/01/2023 Record sighted: - Waste Audit (19 October 2022) Jindabyne Educational Facility - Construction Waste Management Sub-Plan								

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G51 cont.				(iv) Construction Soil and Water Management Sub-Plan (see condition B19);	31/01/2023 Record sighted: - Northrop (28 October 2022) Civil Repot, Jindabyne Education Campus				
				(v) Aboriginal Cultural Heritage Management Sub-Plan (see condition B20);	31/01/2023 Record sighted: - NGH (November 2022) Aboriginal Cultural Heritage Management Sub-Plan Jindabyne Education Campus				
				(vi) Biodiversity Management Sub-Plan (see condition B21).	31/01/2023 Record sighted: - WSP (November 2022) Biodiversity Management Plan Jindabyne Education Campus				
G52	SSD	B16	Construction Environmental Management Plan	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	31/01/2023 Record sighted: - ATC Traffic + Transport (24 October 2022) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus. Appendix A (Chartered Engineer and Master of Urban Regional Planner) prepared the document. - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23.				
				(b) be prepared in consultation with Council and TfNSW;	31/01/2023 Record sighted: - ATC Traffic + Transport (24 October 2022) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus. Section 1.6				
				(c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	Section 4				
				(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;	Section 4.3.2				
				(iii) heavy vehicle routes, access and parking arrangements;	Section 3.2, 3.3, 3.6				
				(iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and	Section 3.2 and 3.3				
				(v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	Section 3.2				

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G53	SSD	B17	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	31/01/2023 Record sighted: - PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan. Appendix B states that report was prepared by director of Pulse White Noise Acoustics and member of the Australian Acoustic Society. - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23.				
				(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	31/01/2023 Record sighted: - PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan. Section 4.1				
				(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	31/01/2023 Record sighted: - PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan. Section 6.1 and 6.2				
				(d) include strategies that have been developed with the community for managing high noise generating works;	31/01/2023 Record sighted: - PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan. Section 6.4.4 and 6.4.5				
				(e) describe the community consultation undertaken to develop the strategies in condition B17(d);	31/01/2023 Record sighted: - PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan. Section 6.4.2				
				(f) include a complaints management system that would be implemented for the duration of the construction; and	31/01/2023 Record sighted: - PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan. Section 6.5				
				(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B15.	31/01/2023 Record sighted: - PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan. Section 6.2.2 and 6.3.2				

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G54	SSD	B18	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;	31/01/2023 Record sighted: - Waste Audit (19 October 2022) Jindabyne Educational Facility - Construction Waste Management Sub-Plan. - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23.				
				(b) information regarding the recycling and disposal locations; and	31/01/2023 Record sighted: - Waste Audit (19 October 2022) Jindabyne Educational Facility - Construction Waste Management Sub-Plan				
				(c) confirmation of the contamination status of the development areas of the site based on the validation results.	31/01/2023 Record sighted: - Waste Audit (19 October 2022) Jindabyne Educational Facility - Construction Waste Management Sub-Plan				
G55	SSD	B19	Construction Environmental Management Plan	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	31/01/2023 Record sighted: - Northrop (28 October 2022) Civil Repot, Jindabyne Education Campus. Report is verified by Senior Civil Engineer with degree in BE (Civil) MIEAust CPEng NER. The report was provided to Snowy Monaro Regional Council for their review and comment on 28 October 2022. (CEMP Section 1.6, Appendix A & B). - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23.				
				(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	31/01/2023 Record sighted: - Northrop (28 October 2022) Civil Repot, Jindabyne Education Campus. Section 2 and drawings CSK01 and CSK02				
				(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	31/01/2023 Record sighted: - Northrop (28 October 2022) Civil Repot, Jindabyne Education Campus. Drawings CSK01 and CSK02				
				(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	31/01/2023 Record sighted: - Northrop (28 October 2022) Civil Repot, Jindabyne Education Campus. Section 2.1.1				
				(e) detail all off-site flows from the site	31/01/2023 Record sighted: - Northrop (28 October 2022) Civil Repot, Jindabyne Education Campus. Section 2 and drawings CSK01 and CSK02				

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G56	SSD	B20	Construction Environmental Management Plan	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;	31/01/2023 Record sighted: - ACHMSP (7 November 2022) Section 4 addresses this condition. - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23.		Compliant	Non-Compliant	Not Triggered
				(b) describe the measures to protect the known artefact Jindabyne Campus AFT 2 in perpetuity;	31/01/2023 Record sighted: - ACHMSP (7 November 2022) Section 5 and Table 5-1 address this condition				
				(c) implement recommendations made in the Aboriginal Cultural Heritage Assessment for Jindabyne Education Campus dated 23 May 2022 prepared by NGH Pty Ltd	31/01/2023 Record sighted: - ACHMSP (7 November 2022) Section 5 and 7 address this condition				

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G57	SSD	B21	Construction Environmental Management Plan	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person/s;	31/01/2023 Record sighted: - WSP (3 November 2022) Biodiversity Management Plan Jindabyne Education Campus, was prepared by Bachelor of Environmental Science and/or Accredited BAM Assessor. - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23.				
				(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the biodiversity development assessment report prepared by WSP Australia Pty Ltd and dated July 2022 and set out how these areas will be protected from construction impacts;	31/01/2023 Record sighted: - Biodiversity Management Plan Jindabyne Education Campus (3 November 2022) Section 4.1				
				(c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.	31/01/2023 Record sighted: - Biodiversity Management Plan Jindabyne Education Campus (3 November 2022) Section 4.2				
G58	SSD	B22	Construction Environmental Management Plan	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network;	31/01/2023 Record sighted: - ATC Traffic + Transport (24 October 2022) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus Section 4.4.5. and Appendix E (Driver Code of Conduct). - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23.				
				(b) minimise conflicts with other road users;	31/01/2023 Record sighted: - ATC Traffic + Transport (24 October 2022) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus Section 3.2, 3.3, and Appendix E (Driver Code of Conduct)				
				(c) minimise road traffic noise; and	31/01/2023 Record sighted: - ATC Traffic + Transport (24 October 2022) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus Section 3.2, 3.3 and Appendix E (Driver Code of Conduct)				
				(d) ensure truck drivers use specified routes.	31/01/2023 Record sighted: - ATC Traffic + Transport (24 October 2022) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus Section 3.2, 3.3 and Appendix E (Driver Code of Conduct)				
G59	SSD	B23	Construction Parking	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	31/01/2023 Record sighted: - ATC Traffic + Transport (24 October 2022) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus, Section 3.6. - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23. Observation: - Sufficient parking was observed, noting that this is jointly used with adjacent site.				

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G60	SSD	B24	Operational Noise – Design of Mechanical Plant and Equipment	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Jindabyne Primary and High Schools SSDA Acoustic Report dated 3 December 2021 and prepared by SLR Consulting Australia Pty Ltd must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels as identified in the Jindabyne Primary and High Schools SSDA Acoustic Report dated 3 December 2021 and prepared by SLR Consulting Australia Pty Ltd</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - PWNA (28 October 2022) letter pertaining Mechanical Services - Acoustic Design Certification. Letter states that compliance with Item B24 of the SSD will be achieved. Letter is prepared by Ben White, Director of PWNA (Pulse White Noise Acoustics) - PWNA (24 November 2022) Jindabyne Education Campus Design Development, Acoustic Design Report. The report is prepared by Ben White, Director of PWNA - PWNA (9 November 2022) Jindabyne Education Campus Construction Noise and Vibration Management Sub Plan, Section 5 				
G61	SSD	B25	Biodiversity	<p>Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the Biodiversity Development Assessment Report prepared in accordance with condition A36.</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - WSP (20 December 2021) Jindabyne Education Campus Biodiveristy development Assessment report, Section 11.3 				
G62	SSD	B26	Biodiversity	<p>The requirement to retire like-for-like ecosystem credits and species credits in condition B25 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Receipt for Biodiversity Conservation Fund (28 September 2022). 				
G63	SSD	B27	Biodiversity	<p>Where evidence of compliance with the <i>Ancillary rules: Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules</i> has been provided to the Planning Secretary, variation rules may be applied to retire the relevant ecosystem credits and species credits as set out in the BAM Biodiversity Credit Report.</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Email from DPE&E (14 November 2022) confirming receipt of Retirement of Credits. 				
G64	SSD	B28	Biodiversity	<p>Evidence of the retirement of credits in satisfaction of condition B25 must be provided to the Planning Secretary prior to commencement of construction.</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - SINSW (10 November 2022) New Jindabyne Education Campus (SSD 15788005): Evidence of Retirements of Credits to the Biodiversity Conservation Fund in accordance with Condition B27 & B28 for Biodiversity. 				
G65	SSD	B29	Operational Waste Storage	<p>Prior to the commencement of construction of the waste storage areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) includes a cold water supply with a hose through a centralised mixing valve; and</p> <p>(c) is naturally ventilated or an air handling exhaust system must be in place.</p>	<p>31/01/2023</p> <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) states that this is not completed yet. <p>Record sighted:</p> <ul style="list-style-type: none"> - Hansen Yuncken email (17 March 2023) from Andrew Lesh states that this will be part of CC4. <p>Hence this item is considered as non-triggered now.</p>				

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G66	SSD	B30	Works within road reserve	Prior to the commencement of works within the road reserve, the Applicant must submit plans and technical specifications under section 138 of the Roads Act 1993, to the relevant roads authority, for the following works: (a) Connection of internal access road to Barry Way	31/01/2023 Interview: - Hansen Yuncken (DSJ) states that this is not completed yet.				
				(b) Tree removal within the road reserve Notes: - Approval must be obtained for roadworks under section 138 of the Roads Act 1993. - All costs associated with the proposed road upgrade works must be borne by the Applicant. - In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.	31/01/2023 Interview: - Hansen Yuncken (DSJ) states that this is not completed yet.				
G67	SSD	B31	Internal Road and Parking Design	Prior to commencement of construction works, documentation must be submitted to the satisfaction of the Certifier demonstrating that the following works associated with the development are in accordance with relevant Australian Standards : (a) Internal access road and vehicle circulation areas	31/01/2023 Record sighted: - Northprop (3 November 2022) Jindabyne Education Campus HY – Crown Certificate 1 Compliance Certificate Civil Engineering. - Group DLA (9 November 2022) BCA Design Compliance Statement GDL220464 CC1 - Demolition and Excavation).				
				(b) Bus bay					
				(c) Car Park					
				(d) Pedestrian areas					
G68	SSD	B32	Internal Road and Parking Design	Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of <i>Planning for Bush Fire Protection 2019</i> .	31/01/2023 Record sighted: - Blackash (2 November 2022) APZ Certification 67-71 Barden Road, Barden Ridge states that "It is Certified that the access for Jindabyne Education Campus complies with the access requirements for Planning for Bushfire Protection 2019." - Group DLA (9 November 2022) BCA Design Compliance Statement GDL220464 CC1 - Demolition and Excavation).				
G69	SSD	B33	Operational Access, Car Parking and Service Vehicle Arrangements	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 58 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and	31/01/2023 Record sighted: - Northprop (3 November 2022) Jindabyne Education Campus HY – Crown Certificate 1 Compliance Certificate Civil Engineering. - Group DLA (9 November 2022) BCA Design Compliance Statement GDL220464 CC1 - Demolition and Excavation).				
				(b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	31/01/2023 Record sighted: - Northprop (3 November 2022) Jindabyne Education Campus HY – Crown Certificate 1 Compliance Certificate Civil Engineering. - Group DLA (9 November 2022) BCA Design Compliance Statement GDL220464 CC1 - Demolition and Excavation).				
G70	SSD	B34	Public Domain Works	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	31/01/2023 Interview: - Hansen Yuncken (DSJ) states that this is not completed yet and will be part of a later CC.				

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G71	SSD	B35	Retaining walls.	Where a retaining wall exceeds 600mm in height, the wall shall be designed by a practicing structural engineer in accordance with the relevant requirements of the BCA and Australian Standards.	31/01/2023 Record sighted: - Northprop (3 November 2022) letter Ref: SY221264-00-CTST01 (Rev 1). Certification for drawings of retaining wall structures by Jonathan Low, Principal Structural Engineer BE Civil (structures), MIEAust CPEng NER. Drawing numbers: SY221264-CV-DD-DWG-0601-RW SETOUT PLAN (Rev A), SY221264-CV-DD-DWG-0651-RW ELEVATIONS (Rev A, SY221264-CV-DD-DWG-0661-RW DETAILS (Rev A)				
G72	SSD	B36	Retaining walls.	Prior to commencement of works related to construction of retaining walls, documentation demonstrating compliance with B35, as relevant, must be submitted to the to the satisfaction of the Certifier.	31/01/2023 Record sighted: - Northprop (3 November 2022) letter Ref: SY221264-00-CTST01 (Rev 1). Certification for drawings of retaining wall structures by Jonathan Low, Principal Structural Engineer BE Civil (structures), MIEAust CPEng NER. - Group DLA (5/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure).				
G73	SSD	B37	Crime Prevention Through Environmental Design	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier evidence that the recommendations of the Crime Prevention Through Environmental Design (CPTED) Report prepared by Mecone dated June 2022 have been incorporated into the design of the development.	31/01/2023 Record sighted: - Group DLA (9 November 2022) BCA Design Compliance Statement GDL220464 CC1 - Demolition and Excavation).				
G74	SSD	B38	Biodiversity Management Plan	Prior to the commencement of operation, the Applicant must prepare an Biodiversity Management Plan in accordance with the mitigation measures of the Biodiversity Development Assessment Report prepared by WSP Australia Pty Ltd dated July 2022 and submit the plan to the certifier for approval. The plan must:	This will be completed prior to operation.				
				(a) be prepared by a suitable qualified person					
				(b) outline processes to be implemented to implement and achieve the mitigation measures	This will be completed prior to operation.				
G75	SSD	B39	Pylon Sign	Prior to the commencement of construction, the Applicant must consult with Council about the location and approval pathway for the pylon sign within the road reserve. The sign is not approved as part of this development consent.	31/01/2023 Record sighted: - Email from Snowy Monaro Council (12 October 2022) to Colliers.				

