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**INDEPENDENT
ENVIRONMENTAL AUDIT
REPORT No.3**

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



SINSW

15 March 2024

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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 third 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 (between September 2023 and March 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.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 16 January 2024.

A total of 190 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 104 items
- Number of non-compliances = 1 item
- Number of non-triggered = 85 items

In addition, assessment of 71 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 = 52 items
- Number of non-compliances = 0 item
- Number of non-triggered = 19 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
DPE	NSW Department of Planning and Environment
DPHI	NSW Department of Planning, Housing and Infrastructure (previously DPE and 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.

Term	Description
Planning Secretary	The Planning secretary under the EP&A Act or nominee.
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 in part of Lot 1 and Lot 2 DP 1294413 (previously referred as Lot 101 DP1019527).

The site was formerly 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)
Dr Cissillia Young	Auditor <ul style="list-style-type: none"> • 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 third Construction Audit, completed within 26 weeks of the second Construction Audit (which was completed on 21 September 2023).

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 in part of Lot 1 and Lot 2 DP 1294413 (previously referred as Lot 101 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 surrounding area.

- Temporal boundary of the audit is for the duration of the construction phase. The current IEA applies for the period covering the date after the second Construction Audit (21 September 2023) and the issue date of this report (15 March 2024). The construction of the Project is anticipated to be completed by July 2024, however as discussed this timing may extend into September 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 evaluated during the Audit:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of the 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 the Planning Secretary, other agencies and stakeholders (as appropriate)
 - Assessment of performance of the development having regard to agency policy and 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 third IEA for the site and covers a period review of environmental performance from the date after the second Construction Audit (21 September 2023) and the time of the site inspection/audit (16 January 2024), and issue of the Final Report (15 March 2024)

1.6 Environmental Representative

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

Daniel Spirit-Jones from Hansen Yuncken is the Project Manager and Rohan Dubois (Hansen Yuncken) is the Environmental Representative, who assisted Geosyntec during this Audit process.

The Senior Project Engineer, Chelsea Balzan from Colliers and the Sustainability Manager Chris Histon from Hansen Yuncken also assisted Geosyntec during the Audit process.

2 Audit Methodology

2.1 Auditor Notification to The Planning Secretary

On 27 October 2023 the Department of Education notified The Planning Secretary the Environmental Audit Team. The Planning Secretary 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 16 January 2024. 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 24 January 2024. 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 6 March 2024.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 15 March 2024.

2.4 Interviews

Interviews with construction project personnel were conducted on 16 January 2024. The following personnel were interviewed:

- Daniel Spirit-Jones (Hansen Yuncken) – Project Manager
- Chris Histon (Hansen Yuncken) - Sustainability Manager
- Rohan Dubois (Hansen Yuncken) - Project Engineer, Environmental Representative for this Audit
- Chelsea Balzan (Colliers) – Senior Project Engineer

2.5 Site Inspection

The site inspection was conducted by Rebeka Hall, Lead Auditor on 16 January 2024, accompanied by Hansen Yuncken’s site representative. 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 the Planning Secretary, Transport of New South Wales (TfNSW), Heritage NSW, Office of Sport, NSW Environmental Protection Authority (EPA), and Snowy Monaro Council (Council) 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-Triggered	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-Triggered.”

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 1 dated 3 May 2023.
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 (May 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus.
B16 Construction Traffic and Pedestrian Management Plan	ATC Traffic + Transport (10 July 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 (9 June 2023) Civil Repot, Jindabyne Education Campus.
B20 Aboriginal Cultural Heritage Management Plan	NGH (8 November 2022) Aboriginal Cultural Heritage Management Sub-Plan Jindabyne Education Campus
B21 Biodiversity Management Plan	WSP (24 May 2023) 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 190 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 104 items
- Number of non-compliances = 1 item
- Number of non-triggered = 85 items

In addition, assessment of 71 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 = 52 items
- Number of non-compliances = 0 item
- Number of non-triggered = 19 items

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

Hansen Yuncken advised that no agency notices, orders, penalty notices or prosecutions were received during the Audit period.