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Part C During Construction									
G76	SSD	C1	Site Notice	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p> <p>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>	<p>31/01/2023</p> <p>Observation:</p> <p>- Site notices observed.</p>				
G77	SSD	C2	Operation of Plant and Equipment	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>31/01/2023</p> <p>Record sighted:</p> <p>- Maintenance records are provided in Hammertech. The following were sighted:</p> <p>- Excavator SH145X-6</p> <p>- Excavator KX080-3S</p> <p>Interview:</p> <p>- Colliers (CB) stated that equipment that requires maintenance is grounded until maintenance occurs.</p>				
G78	SSD	C3	Demolition	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	<p>31/01/2023</p> <p>Interview:</p> <p>- Hansen Yuncken (DSJ) stated demolition has not been completed yet.</p>				
G79	SSD	C4	Construction Hours	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>31/01/2023</p> <p>Record sighted:</p> <p>- Hammertech Prestart Meeting records on 21 January 2023, indicating prestart meeting was signed at 6:51am.</p> <p>- Jindabyne Education Centre Project Pre-delivery Brief.</p> <p>Interview:</p> <p>- Hansen Yuncken (DSJ) stated that a turnstile will be installed that will record sign off time. At present sign off time has not been recorded.</p> <p>- Colliers (CB) and Hansen Yuncken (JW) stated work is not conducted on Sundays or out of the approved hours.</p>	<p>Recommendation:</p> <p>Evidence of construction and delivery only occurring during approved hours must be provided in future audits. This may include, but not limited to, sign in and out records.</p>			
G80	SSD	C5	Construction Hours	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	<p>31/01/2023</p> <p>Interview:</p> <p>- No work has been conducted outside approved hours.</p>				
					<p>31/01/2023</p> <p>Interview:</p> <p>- No work has been conducted outside approved hours.</p>				

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G81	SSD	C6	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 (and C5) if required:	31/01/2023 Interview: - No work has been conducted outside approved hours.				
				(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	31/01/2023 Interview: - No work has been conducted outside approved hours.				
				(c) where the works are inaudible at the nearest sensitive receivers; or	31/01/2023 Interview: - No work has been conducted outside approved hours.				
				(d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or	31/01/2023 Interview: - No work has been conducted outside approved hours.				
(e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	31/01/2023 Interview: - No work has been conducted outside approved hours.								
G82	SSD	C7	Construction Hours	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	31/01/2023 Record sighted: - SINSW (November 2022) Jindabyne Education Campus Works Notification. Interview: - Colliers (CB) stated that the SINSW letter notification was dropped to 5 properties.				

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G83	SSD	C8	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 8am to 12pm, Monday to Friday; (a) 8am to 12pm, Monday to Friday; (b) 1pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	31/01/2023 Observation: - Rock breaking was observed at 10:30am during site visit.				
G84	SSD	C9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that construction was conducted in accordance with the most recent version of the CEMP.				
G85	SSD	C10	Construction Traffic	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	31/01/2023 Observation: - All construction vehicles were observed to be contained wholly within the site. - Two vehicles were observed parked outside. Hansen Yuncken (DE) stated that these were not their contractors. Interview: - Hansen Yuncken (DSJ) stated that onsite work zone signage is being organised.				
G86	SSD	C11	Hoarding Requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	31/01/2023 Observation: - Hoarding was observed along Barry Way and perimeter. Some fencing was also present in some areas. No third-party advertising was observed.				
				(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.	31/01/2023 Observation: - No graffiti was observed on the hoarding..				
G87	SSD	C12	No Obstruction of Public Way	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	31/01/2023 Observation: - The public way was not obstructed.				
G88	SSD	C13	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	31/01/2023 Observation: - No unacceptable noise level was observed.				
G89	SSD	C14	Construction Noise Limits	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition C4.	31/01/2023 Record sighted: - Jindabyne Education Centre Project Pre-delivery Brief.				
G90	SSD	C15	Construction Noise Limits	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that plant is fitted with quackers.				

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G91	SSD	C16	Vibration Criteria	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - PWNA (9 November 2022) Construction Noise and Vibration Management Sub Plan, Jindabyne Education Campus referred to the same criteria. <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) stated the assessment indicated that the proposed activities are not deemed to require monitoring. Where complaint occurs, monitoring may be required. 				
G92	SSD	C17	Vibration Criteria	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 C16.	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - PWNA (9 November 2022) Construction Noise and Vibration Management Sub Plan, Jindabyne Education Campus. 				
G93	SSD	C18	Vibration Criteria	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	This is reviewed in C16 and C17.				
G94	SSD	C19	Tree Protection	<p>For the duration of the construction works:</p> <p>(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;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area, not approved for removal, must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Eco Logical Pty Ltd dated 10 December 2021.</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - Street trees have been trimmed to accommodate parking. <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) stated that trimming of the trees were not conducted by Hansen Yuncken, but may have been conducted as part of TAFE work. 				
				<p>(b) all street trees immediately adjacent to the approved disturbance area, not approved for removal, must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p>	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - Street trees have been trimmed to accommodate parking. <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) stated that trimming of the trees were not conducted by Hansen Yuncken, but may have been conducted as part of TAFE work. - Hansen Yuncken (DSJ) stated that approval will be obtained for future removal of trees on Barry Way. 				
				<p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Eco Logical Pty Ltd dated 10 December 2021.</p>	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - Street trees have been trimmed to accommodate parking. <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) stated that trimming of the trees were not conducted by Hansen Yuncken, but may have been conducted as part of TAFE work. - Hansen Yuncken (DSJ) stated that approval will be obtained for future removal of trees on Barry Way. 				
				<p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - Fencing around tree protection zones was observed. 				

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G95	SSD	C20	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	31/01/2023 Observation: - Unacceptable dust was not observed. - One water truck was observed, with another one on the way.				
G96	SSD	C21	Air Quality	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;	31/01/2023 Observation: - No unacceptable dust generation was observed. - One water truck available onsite				
				(b) all trucks entering or leaving the site with loads have their loads covered;	31/01/2023 Observation: - No truck was observed entering or leaving the site.				
				(c) trucks associated with the development do not track dirt onto the public road network;	31/01/2023 Observation: - minor dirt was observed at the entrance, however did not appear to extend onto public road. Hansen Yuncken (DSJ) stated that cattle grids have been ordered, and will be installed at the entrance.				Recommendation: Until the cattle grids are installed, any dirt tracking on the road must be cleaned.
				(d) public roads used by these trucks are kept clean from any dust emissions associated with the project; and	31/01/2023 Observation: - minor dirt was observed at the entrance, however did not appear to extend onto public road. Hansen Yuncken (DSJ) stated that cattle grids have been ordered, and will be installed at the entrance.				Recommendation: Until the cattle grids are installed, any dirt tracking on the road must be cleaned.
				(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	31/01/2023 Observation: - Active works have only recently commenced with additional controls to be established. Sediment and runoff				
G97	SSD	C22	Soil and Water	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	31/01/2023 Record sighted: - Hansen Yuncken Environmental Controls Observations, Site Walkover / Inspection 30 January 2023. Observation: - Erosion and sediment control were observed to be in place. - Some erosion was observed in the Sediment Basin 8. - Sediment was observed to flow from the upgradient site.				
G98	SSD	C23	Imported Fill	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;	31/01/2023 Record sighted: - Jindabyne Sand and Gravel (undated) VENM certificate. Letter also states that the road base and aggregate is sourced from Alpine Quarry.				
				(b) keep accurate records of the volume and type of fill to be used; and					
				(c) make these records available to the Certifier upon request.					

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G99	SSD	C24	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier.	<p>31/01/2023 Record sighted: - Hansen Yuncken Environmental Control Observations, Site Walkover / Inspection 30 January 2023, which has been communicated to the contractor.</p> <p>Observation: - Stormwater is captured in basins, which is allowed to seep through the ground. - Water ponding was observed flowing into the BMX site.</p> <p>16/03/2023: Record sighted: - Hansen Yuncken photographs showing no apparent runoff water onto the adjacent BMX site.</p>				
G100	SSD	C25	Emergency Management	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<p>31/01/2023 Record sighted: - Hansen Yuncken Jindabyne Site Layout Plan, which is part of Induction Material. - Hammertech Personnel/Approved Inductions.</p>				
G101	SSD	C26	Stormwater Management System	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;</p> <p>(e) demonstrate measures to be implemented to maintain water quality for water discharged to Lees Creek;</p> <p>(f) ensure that all stormwater from the agricultural plot is appropriately treated to remove pollutants prior to entering the broader stormwater network.</p>	<p>31/01/2023 and 16/02/2023: Record sighted: - Group DLA (02/02/2023) BCA Design Compliance Statement CC3 NSW Department of Education, School Infrastructure NSW Jindabyne Education Campus - 8-18 Park Road, Jindabyne NSW 2627. (ref: GDL220464.2) - Group DLA (5 December 2022) BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure) (Ref: GDL220464.1) that cited Design Certificate for Hydraulic Services – Water Services, Sanitary Plumbing and Drainage, Stormwater and Heated water and associated plans issued by Laurent Laberibe of NDY, dated 01/12/2022</p>				
G102	SSD	C27	Aboriginal Cultural Heritage	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by NGH Pty Ltd dated 23 May 2022.	<p>31/01/2023 Record sighted: - ACHMSP (7 November 2022) Section 7 and Appendix D. - NGH (November 2022) Aboriginal Cultural Heritage Management Sub-Plan Jindabyne Education Campus. - Induction material includes Aboriginal Heritage.</p> <p>Interview: - Hansen Yuncken (DSJ) stated that no Aboriginal heritage find has been encountered.</p>				
G103	SSD	C28	Aboriginal Cultural Heritage	A representative of the Local Aboriginal Land Council must be invited to observe works associated with condition B20 undertaken on the site. Any invitation must be provided at least 14 days prior to the works occurring and reasonable arrangements agreed for the observation of the works where an invitation is accepted. In the event that any unexpected finds are discovered, any direction from the Local Aboriginal Land Council representative and the procedures outlined in condition C29 must be followed.	<p>31/01/2023 Record sighted: - ACHMSP (7 November 2022) Section 7 and Appendix D - NGH (17 March 2023) Salvage report, Jindabyne Education Campus. Report states that "areas were salvaged by NGH archaeologists and Aboriginal community members between 28 November and 1 December 2022."</p> <p>Interview: - Hansen Yuncken (DSJ) stated that Aboriginal reps conducted the dig.</p>				

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G104	SSD	C29	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s);	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that no Aboriginal heritage find has been encountered.				
				(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that no Aboriginal heritage find has been encountered.				
				(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that no Aboriginal heritage find has been encountered.				
				(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that no Aboriginal heritage find has been encountered.				
				(e) works may only recommence with the written approval of the Planning Secretary.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that no Aboriginal heritage find has been encountered.				
G105	SSD	C30	Unexpected Finds Protocol – Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that no other historical relics find have been encountered.				
				(b) 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 as determined in consultation with Heritage NSW; and	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that no other historical relics find have been encountered.				
				(c) works may only recommence with the written approval of the Planning Secretary.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that no other historical relics find have been encountered.				
G106	SSD	C31	Waste Storage	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	31/01/2023 Record sighted: - Pedavoli Architech (PA) drawing (January 2023) 3332-ARC-DD-DWG-00_011 Rev C. - Tiger Waste (February - March 2023) Monthly Waste report. Record shows that Tiger Waste collect a mix demolition waste from the site and report noted that 95% are recycled items. Observation: - Skip bins were observed. Interview: - Hansen Yuncken (DSJ) stated that Tiger Waste and Suez will be used to dispose of waste.				