3.4 Discussion of Non-Compliances

Detail on the non-compliances to the SSD consent conditions identified during the Audit are provided in Table 3.2.

Table 3.2. Non-Compliances to SSD Consent Conditions

Geosyntec ID	SSD Condition No.	Requirement	Details of Non-Compliance	Recommendations
G34	A34	Revision of Strategies, Plans and Programs shall be made within 3 months of the submission of an incident report under condition A30. 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.	The item was found to be non-compliant as the Certifier was not notified of the review of plans following the July 2023 Incident. It is noted that the plans were reviewed within 3 months of the incident and the Certifier has since been notified. A non-compliance notification has been issued to the Planning Secretary on this non-compliance.	The strategies, plans and programs required under this consent must be reviewed and the Certifier must be notified within 3 months of the incident report.

3.5 Assessment from Previous Audits

Details of recommendations from the previous audit and how they were addressed or adopted are provided in Table 3.3.

Table 3.3. Assessment of Previous Audits

Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
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.	Hansen Yuncken reviewed the plans within 3 months of submission of the previous IEA Report and other items listed in Section A34 of the consent conditions.	Auditor considers that this item has been addressed.
A copy of this IEA and Hansen Yuncken's response must be uploaded to the public website following the completion of this IEA.	Previous IEA report and the corresponding response were made available on the project website	Auditor considers that this item has been addressed.
All non-compliances must be notified to Planning Secretary within 7 days of identification.	An incident that occurred on 25 July 2023 (during the last Audit period) was notified and reported to Planning Secretary in accordance with the SSD requirement.	Auditor considers that this item has been addressed.

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.

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 third audit, Geosyntec consulted with the Planning Secretary, Council, EPA, Heritage, Office of Sport, and TfNSW. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- No response was received from Office of Sport and Council.
- EPA and Heritage did not have any additional items to cover during this Audit.
- Planning Secretary provided feedback on items to be addressed as part of this Audit and requested the Audit to focus on the management of noise, dust, operating hours, truck movements, erosion, and sediment, including dirt tracking onto public roads, community consultation and complaints management. This is assessed in Table 3.4 .
- TfNSW referred to their earlier comments provided for the proposed facility during the assessment of the SSD application. Three TfNSW comments (3 March 2022, June 2022 (presented in Mecone report), and 18 July 2022) were assessed and compared against the conditions in SSD Mod 1. The TfNSW comments that have not been included in the SSD are now included in the Audit table (Appendix F) and also reflected in the Table 3.4 .

Stakeholder feedback and Geosyntec's assessment findings are presented in Table 3.4.

Table 3.4. Consultation with Stakeholders and Evaluation Findings

Stakeholders	Feedback	Geosyntec's Assessment
The Planning Secretary	The Planning Secretary correspondence dated 10 November 2023 states: "Please look into the management of noise, dust, operating hours, truck	The Planning Secretary's request is part of the SSD conditions of consent and CEMP, which