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G107	SSD	C32	Waste Storage	All waste generated during construction must be assessed , classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	31/01/2023 Record sighted: - Waste Audit (19 October 2022) Jindabyne Educational Facility - Construction Waste Management Sub-Plan. Interview: - Soil waste has not yet been generated yet.				
G108	SSD	C33	Waste Storage	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.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that concrete works have not occurred. A pond (with membrane barrier) will be set up for evaporating concrete waste.				
G109	SSD	C34	Waste Storage	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that Tiger Waste and Suez will be used to dispose of waste. Record sighted: - Tiger Waste (February - March 2023) Monthly Waste report. Record shows that Tiger Waste collect a mix of demolition waste from the site and report noted that 95% are recycled items. - Demolition dockets from cottage (building) 12, 13, and 17.				
G110	SSD	C35	Waste Storage	The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	31/01/2023 Record sighted: - Waste Audit (19 October 2022) Jindabyne Educational Facility - Construction Waste Management Sub-Plan - EnviroXConsulting (28 November 2022) Asbestos Clearance Inspection Report for 207 Barry Way Jindabyne NSW. Provided visual clearance and asbestos monitoring during asbestos removal work on site at a few locations and buildings specified in the report. Interview: - Hansen Yuncken (DSJ) stated that all asbestos were contained in the containment cell on site as part of the remedial action plan of the site.				
G111	SSD	C36	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	31/01/2023 Record sighted: - Group DLA (5/11/2022) NSW Department of Education, School Infrastructure NSW 8-18 Park Road, Jindabyne NSW 2627 - BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure). All external lighting constructed and maintained will be assessed prior again in completion of construction and prior occupation. It is non-triggered at present.				

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G112	SSD	C37	Site Contamination	Remediation of the site must be carried out in accordance with the Remedial Action Plan prepared by Douglas Partners and dated 1 December 2021 and any variations to the Remedial Action Plan approved by an NSW EPA-accredited Site Auditor) or the unexpected finds protocol prepared in accordance with condition B15(c).	31/01/2023 Record sighted: - JBS&G (30 January 2023) Addendum Remedial Action Plan, Jindabyne Education Campus, Barry Way, Jindabyne NSW. - Geosyntec (2 February 2023) Interim Advice (IA5) – Conditional Endorsement of JBS&G Addendum RAP for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW. Interview: - Hansen Yuncken (DSJ) stated that remediation has been completed in accordance with JBS&G Addendum RAP with supervision of JBS&G. It is noted that the contaminated land site auditor will be reviewing the remediation and document the review in a site audit statement to ensure compliance to the RAP.				
G113	SSD	C38	Site Contamination	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that remediation will not be completed in stages.				
G114	SSD	C39	Site Contamination	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	31/01/2023 Record: - Hansen Yuncken (DSJ) states that an environmental consultant (JBS&G) is present at all times and a NSW EPA accredited site auditor has been engaged to sign off the site.				
G115	SSD	C40	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	31/01/2023 Record sighted: - DP&E New Education Campus at Jindabyne - (SSD-15788005) Independent Audit Team Request.				
G116	SSD	C41	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	31/01/2023 This current audit is conducted in accordance with the IAPAR.				
G117	SSD	C42	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	31/01/2023 Interview: - Hansen Yuncken (DSJ) states that the Planning Secretary has not requested different timing.				
G118	SSD	C43	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	This is the first audit and this item is considered not triggered yet.				
				(a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C42 where notice is given;					
				(b) submit the response to the Planning Secretary; and	This is the first audit and this item is considered not triggered yet.				
				(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	This is the first audit and this item is considered not triggered yet.				
G119	SSD	C44	Independent Environmental Audit	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	This is the first audit and this item is considered not triggered yet.				

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G120	SSD	C45	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	This is the first construction audit and this item is considered not triggered yet.				
G121	SSD	C46	Operational Readiness Work	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);	This item is considered not triggered yet and will be reviewed prior to occupation.				
				(b) the maximum number of staff to be involved in operational readiness work on site at any one time;	This item is considered not triggered yet and will be reviewed prior to occupation.				
				(c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely	This item is considered not triggered yet and will be reviewed prior to occupation.				
				(ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and	This item is considered not triggered yet and will be reviewed prior to occupation.				
				(d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	This item is considered not triggered yet and will be reviewed prior to occupation.				
G122	SSD	C47	Operational Readiness Work	Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements: (a) no students or parents are permitted; and	This item is considered not triggered yet and will be reviewed prior to occupation.				
				(b) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.	This item is considered not triggered yet and will be reviewed prior to occupation.				

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Part D Prior to Commencement of Operation									
G123	SSD	D1	Notification of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	This condition is not triggered for the current Audit.				
G124	SSD	D2	External Walls and Cladding	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	This condition is not triggered for the current Audit.				
G125	SSD	D3	External Walls and Cladding	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This condition is not triggered for the current Audit.				
G126	SSD	D4	Works as Executed Plans	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	This condition is not triggered for the current Audit.				
G127	SSD	D5	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	This condition is not triggered for the current Audit.				
G128	SSD	D6	Outdoor Lighting	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	This condition is not triggered for the current Audit.				
				(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	This condition is not triggered for the current Audit.				
G129	SSD	D7	Mechanical Ventilation	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	This condition is not triggered for the current Audit.				
				(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	This condition is not triggered for the current Audit.				
G130	SSD	D8	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B24 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels as identified in the Jindabyne Primary and High Schools SSDA Acoustic Report dated 3 December 2021 and prepared by SLR Consulting Australia Pty Ltd.	This condition is not triggered for the current Audit.				
G131	SSD	D9	Fire Safety Certification	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	This condition is not triggered for the current Audit.				

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G132	SSD	D10	Structural Inspection Certificate	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	<p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p>				
G133	SSD	D11	Compliance with Food Code	<p>Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>	<p>This condition is not triggered for the current Audit.</p>				
G134	SSD	D12	Post-construction Dilapidation Report – Protection of Public Infrastructure	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <p>(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;</p> <p>(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</p> <p>(c) be submitted to the Certifier;</p> <p>(d) be forwarded to Council for information; and</p> <p>(e) be provided to the Planning Secretary when requested.</p>	<p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p>				
G135	SSD	D13	Repair of Public Infrastructure	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</p> <p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</p>	<p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p>				

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G143	SSD	D21	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking and pick up-drop off areas must be installed.	This condition is not triggered for the current Audit.				
G144	SSD	D22	Signage	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	This condition is not triggered for the current Audit.				
G145	SSD	D23	School Zones	Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Barry Way must be installed, inspected by TfNSW and handed over to TfNSW. <i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>	This condition is not triggered for the current Audit.				
G146	SSD	D24	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	This condition is not triggered for the current Audit.				

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G147	SSD	D25	School Transport Plan	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:	This condition is not triggered for the current Audit.				
				(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;					
				(b) include arrangements to promote the use of active and sustainable transport modes, including:	This condition is not triggered for the current Audit.				
				(i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation);					
				(ii) specific tools and actions to help achieve the objectives and mode share targets;	This condition is not triggered for the current Audit.				
				(iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	This condition is not triggered for the current Audit.				
				(c) include operational transport access management arrangements, including:	This condition is not triggered for the current Audit.				
				(i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;					
				(ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);	This condition is not triggered for the current Audit.				
				(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;	This condition is not triggered for the current Audit.				
(iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;	This condition is not triggered for the current Audit.								
(v) delivery and services vehicle and bus access and management arrangements;	This condition is not triggered for the current Audit.								
(vi) management of approved access arrangements;	This condition is not triggered for the current Audit.								
(vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;	This condition is not triggered for the current Audit.								
(viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and	This condition is not triggered for the current Audit.								
(d) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the	This condition is not triggered for the current Audit.								
(e) a monitoring and review program.	This condition is not triggered for the current Audit.								
G148	SSD	D26	Easements	Prior to the commencement of operation, an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council must be registered on title of Lot 101 DP1019527 for the new alignment of the sewer main. The easement must be of a form to the satisfaction of the Council as the sewer authority	This condition is not triggered for the current Audit.				
G149	SSD	D27	Utilities and Services	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.	This condition is not triggered for the current Audit.				

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G150	SSD	D28	Stormwater Operation and Maintenance Plan	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:	This condition is not triggered for the current Audit.				
				(a) maintenance schedule of all stormwater quality treatment devices;	This condition is not triggered for the current Audit.				
				(b) record and reporting details;	This condition is not triggered for the current Audit.				
				(c) relevant contact information; and	This condition is not triggered for the current Audit.				
				(d) Work Health and Safety requirements.	This condition is not triggered for the current Audit.				
G151	SSD	D29	Operational Waste Management Plan	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	This condition is not triggered for the current Audit.				
				(a) detail the type and quantity of waste to be generated during operation of the development;					
				(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	This condition is not triggered for the current Audit.				
				(c) detail the materials to be reused or recycled, either on or off site; and	This condition is not triggered for the current Audit.				
				(d) include the Management and Mitigation Measures included in the EIS and Draft Operational Waste Management Plan prepared by Elephants Foot Recycling Solutions dated 9 November 2021.	This condition is not triggered for the current Audit.				

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G152	SSD	D30	Site Contamination	Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:	This condition is not triggered for the current Audit.				
				(a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contate Assessment and Management (CPSS CSAM) scheme;					
				(b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997;	This condition is not triggered for the current Audit.				
				(c) include, but not be limited to:	This condition is not triggered for the current Audit.				
				(i) comment on the extent and nature of the remediation undertaken;	This condition is not triggered for the current Audit.				
				(ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;					
				(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;	This condition is not triggered for the current Audit.				
				(iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP;	This condition is not triggered for the current Audit.				
(v) results of any validation sampling, compared to relevant guidelines/criteria;	This condition is not triggered for the current Audit.								
(vi) comment on the suitability of the area for the intended land use; and	This condition is not triggered for the current Audit.								
(d) be submitted to the Planning Secretary for information.	This condition is not triggered for the current Audit.								
G153	SSD	D31	Site Contamination	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D31 have been met.	This condition is not triggered for the current Audit.				
G154	SSD	D32	Site Contamination	Where changes are made to the Remedial Action Plan, prepared by Douglas Partners and dated 1 December 2021, under Condition C37, prior to the commencement of operation the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	This condition is not triggered for the current Audit.				
G155	SSD	D33	Landscaping	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	This condition is not triggered for the current Audit.				

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G156	SSD	D34	Landscaping	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <p>a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>b) describe the measures to ensure the site is managed as an Inner Protection Area in accordance with the Bushfire Report in the EIS, prepared by BlackAsh Bushfire Consulting dated 11 January 2021; and</p> <p>c) be consistent with the Applicant's Management and Mitigation Measures at Section 9 Table 9-2 in the EIS;</p> <p>d) address the requirements of condition A23</p> <p>e) be consistent with condition B40</p>	<p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p>				
G157	SSD	D35	Asset Protection Zones	<p>Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d) and the property must be managed in accordance with the requirements in condition A23.</p>	<p>This condition is not triggered for the current Audit.</p>				
G158	SSD	D36	Consultation with Aeroclub	<p>Prior to commencement of operation, the Applicant is to consult with Jindabyne Aeroclub, particularly regarding runway 09/27. The consultation must:</p> <p>(a) be undertaken by a suitably qualified person;</p> <p>(b) report details of consultation with the Jindabyne Aeroclub; and</p> <p>(c) report the details in a document of how any issues of the co-operation of the two land uses has been addressed. The document as identified in D36(c) is to be submitted to the certifier and the Planning Secretary for information.</p>	<p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p> <p>This condition is not triggered for the current Audit.</p>				
G159	SSD	D37	Signage on Barry Way	<p>Prior to the commencement of operation, the Applicant must consult with the road authority whether it is necessary to install no-stopping signage along Barry Way for the length of the development site. If required by the road authority, the required signage must be installed prior to operation.</p>	<p>This condition is not triggered for the current Audit.</p>				

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Part E Post Occupation									
G160	SSD	E1	Out of Hours Event Management Plan	Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration;	This condition is not triggered for the current Audit.				
				(b) arrival and departure times and modes of transport;	This condition is not triggered for the current Audit.				
				(c) where relevant, a schedule of all annual events;	This condition is not triggered for the current Audit.				
				(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);	This condition is not triggered for the current Audit.				
				(e) details of the use of the school hall, where applicable, restricting use before 8am and after 10pm;	This condition is not triggered for the current Audit.				
				(f) measures to minimise localised traffic and parking impacts; and	This condition is not triggered for the current Audit.				
				(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	This condition is not triggered for the current Audit.				
G161	SSD	E2	Out of Hours Event Management Plan	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	This condition is not triggered for the current Audit.				
G162	SSD	E3	Out of Hours Event Management Plan	Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a) the number of attendees, time and duration;	This condition is not triggered for the current Audit.				
				(b) arrival and departure times and modes of transport;	This condition is not triggered for the current Audit.				
				(c) where relevant, a schedule of all annual events;	This condition is not triggered for the current Audit.				
				(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);	This condition is not triggered for the current Audit.				
				(e) details of the use of the school hall, where applicable, restricting use before 8am and after 10pm;	This condition is not triggered for the current Audit.				
				(f) measures to minimise localised traffic and parking impacts; and	This condition is not triggered for the current Audit.				
				(g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	This condition is not triggered for the current Audit.				
G163	SSD	E4	Out of Hours Event Management Plan	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	This condition is not triggered for the current Audit.				
G164	SSD	E5	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	This condition is not triggered for the current Audit.				
G165	SSD	E6	Warm Water Systems and Cooling Systems	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	This condition is not triggered for the current Audit.				