Stakeholders Feedback

Geosyntec's Assessment

	movements, erosion and sediment, including dirt tracking onto public roads, community consultation and complaints management.”	were evaluated in the Audit Table in Appendix F and in Table 3.5.
TfNSW	TfNSW correspondence dated 10 November 2023 states: “Please refer to the comments provide by TfNSW in relation to the proposed education facility and ensure these are complied with.	<p>Three TfNSW comments (3 March 2022, June 2022 (presented in Mecone report), and 18 July 2022) were assessed. Most comments were included in the consent conditions. Three items that were not incorporated into the consent conditions are listed below and included in the Audit Table in Appendix F.</p> <ol style="list-style-type: none"> 1. <i>“As part of the Transport Working Group and consultation process in developing the Transport Assessment report, conversations with the current bus providers have occurred and they are supportive. The next stages in the development will engage TfNSW Rural and Regional Contracts team, as well as continue to engage existing bus services providers - Cooma Coaches and Alpine Charters.” – Hansen Yuncken stated that consultation has been conducted with TfNSW Rural and Regional Contracts as part of the Submission prior to SSD approval. Evidence of meeting minutes in July 2021 was sighted, with Cooma Coaches and Alpine Charter Coaches invited but did not attend.</i> 2. <i>“The following requirements shall be complied with in relation to the implementation of the Bus Services</i> <ol style="list-style-type: none"> a. <i>Before the commencement of construction the NSW Department of Education shall contact the TfNSW Rural and Regional Contracts team and provide the required information to enable the school to be registered on the School Student Transport Scheme (SSTS) portal which will allow students to enrol for a bus pass.</i> b. <i>A minimum of 8 months before the occupation/use of the development as a school, the NSW Department of Education shall contact the TfNSW Rural and Regional Contracts team to enable discussions with bus operators. This is required to ascertain whether TfNSW can vary existing school bus routes under a Bus Service Alteration Request (BSAR) with existing buses or determine if a new service is required.”</i> 3. <i>“School Travel Plan (STP) be updated regularly in consultation with the wider school community. Every 6 months the operation of the travel plan shall be reviewed with the travel plan being updated annually. As part of updating the travel plan consultation should be had with Council, TfNSW and the school community/parents.”</i> <p>The Auditor notes that Item 1 is considered compliant, and Items 2 and 3 are considered relevant for the operational phase.</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/jjindabyne-education-campus.html>). There was no complaint during the current Audit period.

3.10 Incidents and Management of Incidents

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

One incident occurred during the last audit period but not reported in the last audit report as it occurred following completion of the site visit. The incident involved an excavator that came into contact with the new hydrant service installed at the front of the TAFE. The side of the hydrant pipework was pierced, and the hydrant was isolated to prevent water loss. There was no injury or environmental impacts arising from this incident. Hansen Yuncken confirmed that the excavation permit, SWMS, and spotter were in place at the time of the incident. Appropriate notification and reporting evidence was sighted. Further details of the corrective actions and preventative measures are recorded in Item G30 in the Audit Table in Appendix F.

3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and 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 3.5. 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. No light spill observed.
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 road was not obstructed. Safe movement of earthwork equipment was observed. No traffic movement observed on or off site during the inspection. Driver licenses recorded in the Hammertech were sighted. Speed limit signs were observed on site during site inspection. No notable occurrence of soil/silt was observed on roads at the time of the site inspection. All construction vehicles were observed to be contained wholly within the site. Works were observed to be contained within site during the site inspection. As such, no traffic controllers were required.

Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> Hansen Yuncken stated that Out of Hours Work and work in public areas were not required, nor anticipated. Truck delivery area was observed during the site inspection, but no delivery was observed. Sufficient parking was observed on site and no parking sign is provided outside the site. 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's design and as built scorecard, the design is aiming for Green Star 4-star certification. Evidence of Green Star 4-star certification should be obtained 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. Aboriginal Cultural Heritage Management Sub-Plan is included in the induction material. Based on interview with Hansen Yuncken, surface artefact, Aboriginal heritage or historical relics have not been identified other than those reported in the Salvage Report. Site induction material includes Aboriginal Cultural Heritage Management Sub-Plan. The plan was prepared in consultation with the local Aboriginal representatives. Induction material includes the 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.
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 complaints have been received. No unacceptable noise was observed during the Audit that would require mitigation. Hansen Yuncken stated that respite periods do occur during noisy works however, noting that noisy works have been mostly completed. No rock breaking was observed during the audit, noting the bulk of the earthworks have been completed. Hansen Yuncken stated that plant is fitted with quackers. Hansen Yuncken stated that HY conduct periodic inspections to confirm that the equipment is maintained. A number of maintenance records were reviewed. Regular project updates are available on the project website. White Noise Acoustics Aconex correspondence (5/6/2023) WHNA-GCOR-000004: Re: Jindabyne Education Campus – Aircraft Noise Intrusion (SSD item G196), provides a statement that the proposed design will meet the requirement.

Environmental Aspect	Requirement	Auditor's Review
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) was engaged when asbestos was encountered. A Contaminated Land Auditor has been engaged to ensure site will be made suitable for the proposed development in accordance with the RAP. A validation report will be made available as part of CLM Audit review. Asbestos impacted material has been placed in the containment cell on site as part of the remedial action plan of the site. Building demolition waste docket, following the asbestos removal, was provided. Monthly Waste report by Tiger Waste from June – November 2023 indicates no asbestos waste. Unexpected finds protocol is available in the CEMP Section 5.11.8. Unexpected find report will be included in the validation report. Spill kit and signage were observed at contractors 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"> Erosion and sediment control was observed to be in place, with upgrades to the sediment basin observed. Stormwater was observed to be captured in OSDs and infiltrates the ground. No water discharge to creek or road or council sewer has occurred according to Hansen Yuncken. Hansen Yuncken conducts Weekly and Post Rainfall Environmental Control Observations which involves a site walkover / inspection. No sediment migration was observed from upgradient and downgradient areas.
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 operations.
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 (16 June 2023) BCA Design Compliance Statement (Crown Statement) (CC4) and Group DLA (02/02/2023) BCA Design Compliance Statement CC3 address the building external walls & cladding fire rating, which comply with BCA requirements. Credwell was also engaged to conduct Campus Fire Engineering Report (ref: SYD000573-FER01). Pedavoli Architects (6 March 2023) Design Statement states that <i>"we have carried out compliance with AS3959:2009 as applicable to the design for the Architectural documentation of the Jindabyne EC project."</i>
Biodiversity	To address direct impacts on native vegetation:	<ul style="list-style-type: none"> Biodiversity Management Plan was prepared following the recommendations in the BDAR.

Environmental Aspect	Requirement	Auditor's Review
	<ul style="list-style-type: none"> The final disturbance area will seek to avoid the clearing of native vegetation and habitats as 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"> Based on observation during the Audit, the biodiversity zone was barricaded with appropriate fencing with signage. The cordoning of biodiversity zones was consistent with Plans. Ongoing maintenance of retained native vegetation and habitat was observed. No work or construction material was observed to be stored within the tree protection zones. Based on the information provided, a qualified WSP consultant has been engaged to provide post-clearing survey and report, which address the direct impact on the threatened animal species and habitat. Nesting boxes for birds and bats were observed during the Audit.
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.	<ul style="list-style-type: none"> Based on observation during the Audit, biodiversity zone and protected trees were barricaded with appropriate fencing and signage. Replacement trees are expected to be planted in accordance with the Landscape Plan at a later stage.
Sediment and erosion impacts	Implement measures in the sediment and erosion control plan.	<ul style="list-style-type: none"> A Soil Water Management Plan was prepared. During the site inspection, the site was secured with boundary fencing. Sediment controls were installed along boundary (swales, bales, sedimentation basin and geofabric). Cattle grids were observed at the entrance of the site. Stockpiles were observed to be located away from water courses. Erosion and sediment controls were observed to be in place, with upgrades to OSDs observed. Stormwater was observed to be captured in basins, which is allowed to seep through the ground. No water discharge to creek or road or council sewer has occurred according to Hansen Yuncken. Hansen Yuncken conducts Weekly and Post Rainfall Environmental Controls Observations which involves site walkover / inspection. No sediment migration was observed from upgradient and downgradient areas.
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