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G166	SSD	E7	Community Communication Strategy	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	This condition is not triggered for the current Audit.				
G167	SSD	E8	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Jindabyne Primary and High Schools SSDA Acoustic Report prepared by SLR Consulting Australia Pty Ltd dated 3 December 2021.	This condition is not triggered for the current Audit.				
G168	SSD	E9	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	This condition is not triggered for the current Audit.				
G169	SSD	E10	School Transport Plan	The School Transport Plan required by condition D26 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	This condition is not triggered for the current Audit.				
G170	SSD	E11	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	This condition is not triggered for the current Audit.				
G171	SSD	E12	Outdoor Lighting	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	This condition is not triggered for the current Audit.				
G172	SSD	E13	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D35 for the duration of occupation of the development.	This condition is not triggered for the current Audit.				
G173	SSD	E14	Stormwater	All stormwater from the agricultural plot is to be adequately diverted and treated prior to entering the broader stormwater network.	This condition is not triggered for the current Audit.				

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Appendix 1 Advisory Notes									
G174	SSD	AN1	General	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.	31/01/2023 Record sighted: - Construction Induction Card for JH (Aitken). Interview: - Other permits have not yet been applied for.				
G175	SSD	AN2	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	31/01/2023 Record sighted: - Levy Receipt (11 November 2022).				
G176	SSD	AN3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	The condition is noted.				
G177	SSD	AN4	Access for People with Disabilities	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	31/01/2023 and 16/02/2023: Record sighted: - Group DLA (02/02/2023) BCA Design Compliance Statement CC3 NSW Department of Education, School Infrastructure NSW Jindabyne Education Campus - 8-18 Park Road, Jindabyne NSW 2627. (ref: GDL220464.2) which listed Disabled Access Accessibility Compliance Statement, issued by Group DLA Access, dated 1/02/2023				
G178	SSD	AN5	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	31/01/2023 Interview: - Hansen Yuncken (DSJ) states that this is not yet required as utility works have not commenced.				
G179	SSD	AN6	Utilities and Services	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services	31/01/2023 Interview: - Hansen Yuncken (DSJ) states that this is not yet required as above ground works have not commenced.				
G180	SSD	AN7	Road Design and Traffic Facilities	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (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.	31/01/2023 Interview: - Hansen Yuncken (DSJ) states that this is not yet required as road works have not commenced.				
G181	SSD	AN8	Road Occupancy Licence	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	31/01/2023 Interview: - Hansen Yuncken (DSJ) states that this is not yet required.				
G182	SSD	AN9	SafeWork Requirements	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.	31/01/2023 Observation: - Site is secured through fencing and gate. Entire site is fenced				
G183	SSD	AN10	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated this is not required as there is no hoarding within Council footways or road reserve.				
G184	SSD	AN11	Handling of Asbestos	The Applicant must 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.	31/01/2023 Record sighted: - SafeWork NSW (10 November 2022) Notice of "Intent to Remove Non-friable Asbestos." Interview: - HY (Jordan Watters) stated that there is no asbestos left the site as asbestos is contained on site as part of the remediation plan of the site.				

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G185	SSD	AN12	Speed limit authorisation	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.	This item is considered not triggered yet.				
G186	SSD	AN13	Fire Safety Certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	This item is considered not triggered yet as there is no building yet.				
Appendix 2 Written Incident Notification and Reporting Requirements									
G187	SSD	App 2.1	Written Incident Notification Requirements	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal 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 A29 or, having given such notification, subsequently forms the view that an incident has not occurred.	31/01/2023 - Hansen Yuncken (DSJ) stated that there was no incident to date.				
G188	SSD	App 2.2		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.	31/01/2023 - Hansen Yuncken (DSJ) stated that there was no incident to date.				
G189	SSD	App 2.3		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.	31/01/2023 - Hansen Yuncken (DSJ) stated that there was no incident to date.				

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G190	SSD	App 2.4		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.	31/01/2023 - Hansen Yuncken (DSJ) stated that there was no incident to date.				
Environmental Impact Assessment (EIS)									
G191	EIS	10	Environmental amenity	Implement standard measures to reduce light spill to surrounding properties	31/01/2023 Observation: - Nil light spill observed. No lights installed				
G192	EIS	10	Transport and accessibility	Implement the School Transport Plan to address the Impact of increased vehicular traffic during the operation.	This will be for the operational stage.				
G193	EIS	10	Transport and accessibility	Finalise and implement construction traffic management plan.	31/01/2023 Record sighted: - ATC Traffic + Transport (14 February 2023) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus				
G194	EIS	10	Ecologically Sustainable Design	Green Star 4-star certification. Assessment of climate change scenarios as recommended in the ESD report.	31/01/2023 Record sighted: - Hansen Yuncken Green Star - Design & As Built Scorecard Interview: - HY (Jordan Watters) stated that the design is not finalised at this stage. Hence, non triggered at present. Green Star 4-star certification will be reviewed in future audit.				
G195	EIS	10	Aboriginal heritage	- Community collection of surface artefacts will be incorporated into the pre-construction phase.	31/01/2023 Interview: - No surface artefacts have been indentified to date.				
G196	EIS	10	Noise and vibration	- Implement standard noise mitigation measures during construction - Aircraft noise intrusion through the building facades will be required to be controlled such that the design internal sound levels listed in AS 2021 can be achieved.	31/01/2023 Observation: - No unacceptable noise was observed. Interview: - HY (JW) stated that "Based on the location of the school it includes a location which is not aircraft noise affected, based on the requirements of the Australian Standard AS2021:2015 therefore these requirements are not applicable."	Aircraft noise intrusion through the building facades will be assessed in the subsequent audit.			
G197	EIS	10	Contamination	- Implement Remedial Action Plan to address contamination identified at the site to render the site suitable for proposed development. - Develop and implement an unexpected finds protocol	31/01/2023 Record sighted: - Final RAP addendum received 30 Jan 2023. - Unexpected finds protocol CEMP sec 5.11.8. Register of unexpected finds established. 6 Unexpected finds associated with ACM fragments Observation: - Containment cell constructed and progressive backfilling.	Validation report will be reviewed in subsequent audit.			

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G198	EIS	10	Drainage	- Implement stormwater management system including on-site detention - Implement necessary water sensitive design to reduce the impact of urban development on waterways/creek.	31/01/2023 Record sighted: - Hansen Yuncken Environmental Control Observations, Site Walkover / Inspection 30 January 2023. Action items flagged for contractor Observation: - Erosion and sediment and stormwater control were observed to be in place. - Some erosion was observed in the Sediment Basin 8. - Sediment was observed to flow from the upgradient site. Corrective and maintenance actioned on 31Jan23	Recommendation: - Rectification of swales/basin required as per the recommendation of Hansen Yuncken Environmental Control Observations. - Sediment control must be provided to prevent sediment flowing onto adjoining sites.			
G199	EIS	10	Flooding	School management to subscribe to the relevant flood warning systems and maintain communication with SES and local police at all times with respect to flood emergency response.	This is considered not triggered and applies for the operational stage.				
G200	EIS	10	Bushfire hazard	- Construct buildings with appropriate bushfire-rated materials - Provide and maintain a APZ (Asset Protection Zone) as specified in the bushfire report	31/01/2023 Record sighted: - Black Ash (11 January 2022) Bushfire Hazard Assessment, Special Fire Protection Purpose Development State Significant Development (SSD No 15788005), Jindabyne Central School 207 Barry Way, NSW. - Group DLA (02/02/2023) BCA Design Compliance Statement CC3 NSW Department of Education, School Infrastructure NSW Jindabyne Education Campus 8-18 Park Road, Jindabyne NSW 2627. (ref: GDL220464.2). Certificate listed the proposed Fire Safety Schedule for Building A, B, C, D, E, F, and G which are in accordance to AS Standard of Performance and BCA requirement.				
G201	EIS	10	Biodiversity	To address direct impacts on native vegetation: - The final disturbance area will seek to avoid the clearing of native vegetation and habitats as a far as practicable. - The predicted clearing of native vegetation by the proposal will be monitored against the recorded clearing to inform any final biodiversity offset requirements within the biodiversity offset package.	31/01/2023 Record sighted: - WSP (20 February 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001. Vegetation clearing and fauna management undertaken on 7 – 9 December 2022 and 17 - 18 Jan 2023 by experienced and qualified Fauna Spotter Catchers in accordance with the project Biodiversity Management Plan.				
G202	EIS	10	Biodiversity	To address direct impacts on threatened animal species and habitat: - A threatened species unexpected finds protocol will be implemented if threatened flora and fauna species, not assessed in the biodiversity assessment, are identified in the disturbance area. - Relocating habitat features (e.g., fallen timber, hollow logs) from the development footprint to adjacent retained vegetation will be undertaken where practicable. - Providing for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation and habitat on, or adjacent to, the development to industry best practice and standards.	31/01/2023 Observation: - Barricading of biodiversity zones observed. Evidence of nesting boxes. Record sighted: - WSP (12 December 2022) Jindabyne Education Campus Post-clearing Summary				

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G203	EIS	10	Biodiversity	To address indirect impacts on habitat and vegetation: Implement construction management measures accordance with the recommendations in the BDAR	31/01/2023 Observation: - Barricading of biodiversity zones observed. Evidence of nesting boxes. - WSP (20 February 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001. Vegetation clearing and fauna management undertaken on 7 – 9 December 2022 and 17 - 18 Jan 2023 by experienced and qualified Fauna Spotter Catchers in accordance with the project Biodiversity Management Plan. Record sighted: -WSP (12 December 2022) Jindabyne Education Campus Post-clearing Summary				
G204	EIS	10	Tree removal	Implement tree protection measures in arborist report for trees to be retained and plant new replacement trees in accordance with the Landscape Plan.	31/01/2023 Observation: TPZ established, fenced with singage. Record sighted: - WSP (20 February 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001. Vegetation clearing and fauna management undertaken on 7 – 9 December 2022 and 17 - 18 Jan 2023 by experienced and qualified Fauna Spotter Catchers in accordance with the project Biodiversity Management Plan.				
G205	EIS	10	Sediment and erosion impacts	Implement measures in the sediment and erosion control plan.	31/01/2023 Record sighted: - Hansen Yuncken Environmental Control Observations, Site Walkover / Inspection 30 January 2023. Action items flagged for contractor Observation: - Erosion and sediment and stormwater control were observed to be in place. - Some erosion was observed in the Sediment Basin 8. - Sediment was observed to flow from the upgradient site. Corrective and maintenance actioned on 31Jan23	Recommendation: - Rectification of swales/basin may be required as per the recommendation of Hansen Yuncken Environmental Control Observations. - Sediment control must be provided to prevent sediment flowing from upgradient site. - Sediment control is recommended at the entrance to prevent sediment from entering the stormwater culvert along Barry Way.			
G206	EIS	10	Aviation	Communication with Jindabyne Aero Club is to be made in relation to the siting and maximum height of the construction cranes to be used any potential obstacle marking and/or lighting requirements for the proposal construction cranes and Sports Field flood lighting.	31/01/2023 Record sighted: - Hansen Yuncken (24 November 2022) Meeting Minutes, which is appended to - SLR (1 December 2022) letter Ref:610.30436-R03-v1.0 Design Compliance Statement re Condition B13 20221201.				

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G207	EIS	10	Waste	Follow procedures and recommendations in waste management plan	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - One general skip bin being used. Delivery of additional skip bins observed during the audit to enable waste segregation and sorting. <p>Record sighted:</p> <ul style="list-style-type: none"> - Tiger Waste (February - March 2023) Monthly Waste report. Record shows that Tiger Waste collect a mix demolition waste from the site and report noted that 95% are recycled items. <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) stated that Tiger Waste and Suez will be used to dispose of waste. 				
G208	EIS	10	Geotechnical	Follow recommendations in geotechnical report	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - ACT Geotechnical Engineers (27 October 2022) Proposed Jindabyne Education Precinct 207 Barry Way, Jindabyne Supplementary Geotechnical Report. - ACT Geotechnical Engineers (24 November 2022) Proposed Jindabyne Education Precinct 207 Barry Way, Jindabyne Supplementary Geotechnical Report. <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) stated that the work is conducted in accordance with the geotechnical reports. 				

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CEMP (Construction Environmental Management Plan) to be done									
G209	CEMP	5.1	Environmental Awareness	<ul style="list-style-type: none"> - All Hansen Yuncken (HY) and sub-contractor (S/C) employees shall receive an induction into the project in accordance with the Site Induction procedure including completing the Site Induction Record Form. - The induction shall include the requirements for the conduct of activities which have the potential for significant environmental impacts on the project which shall be outlined in the project specific Site Induction Handbook. 	31/01/2023 Record sighted: - Hammertech Induction Records for All Personnel. - HY Project Specific Site Induction for Jindabyne Education Campus March 2023 version, prompt to HY Environmental policy.				
G210	CEMP	5.4	Construction traffic, noise/ vibration and dust	<ul style="list-style-type: none"> - The neighbouring landowners are to be consulted regarding the construction works, predicted program and any access requirements. - Land disturbance during construction is to be limited to that required to undertake the construction works - Construction works to be undertaken in consideration of adjacent vegetation - Areas disturbed during construction to be returned to the pre-construction condition 	31/01/2023 Record sighted: - SINSW (November 2022) Jindabyne Education Campus Works Notification. Interview: - Colliers (CB) stated that the SINSW letter notification was dropped to 5 properties. - Hansen Yuncken (DSJ) stated that land disturbance only included areas relevant for construction, with 10m buffer zone to the Sport and Recreation boundary.				
G211	CEMP	5.5	Noise & Vibration	<ul style="list-style-type: none"> - Noise monitoring at the commencement of excavation and structural works to confirm measured levels are consistent with the predictions in the acoustic assessment, and to verify that the mitigation procedures are appropriate. - Issue project updates to stakeholders on current and upcoming works, including advance warning of potential disruptions and noise intensive activities. 	31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that noise monitoring is not required. Record sighted: - Project updates are available in project website.				
G212	CEMP	5.6 <input type="checkbox"/>	Traffic & Access	<ul style="list-style-type: none"> - Access to site will primarily be via Barry Way. - Wire mesh temporary fencing will be erected around the perimeter of the site and maintained for the duration of the project to keep out unauthorised persons, with access gates closed outside of construction hours. - Traffic management shall be undertaken in accordance with the methodology outlined within the Traffic Guidance Scheme (Section 4 of the CTPMSP). - Traffic and non-vehicle related road users will be directed around the worksite in order to physically separate the road user from any hazards within the worksite. - Deliveries will be scheduled to prevent queuing by ensuring adequate timeframes between trucks arriving and leave site. - All vehicles transporting loose materials will have their loads covered or secured to prevent large items, excess dust or dirt particles depositing onto the road during travel to and from site. HY will monitor roads leading to and from the site and take necessary steps to rectify any road deposits caused by site vehicles. - Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like. - Traffic Controllers will be used to supervise vehicle movements and for pedestrian and cyclist management when necessary during construction activities. - HY will induct all subcontractors to ensure that procedures are met for vehicles entering and exiting the construction site. 	31/01/2023 Observation: Primary access confirmed via Barry Way, Fencing and gate access controlled. No requirement for traffic controllers as all works contained within site. Record sighted: - HY Project Specific Site Induction for Jindabyne Education Campus March 2023 version, includes Subcontractor Delivery Brief which shows a detail procedure for traffic entering and exiting the site.				

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G213	CEMP	5.7	Air Quality & Dust Control	<ul style="list-style-type: none"> - Construction vehicles and equipment to be suitably serviced prior to commencement of construction activities and all necessary maintenance to be undertaken during the construction period to meet EPA air quality requirements. - Excessive use of vehicles and powered construction equipment will be minimised where possible. - All construction machinery will be turned off when not in use to minimise emissions where possible. - Construction contractors to monitor dust generation progressively. - Dust suppression methods will be adopted where required (i.e., on windy days when earthworks and vehicle movements are generating dust). Examples of dust suppression methods include; water carts, localised use of water, and covering stockpiles. - Any stockpiled spoil/fill will be protected to minimise dust generation to avoid sediment moving offsite. - Vehicles transporting spoil from the site to be covered where required. - The burning of waste materials will not be permitted on site. 	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Maintenance records are provided in Hammertech. The following were sighted: <ul style="list-style-type: none"> - Excavator SH145X-6 - Excavator KX080-3S <p>Interview:</p> <ul style="list-style-type: none"> - Colliers (CB) stated that equipment that requires maintenance is grounded until maintenance occurs. - Hansen Yuncken (DSJ) stated that topsoil stockpile be reused, after which the remainder will be seeded. Prior to that, water cart is used to mitigate potential dust issue. <p>Observation:</p> <ul style="list-style-type: none"> - No unacceptable dust was observed. - Dust mitigation measures were present (water cart, with additional one coming), however not needed due to wet weather. - No vehicle has been used to transport soil offsite. - One large topsoil stockpile was observed, where soil is still added into. 	<p>Recommendation:</p> <p>Dust mitigation/controls must be conducted on the large topsoil stockpile during dry weather or during increased wind.</p>			
G214	CEMP	5.8	Soil Erosion and Water Quality	<ul style="list-style-type: none"> - Temporary site security/safety fence to be constructed around the site, the site office area and the proposed sediment basin. - Sediment fencing to be provided downstream of disturbed areas, including any topsoil stockpiles. - Dust control measures including covering stockpiles, installing fence hessian and watering exposed areas, - The construction of a temporary sediment basin designed to cater for a storm event up to and including the 1 per cent AEP storm event. - Stabilised site access at the construction vehicle entry/exits. - Stockpiled material to be located as far away as possible from any associated natural watercourses or temporary overland flow paths, with sediment fences installed to the downstream side of stockpiles and any embankment function. - Erosion and sediment control devices shall be properly maintained for the duration of the work. Maintenance includes ensuring adequate settlement times or flocculation and pumping of clean water. - Wet weather management - In the event of heavy rain, site inspections will be undertaken prior to work commencing, with inspections to focus on: <ul style="list-style-type: none"> - The suitability of pedestrian access to the amenities and into the construction work areas. - The suitability of access for plant and equipment. - The suitability of ground conditions for plant and equipment to operate. - Identifying the construction zones suitable for work to commence - Actions to remediate those areas not suitable for work to commence (e.g., de 	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - Site secured with boundary fencing. Stockpiles dynamic - added to removed for reuse. Advised that water truck available for any dust mitigation.. Stockpiles located away from water courses.Sediment controls installed along boundary (swales, bales, sedimentation basin and geofab. <p>See G205.</p>	<p>See G205 and G213.</p> <p>Recommendation:</p> <p>Strategy for long term dust mitigation of stockpile (e.g. seeding) is documented in the CEMP or SWMP.</p>			
G215	CEMP	5.9	Terrestrial Flora and Fauna	<ul style="list-style-type: none"> - Erect Tree Protection Zone fencing with signage prior to commencing demolition or earthworks, which is to remain in place during construction. - Prohibit parking of vehicles or plant, and storage of materials within the Tree Protection Zones of the two trees. - No trenching or excavation works to occur within the Tree Protection Zone without prior consultation with a Level 5 Arboricultural consultant to evaluate the impact on the trees. - No vegetation removal or modification is to occur beyond the proposed works areas shown on the plans. - Carry out landscaping in accordance with the landscape design 	<p>31/01/2023</p> <p>Observation: TPZ established with appropriate fencing and signage. No evidence of materials stored, vehicles or plant parked within TPZ.</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - WSP (20 February 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001. Vegetation clearing and fauna management undertaken on 7 – 9 December 2022 and 17 - 18 Jan 2023 by experienced and qualified Fauna Spotter Catchers in accordance with the project Biodiversity Management Plan. 				

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G216	CEMP	5.10	Archaeology & Cultural Heritage	<p>- If suspected Aboriginal objects are located during works, works will cease in the affected area and an archaeologist will be called in to assess the finds. If the finds are found to be Aboriginal objects, the NSW Department of Planning, Industry and Environment (DPIE) and Heritage NSW will be notified.</p> <p>- In the extremely unlikely event that human remains are found, works will immediately cease, and the NSW Police will be contacted. If the remains are suspected to be Aboriginal, the DPIE and Heritage NSW will also be contacted to assist in determining appropriate management.</p> <p>- Should either of the events above occur, the project team will take all necessary measures to protect the artefacts from being damaged or destroyed. Work will not re-commence in the area until a written instruction from the superintendent is received.</p>	<p>31/01/2023 Interview: - No suspected Aboriginal objects or human remains have been encountered.</p>				
G217	CEMP	5.11.8	Unexpected Finds Protocol – Asbestos and contamination	<p>If asbestos is detected in unexpected areas prior to, or during, site development works the following 'Unexpected Finds Protocol' will apply:</p> <p>a. Site Manager is to be notified and the affected area closed off using barrier tape and warning signs. Warning signs shall be specific to Asbestos Hazards and shall comply with the AS1319-1994 – Safety Signs for the Occupational Environment.</p> <p>b. An Occupational Hygienist is to be notified to inspect the area and confirm the presence of asbestos and to determine the extent of remediation works to be undertaken. A report detailing this information would be compiled by the Occupational Hygienist and provided to the Principal (or their representative) and the site manager.</p> <p>c. The location of the identified asbestos material would be surveyed using sub-meter Differential Global Positioning System (DGPS).</p> <p>d. If the impacted soil is to be disposed offsite, it should be classified in accordance with the DECCW's Waste Classification Guidelines (2008) and disposed to a suitably licensed landfill. In dry and windy conditions, the stockpile would be lightly wetted and covered with plastic sheet whilst awaiting disposal.</p> <p>e. All work associated with asbestos in soil would be undertaken by a contractor holding a class ASA Licence. SafeWork NSW must be notified 7 days in advance of any asbestos works.</p> <p>f. Monitoring for airborne asbestos fibres is to be carried out during the soil excavation in asbestos contaminated materials.</p> <p>g. Documentary evidence (weighbridge dockets) of correct disposal is to be provided to the Principal (or their representative).</p> <p>h. At the completion of the excavation, a clearance inspection is to be carried out and written certification is to be provided by an Occupational Hygienist. If required, the filling material remaining in the inspected area can be covered/sealed by an appropriate physical barrier layer of non-asbestos containing material prior to sign-off.</p> <p>i. Validation samples would be collected from the remedial excavation to confirm the complete removal of the asbestos containing materials.</p> <p>j. The sampling locations should be surveyed using a sub-meter DGPS.</p> <p>k. Details are to be recorded in the site record system.</p> <p>l. Following clearance by an Occupational Hygienist, the area may be</p>	<p>31/01/2023 Interview: - Hansen Yuncken (DSJ) stated that JBS&G is engaged when asbestos is encountered. Validation report will be required as part of CLM Audit. - Hansen Yuncken (DSJ) stated that all asbestos were contained in the containment cell on site as part of the remedial action plan of the site. Building demolition waste docket following the asbestos removal is provided.</p> <p>Record sighted: - EnviroXConsulting (28 November 2022) Asbestos Clearance Inspection Report for 207 Barry Way Jindabyne NSW. Provided visual clearance and asbestos monitoring during asbestos removal work on site at a few locations and buildings (12 and 17) specified in the report. Report also provides the asbestos monitoring during the removal works. - Friable asbestos removal license of Australasian Technical Services NSW Pty Ltd. - Tiger Waste (February - March 2023) Monthly Waste report. Record shows that Tiger Waste collect a mix demolition waste from the site and report noted that 95% are recycled items - Demolition waste dockets for waste from Cottage 12, 13, and 17</p>	<p>Recommendation: Validation report will be required in subsequent audits.</p>			

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G218	CEMP	5.12	Waste management	<ul style="list-style-type: none"> - Maintaining obstruction-free access routes between work site and waste storage area, and for waste collection vehicles. - All waste not being reused on site will be removed during, or at the completion of the construction stage. - Waste to be collected during hours of approved construction work. - The site will be left clear of waste and debris at completion of works. - Non-recyclable waste will be disposed of at an EPA approved landfill or transfer station. - Appropriate waste bins are to be provided by HY and made available to all S/C - All S/C shall be directed to place waste in the bins provided. This shall be included in the Site Induction - The Project Administrator shall record waste disposal data on BIM360 Field using the waste record checklist. - Waste quantities from the PMR shall be entered into the State HSE Database for analysis and reporting against HY Waste reduction targets. - Accurate written records are to be kept such as: <ul style="list-style-type: none"> - Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste) - Copies of waste dockets/receipts for the waste facility (date and time of delivery, name and address of the facility, it's ABN, contact person). 	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - One active skip bin associated with work shed. New skip bins delivered for comingled waste that can be segregated. No other waste observes other than tree matter to be removed. Record sighted: <p>Record sighted:</p> <ul style="list-style-type: none"> - Tiger Waste (February - March 2023) Monthly Waste report. Record shows that Tiger Waste collect a mix demolition waste from the site and report noted that 95% are recycled items. 				
G219	CEMP	5.12.6	Concrete Waste & Washout	<ul style="list-style-type: none"> - Concrete trucks and pumps shall be washed out at designated locations as shown on the site layout plan. Washout of concrete pumps and AGI's in other areas will not be permitted. - Washout shall be captured using membranes or other suitable means and allowed to set. Waste shall be placed in bins for disposal with site waste. - Excess concrete shall be returned to the concrete plant for disposal or re- 	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - No concrete works observed 				
G220	CEMP	5.15	Hazardous Material, Fuel & Chemical Spills	<ul style="list-style-type: none"> - Hazardous materials shall be controlled in accordance with Hazardous Materials procedures. - A spill kit shall be located adjacent to fuel and chemical storage and dispensing areas. 	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> - Asbestos impacted areas fenced with appropriate signage. At the time of inspection the remedial works had been completed and the cap being installed. Spill kit and signage observed at contractors (Aitken) work sheds. 				
G221	CEMP	6.2	Inspections and Audits	<p>The following inspections will be conducted onsite throughout the time on the project:</p> <ul style="list-style-type: none"> - Fortnightly site inspections, - Monthly task observations, - 3 monthly internal audits 	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Hansen Yuncken Environmental Controls Observations, Site Walkover / Inspection 30 January 2023. - Hammertech Site Inspection (22/1/2023). Rectification on the failure of sediment fencing was noted. 	Task observations inspections and other inspection records will be reviewed in future audits.			