Environmental Aspect	Requirement	Auditor's Review
		<p>the NASF (National Airports Safeguarding Framework) Guidelines.</p> <ul style="list-style-type: none"> • 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"> • A Construction Waste Management Sub-Plan was prepared. • Skip bins were observed for waste segregation. • Two concrete wash-out bays were observed on site, where concrete waste is dried out and then removed. Hansen Yuncken advised that concrete waste was collected for recycling and the water was allowed to evaporate. • Hansen Yuncken advised that waste on site was collected by Tiger Waste (Tiger). Tiger's June to December 2023 Monthly Waste report showed that the site mix demolition waste consisted of 95% recycled items with no asbestos waste. • Asbestos encountered was handled according to the unexpected find protocol and placed within 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) • Geotechnical reports were sighted: Down to Earth (14 March 2023 and 18 September 2023) Foundation Inspection for Proposed Education Campus, Barry Road, Jindabyne NSW 2627.
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 records were sighted via Hammertech. • Hansen Yuncken (HY) advised that HY conducted periodic inspections to confirm that the equipment is maintained. • Unacceptable dust was not observed during Audit. • One water truck was observed on site during the audit. • Polymer was sprayed on the stockpiles to prevent dust generation. • Parts of the site have been hydromulched. • No truck was observed entering or leaving the site. • No complaints reported to date. • No incidents reported during this Audit period, however one incident from the last Audit period was included within this Audit report as it was not previously reported to Geosyntec. Notification and reporting for this incident were completed in accordance with the SSD consent requirements.

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.

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

The key strengths demonstrated in the project include the following:

- During the site audit, it was demonstrated that Colliers and Hansen Yuncken have a proactive approach to environmental management and are amenable to suggestions for improvement.
- Hansen Yuncken has an organised record keeping practice, which greatly assisted the audit process.
- The Hammertech system used by Hansen Yuncken provides an effective tool for recording information for use in the audit.
- Hansen Yuncken engages an environmental consultant to be present onsite to provide advice for any 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. The Certifier must be notified in writing that a review is being carried out.
- A copy of this IEA and Hansen Yuncken's response must be uploaded to the public website following the completion of this IEA.
- All non-compliances must be notified to Planning Secretary within 7 days of identification.
- The Draft Bushfire Emergency Management and Evacuation Plan should be finalised and provided to the Local Emergency Management Committee prior to occupation.
- Hammertech records should be reviewed regularly to ensure that all plant and equipment are maintained on schedule.
- In the interim, to control any potential for erosion of sediment/dust generation of unvegetated batter until final landscaping works are completed, polymer spray should be considered.
- The imported mulch should be visually assessed/sampled by a consultant or appropriately licensed assessor. It is advisable that mulch should continue to be sourced from a sustainable forestry operation, and not from a recycling facility.

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.