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G222	CEMP	6.2.1 & 6.2.2	Nonconformance	<p>A nonconformance shall be raised when:</p> <ul style="list-style-type: none"> - Works/products not meeting specified requirements are identified; and/or - Works have not been inspected or tested in accordance with specified requirements (frequency, method, authority); and/or - A systematic and/or repeated omission/error that may result in a time or cost implication to the project. <p>HY project management shall undertake the following actions to investigate the causes of nonconformities specific to the project in order to prevent recurrence.</p> <ul style="list-style-type: none"> - identify nonconformities that relate to products, QMS processes, resources, subcontractors and outsourced work, and client complaints; - review and determine the causes of nonconformities using problem solving tools such as the root cause analysis process - Process Workflow flowchart - to determine the underlying root cause(s) of the nonconformity; - evaluate the need for corrective action to minimise the occurrence of identified nonconformities; - determine and implement the corrective action needed; and - monitor the corrective actions taken and record the results to determine if further improvement is necessary to get it right. <p>- Notification procedures in accordance with Condition A30 and Appendix 2 of</p>	<p>31/01/2023</p> <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) stated there has not been non-conformance. 				
G223	CEMP	6.2.2	Reporting & Corrective Actions	<p>Site conditions –</p> <p>If the Contractor becomes aware of Adverse Site Conditions, the Contractor will notify the Principal in writing as soon as possible and in any event within 7 days after becoming aware of the Adverse Site Conditions. Where practicable, the notification should be given before the Adverse Site Conditions are disturbed.</p> <ul style="list-style-type: none"> - Notify the Principal immediately upon discovering any damaged services or services that obstruct the works and are not shown in the Principal's documents. <p>WHS –</p> <ul style="list-style-type: none"> - The Contractor is to notify the Principal and Project Manager of an incident that has occurred onsite by submitting a high-level written correspondence within the same day of occurrence and follow up with a detailed final report within 48 hours of occurrence of any incident. - Notify the Principal of any notifiable incident and any incident requiring medical treatment or involving lost time as soon as reasonably practicable after the incident. Provide a written report to the Principal within 24 hours after the incident, giving details of the incident and evidence that requirements of the WHS Act have been met. - Immediately notify the Principal of any Prohibition, Improvement, Non- <p>Hazardous substances discovered unexpectedly on the site –</p> <ul style="list-style-type: none"> - If any nominated hazardous substance is discovered unexpectedly on the site, the Contractor must suspend all work that may result in exposure to the substance and notify the Principal immediately of the type of substance and its location. - Not less than 7 days prior to starting any asbestos removal work, notify the local office of SafeWork NSW and the Principal of the intention to carry out that work. <p>Environmental Management –</p> <ul style="list-style-type: none"> - Immediately notify the Principal of any pollution incident that may cause material harm to the environment, providing evidence that notification requirements of the POEO Act have been met, where applicable. <p>The client is responsible for all appropriate notifications to DPIE</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Aconex Early Warning Records for any unexpected site conditions. 				

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ACHMSP (Aboriginal Cultural Heritage Management Sub-Plan)									
G224	ACHMSP	Table 7-1	Measures	<ul style="list-style-type: none"> - A copy of the ACHMSP should be kept on site during construction and operation of the Project and be readily available for reference if and as required. - Training will be provided to all personnel involved in construction and management phases of the Project, including relevant sub-contractors on Aboriginal heritage requirements from this sub plan through inductions, toolboxes, and targeted training. -All employees, contractors and utility staff working on site will receive Aboriginal Cultural Heritage Awareness Training. It will be provided to all personnel in the form of an induction before they begin work on site. A record of this training will be kept. 	<p>31/1/2023:</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Aboriginal Participation Plan hardcopy observed onsite. - Induction material includes Aboriginal management plan. - Hammertech induction records. <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DJS) stated that Aboriginal Cultural Heritage Awareness Training may be provided as the number of contractors grow. 				
G225	ACHMSP	Table 7-1	Measures	<ul style="list-style-type: none"> - A strategy for the long-term management of any items or material that are salvaged would be developed in consultation with the registered Aboriginal parties. - The location of all Aboriginal sites which are not approved for impacts (Jindabyne Campus AFT 2) and/or proposed to be avoided by impacts based on the final design should be clearly shown on all relevant construction maps and plans. - Further archaeological assessment would be required if the Project activity extends beyond the areas assessed to date. This would include consultation with the registered Aboriginal parties and may include further field survey and subsurface testing. A formal modification to the development consent would be required if any activity were proposed to extend beyond the area assessed and granted for development approval. 	<p>31/1/2023:</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Induction material includes location of Aboriginal sites. - NGH (17 March 2023) Salvage report, Jindabyne Education Campus. <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DJS) stated that the plans have been developed in consultation with local Aboriginal representatives. 				

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G226	ACHMSP	Table 7-1	Measures	<p>-Delineation and signage of Aboriginal sites that will not be impacted by the proposed development works within the Project area will be put in place prior to any construction works commencing with a minimum 5 metre no go area fenced to ensure no inadvertent impacts during construction can occur.</p> <p>- A minimum 5 m buffer must be observed around all sites with stone artefacts until salvage of these heritage items/sites is undertaken as recommended by the ACHAR and approved by the Development Consent.</p> <p>- Delineation and signage of the artefact relocation site/s will also occur once the relocation has occurred if reburial of the material is the chosen long term management option selected by the RAPs for any salvaged material and the objects previously recovered from test excavation which are in the temporary care of NGH. A minimum 5 m buffer zone is required to be placed around the artefact relocation site/s to ensure they will not be impacted into the future.</p> <p>- Temporary storage of any recovered salvaged material may be temporarily stored with NGH in a secure locked cabinet at the NGH Canberra office with the material previously recovered from testing, until a suitable reburial location and/or the long term management of material is agreed upon with the RAPs and Project Owner. This may occur post construction and will occur within 2 years of the completion of the construction works.</p> <p>- A new site card/s must be completed on the AHIMS database for the relocated/reburial location of the salvage sites. This must occur within 3 months of the actions being completed for the reburial of the salvaged sites.</p> <p>- Any salvage works would be conducted by an archaeologist with representatives of the Registered Aboriginal Parties, including with at a minimum one representative of the Bega LALC invited to participate. The invitation the RAP/s selected by Project Owner and/or Principal Contractor to participate in salvage works must be provided at least 14 days' notice prior to the works occurring.</p> <p>- The salvage of Aboriginal objects approved for impacts must occur prior to construction works commencing if impacts to these sites cannot be avoided. Community collection of surface artefacts will be incorporated into the pre-construction phase. All reasonable attempts to relocate the surface artefacts facing potential harm in the Project area if they are unable to be avoided will be undertaken to the stratification of the RAPs and archaeologist who participate in this work. The Community Collection program would be undertaken by a qualified archaeologist and RAP representative/s (as selected by the Project Owner and/or Principal Contractor).</p> <p>- Salvage excavation is required prior to construction works commencing at the location of PAD 1 if the area cannot be avoided by impacts. Salvage excavation would occur in a minimum of one open area of 2m x 2m around the location of TP1 (where the highest density of artefacts was recorded) if impacts to this location cannot be avoided. Options for additional expansion or opening of a second area are to be included in the salvage methodology and implement if determined to be warranted.</p>	<p>31/1/2023: Record sighted: - NGH (17 March 2023) Salvage report, Jindabyne Education Campus.</p> <p>Interview: - Hansen Yuncken (DJS) stated that a 5m buffer was present during the dig. - No Aboriginal artefact was observed. - NGH and community leaders was present during the dig.</p>				

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G227	ACHMSP	Table 7-1	Measures	<p>- An Aboriginal Site Impact Recording Form will be required to be completed and submitted to AHIMS for any site harmed or destroyed from salvage and/or construction works. Artefact disposition and storage must be done in accordance with Requirement 26 of the Code of Practice (DECCW 2010:35-6).</p> <p>- Where any additional, unrecorded Aboriginal or non-Aboriginal objects are encountered during works within the approved development footprint (Appendix A of this Plan) the Unexpected Finds Procedure will be followed.</p> <p>- If human remains are discovered on site, then all work surrounding the area must cease immediately, the area must be secured and NSW Police notified. The Unexpected Finds Procedure will be followed to notify Heritage NSW as soon as possible. Work must not recommence in the area until this is</p>	<p>31/1/2023: Record sighted: - NGH (17 March 2023) Salvage report, Jindabyne Education Campus. Interview: - Hansen Yuncken (DJS) stated that no Aboriginal artefact or human remains were observed.</p>				
G228	ACHMSP	Table 7-1	Measures	<p>The campus once constructed acknowledges the presence of the Aboriginal sites in some way. It may be possible for example to have site locations marked, the school entrance to acknowledge the Ngarigo community and use of the land, or even to display some artefacts. These measures would need to be considered and discussed with the RAPs to ensure their agreement and to obtain any suitable images, wording or other materials used is approved.</p>	<p>This will be reviewed during the operational phase.</p>				
G229	ACHMSP	8.3	Inspection and monitoring	<p>- Periodic inspection of the Aboriginal heritage site/s located within the Project area which are not approved to be impacted, as per the Development Consent and noted in this subplan, will take place for the duration of construction of the Project. The Aboriginal site/s which are not approved to be impacted, will be identified by the Project Archaeologist and/or the Site Environmental Officer (SEO) and marked by fencing to ensure there are no inadvertent impacts during the construction of the Project. The fencing of the Aboriginal site/s which are not approved to be impacted will be undertaken a minimum of 7 days prior to any construction works occurring. Inspection of these sites will occur fortnightly during construction by the SEO (Site Environmental Officer).</p> <p>- Any stone artefacts collected and/ or recovered during the salvage program will be relocated and buried at a safe location outside the approved development footprint within the Project area, or other long term management option as agreed to by the registered Aboriginal parties. The relocation site/s of the salvaged stone artefacts and subsurface artefacts recovered during the subsurface testing program will also be subject to fencing, monitoring and inspection to ensure there are no inadvertent impacts during the construction of the Jindabyne Education Campus. Inspection of the relocation site/s will occur fortnight during construction by the SEO. All inspections of heritage sites will be undertaken following a reporting checklist.</p>	<p>31/1/2023: Interview: - Hansen Yuncken (DSJ) stated that no Aboriginal objects have been encountered. Record sighted: - Site induction material provides Aboriginal training.</p>				

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BMP (Biodiversity Management Plan)									
G230	BMP	Table 4.1	Biodiversity	<p>- Nest boxes will be provided to minimise habitat loss to hollow-bearing fauna (and species that may be living in the buildings) in accordance the following requirements:</p> <ul style="list-style-type: none"> - hollow-bearing trees will be marked/tagged and mapped in a pre-clearing survey - the size, type, number and location of nest boxes required will be based on the results of the pre-clearing survey. <p>Seventy per cent of nest boxes will be installed one month prior to any hollow-bearing vegetation removal, with all nest boxes to be installed within six months from the date of the commencement of clearing.</p> <p>- Biodiversity exclusion zones (temporary fencing) for retained vegetation (Figure 4.1), will be clearly identified on the ground by a suitably qualified ecologist prior to the commencement of construction. Fencing will remain in place for the duration of the project, and only removed upon completion of the project.</p>	<p>31/1/2023:</p> <p>Observation:</p> <ul style="list-style-type: none"> - TPZ established, appropriately fenced with signage. Nesting boxes observed (bird, bat). Biodiversity zones exclusion zones with temporary fencing observed. <p>Record sighted:</p> <ul style="list-style-type: none"> - WSP (12 December 2022) Jindabyne Education Campus Post-clearing Summary - WSP (20 February 2023) Jindabyne Education Campus Post-clearing Summary. <p>Ref: PS128064-WSP-CBR-ECO-LTR-001. Vegetation clearing and fauna management undertaken on 7 – 9 December 2022 and 17 - 18 Jan 2023 by experienced and qualified Fauna Spotter Catchers in accordance with the project Biodiversity Management Plan.</p>				
G231	BMP	Table 4.1	Biodiversity	<p>- Construction workforce will be supplied with sensitive area maps (showing clearing boundaries and exclusion zones) including updates as required (Figure 4.1).</p> <p>- All employees and contractors working on site will undergo site induction training relating to flora and fauna management issues. The induction training will address elements related to flora and fauna management including:</p> <ul style="list-style-type: none"> - existence and requirements of this sub-plan - relevant legislation - flora and fauna mitigation and management measures - procedure to be implemented in the event of an incident. <p>- Relocate habitat features (e.g. fallen timber, hollow logs) from the development footprint to adjacent retained vegetation where practicable.</p>	<p>31/1/2023:</p> <p>Observation:</p> <ul style="list-style-type: none"> - TPZ established, appropriately fenced with signage. Nesting boxes observed (bird, bat). Biodiversity zones exclusion zones with temporary fencing observed. Evidence of fallen logs, timber present but cannot confirm whether within or out of development footprint. <p>Record sighted:</p> <ul style="list-style-type: none"> - WSP (20 February 2023) Jindabyne Education Campus Post-clearing Summary. <p>Ref: PS128064-WSP-CBR-ECO-LTR-001. Vegetation clearing and fauna management undertaken on 7 – 9 December 2022 and 17 - 18 Jan 2023 by experienced and qualified Fauna Spotter Catchers in accordance with the project Biodiversity Management Plan.</p>				