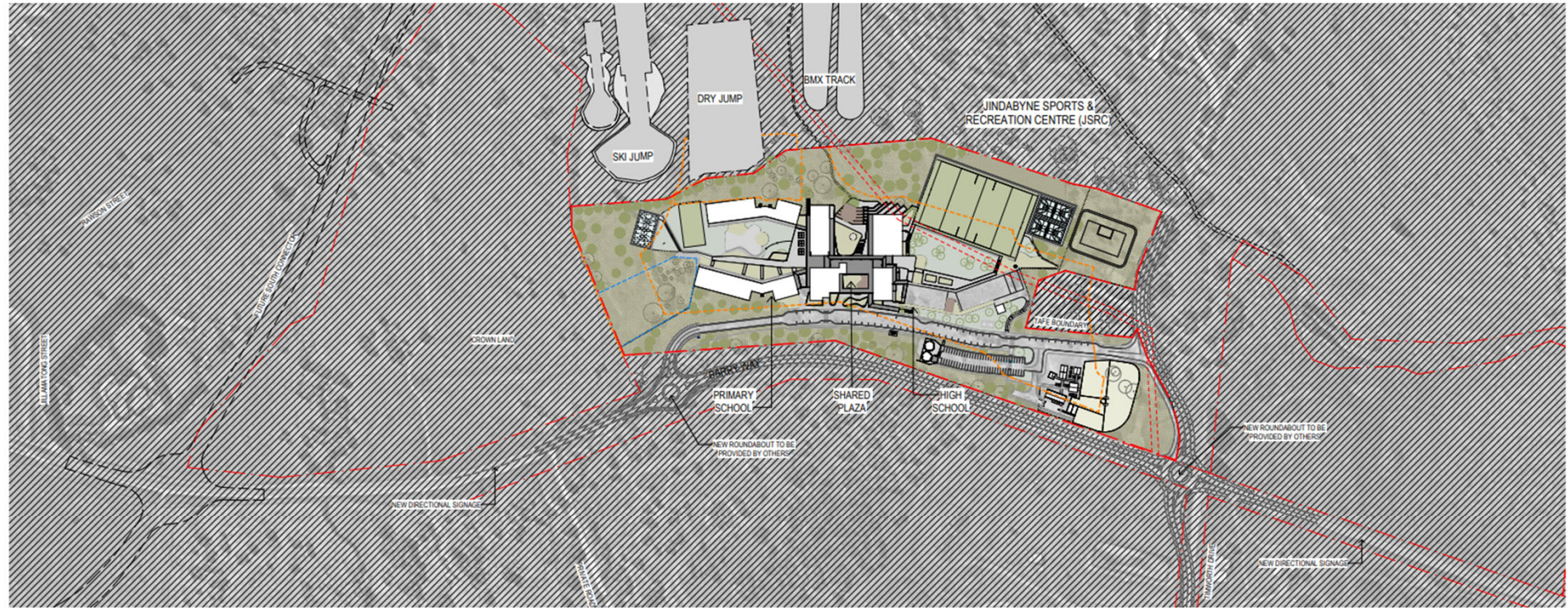
This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

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



- CONSERVATION ZONE
- LOT BOUNDARY
- SITE BOUNDARY
- APZ - ASSET PROTECTION ZONE
- AREA OUTSIDE OF SCOPE
- TREES RETAINED
- TREES PROPOSED



**Planning,
Industry &
Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-15788005 Signed: SS

Granted on the: 3 May 2023 Sheet No: 1 of 39

LEGEND

- - - - - Site Boundary

Figure 1: Site Layout Plan

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

Client: School Infrastructure NSW

Job Number: AU122214 Date: February 2024

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

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 Jindabyne Education Campus, 207 Barry Way, Jindabyne, NSW 2627
Date	15 March 2024


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

- 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)
Name of Auditor/Technical Specialist	Cissillia Young
Signature	
Qualifications	<ul style="list-style-type: none">• BE (Chemical)• PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	1 York St Sydney NSW 2000

Appendix C Correspondence

AU122214 L7 SSD15788005 Jindabyne Notification to DPE 3rd audit Oct23

27 October 2023

Department of Planning, Industry & Environment

Via Project Portal

Dear Sir/Madam,

Re: Notification of Independent Environmental Auditors (3rd Audit), SSD15788005, Jindabyne Education Campus, 207 Barry Way, Jindabyne, NSW 2627.

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 2627 ('the site').

The Independent Environmental Audit is conducted to meet Conditions C40 to C45 of State Significant Development (SSD) No. 15788005, which state:

Condition no C40	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit
Condition no C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements
Condition no 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.
Condition no 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.
Condition no 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
Condition no 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

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval Requirement (May 2020) (IAPAR 2020).

As required by the IAPAR, we would like to request for approval for the Audit Team to conduct the 3rd Audit, which has been scheduled on 16th January 2024. The proposed audit team will include Rebeka Hall as Lead Auditor, assisted by Cheryl Halim (as Auditor/Alternate Lead Auditor) and Cissillia Young (as Auditor). Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with IAPAR 2020 is provided in Attachment B.