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G232	BMP	Table 4.1	Biodiversity	The threatened species unexpected finds protocol will be implemented if threatened flora and fauna species, not assessed in the biodiversity assessment, are identified in the disturbance area.	31/1/2023 Interview: - Hansen Yuncken (DSJ) stated no unexpected find was observed.				
G233	BMP	Table 4.3	Biodiversity	Implement hygiene protocols including: - vehicles and other equipment to be used during clearing phases in the construction zone and general construction equipment (such as excavators, graders etc.) are to be visibly free of soil, seeds and plant material before entering the site to prevent the introduction of weeds and pathogens - weed and pathogen management (provided in Appendix C) to control spread of weeds or pathogens.	31/1/2023: Observation: - One truck was observed onsite that delivered skip bins to the front. None observed coming onto the site.				
G234	BMP	Table 4.4	Biodiversity	Prepare a vegetation management plan to regulate activity in vegetation and habitats adjacent to the school. The plan may include controls on rubbish disposal, wood collection, rock collection, fire management, and disturbance to nests and other niche habitats.	31/1/2023 Interview: - Hansen Yuncken (DSJ) stated that this is not yet triggered, and will be triggered later on in the project during the development of PP02 shared pathway.				
G235	BMP	Table 4.5	Biodiversity	Provide for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation and habitat on, or adjacent to, the development to industry best practice and standards.	See observations under G220 and G231				
G236	BMP	5.3	Biodiversity	Regular monitoring for flora and fauna will assess the effectiveness of mitigation measures implemented for the flora and fauna present (or potentially present) on site. Inspections of biodiversity aspects will occur during the construction phase of the project. This will involve weekly inspections and monitoring of: - site environmental fencing - vegetation clearance extents - weed monitoring - erosion and sediment controls.	31/1/2023 Record sighted: - Hammertech Site Inspection (22/1/2023). Rectification on the failure of sediment fencing was noted.	The CEMP requires fortnightly site inspection, whereas this item requires weekly inspection. Recommendation: The inspection frequency between the CEMP and BMP should be made consistent. Subsequent audits will review that the nominated frequency is achieved.			
G237	BMP	Appendix A	Protocols	Clearing protocol is followed.	31/1/2023: Record sighted: - WSP (20 February 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001. Vegetation clearing and fauna management undertaken on 7 – 9 December 2022 and 17 - 18 Jan 2023 by experienced and qualified Fauna Spotter Catchers in accordance with the project Biodiversity Management Plan.				

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CNVMS (Construction Noise and Vibration Management Sub Plan)																													
G238	CNVMS	6.1.1	Noise Management Procedures	<p>For residences, the management procedures that is summarised in Table 17 Section 6.1.1. is adhered to.</p> <p>Definitions: GMM = General Management Measures PN = Project Notification V = Verification Monitoring CMS = Complaints Management System SN = Specific Notification RO = Respite Offer AC = Alternative Construction Methodology</p> <p>Table 17 Allocation of noise management procedures – residential receivers</p> <table border="1"> <thead> <tr> <th>Construction Hours</th> <th>Exceedance over NML (dB)</th> <th>Management Procedures (see definition above)</th> </tr> </thead> <tbody> <tr> <td>Approved Construction Hours</td> <td>0 - 3</td> <td>GMM</td> </tr> <tr> <td>Mon – Fri: 7:00 am to 6:00 pm</td> <td>4 - 10</td> <td>GMM, PN, V¹, CMS, AC</td> </tr> <tr> <td>Sat: 8:00 am – 1:00 pm</td> <td>> 10</td> <td>GMM, PN, V, CMS, SN, AC</td> </tr> <tr> <td>Standard Hours</td> <td>0 - 10</td> <td>GMM, AC</td> </tr> <tr> <td>Mon – Fri: 7:00 am to 8:00 am</td> <td>11 - 20</td> <td>GMM, PN, V¹, CMS, AC</td> </tr> <tr> <td>Sat: 7:00 am to 8:00 am</td> <td>> 20</td> <td>GMM, PN, V, CMS, SN, RO, AC</td> </tr> </tbody> </table> <p><i>Notes</i> 1. Verification monitoring to be undertaken upon complaints received from affected receivers</p> <p>Please note the following regarding the allocation of these procedures:</p> <ul style="list-style-type: none"> In addition to the above the projects <i>Conditions of Consent</i> require works to include the following: <ul style="list-style-type: none"> Rock Breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> 8am to 12 midday – Monday to Friday. 1 pm to 5pm – Monday to Friday. 9am to 12 midday – Saturday's. The exceedances have been estimated as part of the acoustic assessment, and these are summarised in Section 5.2. The allocation of procedures is based on the assumptions used for noise level predictions (refer to Section 5.1 and 5.2). Consequently, these allocations can be further refined once additional details of the construction program become available. 	Construction Hours	Exceedance over NML (dB)	Management Procedures (see definition above)	Approved Construction Hours	0 - 3	GMM	Mon – Fri: 7:00 am to 6:00 pm	4 - 10	GMM, PN, V ¹ , CMS, AC	Sat: 8:00 am – 1:00 pm	> 10	GMM, PN, V, CMS, SN, AC	Standard Hours	0 - 10	GMM, AC	Mon – Fri: 7:00 am to 8:00 am	11 - 20	GMM, PN, V ¹ , CMS, AC	Sat: 7:00 am to 8:00 am	> 20	GMM, PN, V, CMS, SN, RO, AC	31/1/2023: Interview: - No noise or vibration complaint has occurred. Hence, noise or vibration monitoring has not occurred. - HY (JW) states that "the CNVMP Section 6.2.2 and 6.3.2 details how the assessment of noise and vibration would be undertaken in the event they are required to be completed." (i.e. when there is complaint). Not to be read as the requirement to conduct monitoring.			
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Mon – Fri: 7:00 am to 8:00 am	11 - 20	GMM, PN, V ¹ , CMS, AC																											
Sat: 7:00 am to 8:00 am	> 20	GMM, PN, V, CMS, SN, RO, AC																											
G239	CNVMS	6.1.2	Vibration Management Procedures	<p>The vibration management procedures in Table 18 Section 6.1.2 is adhered to.</p> <p>Definitions: GMM = General Management Measures PN = Project Notification V = Verification Monitoring CMS = Complaints Management System SN = Specific Notification RO = Respite Offer AC = Alternative Construction Methodology</p> <p>Table 18 Allocation of vibration management procedures</p> <table border="1"> <thead> <tr> <th>Construction Hours</th> <th>Exceedance Scenario</th> <th>Management Procedures</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Approved Construction Hours</td> <td>Over human comfort criteria (refer to Section 4.2)</td> <td>GMM, PN, V, RO</td> </tr> <tr> <td>Over building damage criteria (refer to Section 4.2)</td> <td>GMM, V, AC</td> </tr> <tr> <td rowspan="2">Outside Standard Hours</td> <td>Over human comfort criteria (refer to Section 4.2)</td> <td>GMM, SN, V, RO, CMS</td> </tr> <tr> <td>Over building damage criteria (refer to Section 4.2)</td> <td>GMM, V, AC</td> </tr> </tbody> </table>	Construction Hours	Exceedance Scenario	Management Procedures	Approved Construction Hours	Over human comfort criteria (refer to Section 4.2)	GMM, PN, V, RO	Over building damage criteria (refer to Section 4.2)	GMM, V, AC	Outside Standard Hours	Over human comfort criteria (refer to Section 4.2)	GMM, SN, V, RO, CMS	Over building damage criteria (refer to Section 4.2)	GMM, V, AC	31/1/2023: Interview: - No noise or vibration complaint has occurred. Hence, noise or vibration monitoring has not occurred. - HY (JW) states that "the CNVMP Section 6.2.2 and 6.3.2 details how the assessment of noise and vibration would be undertaken in the event they are required to be completed." (i.e. when there is complaint). Not to be read as the requirement to conduct monitoring.											
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G240	CNVMP	6.2	Site Specific Noise Mitigation Measures (including High Noise Affected Levels)	<p>To mitigate against any exceedances, the site will need to introduce periods of respite for activities which are creating noise levels above the HNAL and including activities such as piling, hydraulic hammering and the like (i.e. greater than 75dBA). See below.</p> <p>Monday to Friday Prior to 8:00am – No noisy works (Respite Period) 8:00am to 12:00pm – Works 12:00pm to 1:00pm – No noisy works (Respite Period) 1:00pm to 5:00pm – Works After 5pm – No noisy works (Respite Period)</p> <p>Saturday Prior to 9:00am – No noisy works (Respite Period) 9:00am to 12:00pm – Works After 12:00pm – No noisy works (Respite Period)</p>	<p>31/01/2023: Interview: - Hansen Yuncken (DJS) stated that respite periods occurred during noisy works.</p>				
G241	CNVMP	6.2.2	Noise Monitoring	<ul style="list-style-type: none"> - Noise monitoring will be performed by an acoustical consultant directly engaged by the contractor. - Noise monitoring is recommended to be undertaken by attended noise measurements at the start of any new phase of works (i.e. demolition, excavation or remediation works etc.). - Unattended noise measurements should be conducted over consecutive 15 minute periods at the commencement of demolition and ground works on the site. - This monitoring should also be complemented by undertaking attended noise measurements in order to: <ul style="list-style-type: none"> - Differentiate between construction noise sources and other extraneous noise events (such as road traffic and aircraft noise) - Note and identify any excessive noise emitting machinery or operation. - In addition to the above detailed measurements, should any complaints be received which have not been determined previously, it should be confirmed by conducting additional attended noise measurements. - The survey methodology and any equipment should comply with the requirements discussed in Standard AS 1055.1-1997. 	<p>31/1/2023: Interview: - No noise or vibration complaint has occurred. Hence, noise or vibration monitoring has not occurred. - HY (JW) states that "the CNVMP Section 6.2.2 and 6.3.2 details how the assessment of noise and vibration would be undertaken in the event they are required to be completed." (i.e. when there is complaint). Not to be read as the requirement to conduct monitoring.</p>				
G242	CNVMP	6.2.3	Noise Mitigation Measures for Non-Residential Receivers	<p>Mitigation measures recommended:</p> <ul style="list-style-type: none"> - Undertake general mitigation measures. - Issue project updates to tenants in affected premises. The updates can include overview of current and upcoming works, as well as advanced warning of potential disruptions. These updates can also be issued through an email distribution list or via social media and in accordance with consent condition B7 requiring a Community Communication Strategy. - Signage to be posted in order to provide stakeholders information regarding project details, emergency contacts and enquiry contact information in accordance with consent condition C1 requiring a site notice. 	<p>31/1/2023: Observation: - No unacceptable noise was identified during audit that would require mitigation. - Site signage observed.</p> <p>Interview: - Hansen Yuncken (DJS) stated that SINSW provides project updates on website.</p>				

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G243	CNVMSP	6.3.1	Vibration - General Mitigation Measures	<p>As part of the CNVMP, the following vibration mitigation measures should be implemented:</p> <ul style="list-style-type: none"> - Any vibration generating plant and equipment is to be in areas within the site in order to lower the vibration impacts to surrounding receivers. - Investigate the feasibility of rescheduling the hours of operation of major vibration generating plant and equipment to within the allowable time set within the consent conditions which include rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. - Use lower vibration generating items of construction plant and equipment; that is, smaller capacity plant. - Minimise conducting vibration generating works consecutively in the same area (if applicable). - Schedule a minimum respite period of at least 30 minutes after a period of continuous 2 hours of work. - Use only dampened rock breakers and/or "city" rock breakers to minimise the impacts associated with rock breaking works. - Conduct attended measurements of vibration generating plant at commencement of works in order to validate the indicative safe working distances advised in Table 15 and, consequently, to establish safe working distances suitable to the project. Measurements should be conducted at the nearest affected property boundary. These safe working distances should be defined by considering the vibration criteria discussed in Section 3 (i.e., criteria for structural damage, human comfort and impact to scientific or medical equipment). 	<p>31/1/2023:</p> <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DJS) stated that that specialised equipment was used to minimise vibration. <p>Observation:</p> <ul style="list-style-type: none"> - No unacceptable vibration was observed in the vicinity of the rock breaking work. 				
G244	CNVMSP	6.3.2	Vibration Monitoring	<p>Vibration monitoring should be undertaken including the following:</p> <ol style="list-style-type: none"> 1. Vibration Monitoring to include long term continuous vibration logging. 2. Monitors set to record maximum vibration levels including Peak Particle Velocity (PPV) magnitudes. 3. Monitors are required to be SMS enabled such that any events recorded above 'alert levels can be instantaneously sent to suitable builder, acoustic consultant and contractor representatives. 4. In the event results re received above 'alert levels the following response to events are required as detailed in the table below. 5. Vibration monitoring should be undertaken for the periods including demolition, exaction and construction of the building structure including installation of concrete to ground floor as a minimum or on agreement with neighbouring stake holders in the event monitoring details no negative impacts during the construction of the project. 	<p>31/1/2023:</p> <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (DJS) stated that no vibration complaint has occurred. Vibration monitoring has not occurred. 				

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G245	CNVMP	6.4	Noise and Vibration Monitoring	<p>The following noise and vibration monitoring is to be undertaken:</p> <p>1. Noise Monitoring– Attended noise monitoring of excavation and construction activities is to be undertaken during the following periods: a. In response to any ongoing complaints received from neighbours. It is noted that based on the assessment of construction activities construction activities are not expected to result in noise levels which will result in levels which are greater than High Noise Affected Levels.</p> <p>2. Vibration – Based on the proximity of the surrounding receivers to the works magnitudes of vibration resulting from construction activities required to be undertaken on the site are not expected to approach vibration limits detailed in Section 4.2 of this report, therefore permanent continuous vibration monitoring is not recommended.</p> <p>Attended vibration monitoring is to be undertaken at the following periods: a. receiver location in the event complaints resulting from construction activities resulting from the perception of vibration are experienced by the occupants of buildings within the vicinity of the site.</p>	<p>31/1/2023: Interview: - No noise or vibration complaint has occurred. Hence, noise or vibration monitoring has not occurred. - HY (JW) states that "the CNVMP Section 6.2.2 and 6.3.2 details how the assessment of noise and vibration would be undertaken in the event they are required to be completed." (i.e. when there is complaint). Not to be read as the requirement to conduct monitoring.</p>				
G246	CNVMP	6.4.1 <input type="checkbox"/>	Enquiries and complaints management	<p>As per our planning approval conditions, a complaints register is updated monthly and is publicly available on the project's website page on the SINSW website. The complaints register will record the number of complaints received, the nature of the complaints and how the complaint was resolved as detailed in the complaints handling procedure is set out in the Community Communication Strategy.</p>	<p>31/1/2023: - Complaint register was sighted from the project website. No noise complaint was observed.</p>				
G247	CNVMP	6.4.4	Community Notifications	<p>Prior to the works onsite being undertaken, it is recommended that community consultation with the neighbouring affected parties be undertaken.</p>	<p>31/01/2023 Record sighted: - SINSW (November 2022) Jindabyne Education Campus Works Notification.</p> <p>Interview: - Colliers (CB) stated that the SINSW letter notification was dropped to 5 properties.</p>				

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CSWMSP (Construction Soil and Water Management Sub-plan)									
G248	CSWMSP	2 and 2.1.1	Sediment and Erosion Control Sediment Basin and its maintenance	<p>Four temporary sediment basins have been designed to capture site runoff during construction.</p> <p>Prior to any forecast weather event, likely to result in sediment laden runoff on the site, dewatering is to be undertaken to provide sufficient capacity to capture sediment laden water from the site. Any sediment laden water captured on site must be treated to ensure it will achieve Council's water quality objectives prior to its release from site. A sample of the released treated water must be kept on site in a clear container with the sample date recorded.</p> <ul style="list-style-type: none"> - No aluminum based products may be used to treat turbid water (flocculating/coagulants) on site without the prior written permission from an appropriate Council Officer. The applicant must have demonstrated ability to use such products correctly and without environmental harm prior to any approval. - The chemical/ agents (Flocculating/coagulants) used in Type D and Type F Basins to treat turbid water captured in the basin must be applied in concentrations sufficient to achieve Council's water quality objectives (TSS <50mg/L Turbidity <60 NTU 6.5 <ph <8.5) within the 5 day rainfall depth used to calculation the capacity of the basin, after a rainfall event. - All manufacturers instructions must be followed for the use of any chemicals/agents used on site except where approved by the responsible person or an appropriate Council Officer. - Sufficient quantities of chemicals/agents to treat turbid water (Flocculating/coagulants) must be placed such that water entering the basin mixes with the chemical/agents and is carried into the basin/trap. - The sediment basin to be dewatered as soon as practical once water captured in the basin achieves Council's water quality objectives - Inspect the sediment basin after each rainfall events and/or weekly. Ensure that all the sediment is removed once the sediment storage zone is full. Ensure that outlet and emergency spillway works are maintained in a fully operational condition at all times. 	<p>31/1/2023</p> <p>Observation: - 10 sediment basins were constructed.</p> <p>Interview: - No water discharge has occurred as water is allowed to seep through the ground.</p>	<p>Recommendation: The adequacy of sediment basins must be reviewed, with contingency in place should this not be adequate.</p>			
G249	CSWMSP	2.2	Sediment and Erosion Control Measures	<p>Sediment and Erosion Control Measures includes:</p> <ul style="list-style-type: none"> - A temporary site security/safety fence is to be constructed around the site, the site office area and the proposed sediment basin; - Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles; - Dust control measures including covering stockpiles, installing fence hessian and watering exposed areas; - Placement of hay bales or mesh and gravel inlet filters around and along proposed catch drains and around stormwater inlets pits within the site; - The construction of a temporary sediment basin. - Stabilised site access at the construction vehicle entry/exits. <p>See Drawing CSK01 and 02 in Construction Soil and Water Management Sub-plan for details.</p>	See G98, G99, G205, G214				

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G250	CSWMSP	2.3	Wet Weather Management	In circumstances of heavy rain sufficient to affect site access and ground conditions the Site Manager and Site HSE Committee representative should complete a site inspection before work commences. The inspection needs to focus on; <ul style="list-style-type: none"> The suitability of pedestrian access to the amenities and into the construction work areas The suitability of access for plant and equipment The suitability of ground conditions for plant and equipment to operate Nominate the construction zones suitable for work to commence Actions to remediate those areas not suitable for work to commence (de-water; prepare ground conditions and access ways etc.) 	31/1/2023: Record sighted: - Hansen Yuncken Environmental Controls Observations, Site Walkover / Inspection 30 January 2023.				
CWMSP (Construction Waste Management Sub Plans)									
G251	CWMSP	Reuse, Recycling, & Disposal	Waste Facility	The site's waste contractor will provide services and ensure that there are adequate numbers of clearly marked bins on site to enable effective separation of the materials (excavation material, general waste, concrete, timber, recyclable packaging & containers, steel, pallets, plasterboard offcuts, floor coverings, glass)	Observations under G106 and G207				
G252	CWMSP	Reuse, Recycling, & Disposal	Training	All civil and construction works subcontractors will receive suitable training in separation of waste materials, and practices to be followed in the event that contaminated materials are encountered	31/1/2023: - Hansen Yuncken (DJS) stated that contractors will be trained, noting bins just received today. - Hansen Yuncken (DJS) stated that Tiger waste contractor will provide separation of waste.	Recommendation: Site induction should be amended to include waste separation. Waste tracking will be reviewed in subsequent audits.			
G253	CWMSP	Excavation & Off-Site Disposal	Excavation & Off-Site Disposal	Fill materials and natural soils/bedrock shall be classified in accordance with Waste Classification Guidelines Part 1: Classifying Waste, November 2014 (EPA 2014) or an appropriate exemption as created under the Protection of the Environment Operations (Waste) Regulation 2014. Waste certificates will be prepared for each material type that is to be disposed of. All off-site waste facilities used must be lawfully licensed to receive the materials sent to them for disposal. The Remediation Contractor must be aware of and conduct all waste disposal in accordance with all relevant regulations. All waste tracking documentation including disposal dockets must be maintained by the Remediation Contractor and must be provided to the Site Contamination (Environmental) Consultant and the client for inclusion in the validation report.	see G98 and G107				
CTPMP (Construction Traffic & Pedestrian Management Plan)									
G254	CTPMP	3.1.3	Out of Hours Work Permits	While not anticipated at this time, where it is necessary for any significant construction works to occur outside of the conditioned work hours, an application for an Outside of Hours Work Permit (OHW Permit) will be submitted to Council, and adjacent residents will also be notified of the proposed works. Any out of hours works would only commence further to an approval of the OHW Permit.	31/1/2023: Interview: - Hansen Yuncken (DJS) stated that Out of Hours Work is not yet anticipated.				
G255	CTPMP	3.3.2	Truck Movements	Should there be a requirement for vehicles larger than a 26m B-Double during the construction period, an application would be prepared for an Oversize Overmass Permit (OSOM Permit); OSOM Permits may be issued with conditional restrictions that limit the time and days that these vehicles are allowed to access the Site, and that all movements are undertaken efficiently and safely.	31/1/2023: Interview: - Hansen Yuncken (DJS) stated that OSOM Permit is not yet required.				
G256	CTPMP	4.3.1, 4.3.3	General Traffic Control Plan Requirements, Barry Way Upgrade Traffic Guidance Scheme	- Any Traffic Guidance Scheme (TSG) involving signage, traffic control or other potential changes to the operation of Barry Way (or Recreation Road) will require consultation with and approval from TfNSW and/or Council prior to the construction works to which they relate. - A detailed TGS will be required to support the safe and efficient Construction of the Barry Way roundabouts at School Road and at Recreation Road.	31/1/2023: Interview: - Hansen Yuncken (DJS) stated that this item is not yet required as there is no work on public work yet.				

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G257	CTPMP	4.3.4	Authorised Traffic Controllers	Should they be identified as being required as part of any future TGS – most likely for the construction of the Barry Way roundabouts - authorised Traffic Controllers will be present on-site throughout the proposed works.	31/1/2023: Interview: - Hansen Yuncken (DJS) stated that this item is not yet required as there is no work on public work yet. Observation: -Nil traffic controllers present. Nil required for current construction works. All works contained within site.				
G258	CTPMP	4.4.2	Trucks and Movements	- Vehicles are strictly required to enter and depart the Site in a forward direction. - Ensuring all trucks are well maintained and that the equipment enhances driver, operator and passenger safety to as great an extent as practicable; - Ensuring all truck drivers have a valid Verification of Competency for the class of vehicle they are driving; - Identifying truck driver training needs and arranging appropriate training or re-training. This is anticipated to include truck driver competency assessments as part of all inductions, and regular Toolbox Talks on safety conditions, managing fatigue, approved truck routes and truck driver responsibilities; and - Encouraging safe driving behaviour by not covering or re-imbursing staff for speeding or other infringement notices; ensuring the legal use of mobile phones only while driving; and providing training on, and circulating information about, travel planning and efficient truck driving habits.	31/1/2023: Interview: - Hansen Yuncken (DJS) stated that kiss and drop zone will be established that will comprise truck route. Record sighted: - Hammertech records of licences for PR, JN. Observation: - Nil traffic movements observed on-off site.Safe movement of earthwork equipment observed.				
G259	CTPMP	Appendix E	Drivers Code of Conduct	- A Drivers Code of Conduct will be strictly enforced by the Principal Contractor. Any drivers found to be in breach of the Drivers Code of Conduct will be notified of the breach, as would their immediate managers, who would in turn be required to provide additional training/guidance to the driver. Any repeat offenders would be prevented from returning to Site. - Where it is necessary for any truck movements to occur outside of the hours, an approved OHW Permit will be required prior to any such truck movements. The Principal Contractor must be notified of any intention for truck movements outside of the approved construction hours, and provide approval for the OHW Permit application prior to its submission to the relevant authorities. - Drivers are to travel within the posted street speed limit and no greater than 20km/hr within the Site at all times. - All vehicles are strictly required to enter and depart the Site in a forward direction. - A designated truck route must be used by all truck drivers at all times, other than contractors located in the local area using (approved) roads for access. - Driver has to follow incident procedure, satisfy driver responsibilities and Code of Conduct - A designated truck route must be used by all truck drivers at all times, other than contractors located in the local area using (approved) roads for access.	31/1/2023: Interview: - Hansen Yuncken (DJS) stated that Out of Hours Work is not yet anticipated. Observation: - Nil traffic movements observed on-off site.Safe movement of earthwork equipment observed.	Recommendation: Signage showing speed limit onsite should be posted.			

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