The lead auditor and auditors have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

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

Yours sincerely,



Cheryl Halim
**Independent Environmental Auditor/
Exemplar Global AU (ISO 19011:2018)**
(No. 11280933-7383767)
Geosyntec Consultants Pty Ltd



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

Attachments: Attachment A – CVs
Attachment B – Declaration

Attachment A – CVs



PROFESSIONAL SUMMARY

Rebeka Hall is a qualified Principal Environmental Scientist with specialisation in geology. Rebeka has over 20 years environmental consulting experience in a range of health, waste and pollution issues particularly the site assessment, remediation and auditing. Rebeka is an NSW EPA Accredited Site Auditor and Exemplar Global Auditor ((ISO 19011:2018) (Cert. No. 7090818-5136510)). Areas of specialisation include independent peer review, environmental compliance & due diligence auditing, Phase I and II soil, water, soil vapour and groundwater investigations, design and implementation of remediation systems, water quality studies, groundwater studies including pumping tests, geological interpretations, land capability studies, environmental management plans and pollution and compliance monitoring.

QUALIFICATIONS

B.Sc., Geology, University of Wollongong

Accredited Contaminated Site Auditor, NSW EPA (No. 0802)

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 7090818-5136510)

CEnvP (Site Contamination Specialist) (No. SC40913)

SPECIALTIES

Environmental Audits - Statutory/Non-Statutory, Compliance, Due Diligence

Specialist Peer Review

Environmental Management Plans

Contaminated Site Investigation

Site Remediation Feasibility Design and Implementation

Site Validation

Works Management

MEMBERSHIPS AND TRAINING

- Member, Australian Land and Groundwater Association (ALGA)
- Member, Environment Institute of Australia and New Zealand (EIANZ)
- Contaminant Transport Modelling ANSTO, University of Science & Technology, Sydney
- Risk Based Corrective Action (RBCA) for Chemical Releases, GS Inc.
- Mergers & Acquisition Auditing, ERM Group
- USEPA 40hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- ALGA Hazardous Ground Gas Assessment and Mitigation
- CSARM Lecturer (at UTS) in Risk Assessment in the Audit Process

KEY PROJECT EXPERIENCE

Audit

Rebeka, as the Lead Auditor, has conducted more than 160 site statutory and non-statutory audits across in NSW and ACT. Audit works were conducted, where applicable, to meet local or state government planning approval conditions. Audits have been conducted in accordance with the requirements outlined by the NSW EPA Site Auditor Guidelines (2017); ACT Environmental Planning Policy (2009) or the NSW Government (June 2018) Independent Audit Post Approval Requirements (IEA). Selected project examples comprise the following:

The Beaches Link and Gore Hill Freeway Connection Project – Auditor for the construction of the project.

Western Sydney University, Bankstown, NSW – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Iglu Redfern 2, Redfern, NSW – Lead Auditor for the construction of Iglu Redfern 2 (SSD 9275).

Cranbrook School, Bellevue Hill, NSW – Lead Auditor for the construction of Cranbrook School (SSD 8812).

Western Sydney University, Parramatta, NSW – Lead Auditor for the construction of Western Sydney University (required as part of SSD 9670).

Vopak Terminals, Port Botany NSW – IEA For Terminal B1-B3 Port Botany (MP06-0089)

The Brewery, Chippendale, NSW – Auditor for the refurbishment of a heritage building (SSD 9374).

Brookvale Health Centre, NSW Health – State Significant Development (SSD). Statutory site audit following the remediation of former commercial/light industrial properties including a former service station. During the course of the audit USTs were removed, and continued groundwater investigation to delineate the extent of impact and risk evaluation.

Former Pharmaceutical site, Kurnell NSW (2017 and ongoing) – State Significant Development (SSD). Statutory audit for a 11ha property to endorse a remedial action plan and validation program to confirm the site is suitable for ongoing commercial use.

St Leonards Medical Centre, Ramsay Healthcare (2016-2018) – State Significant Development (SSD). Statutory site audit to confirm the former Mitsubishi vehicle maintenance facility was rendered suitable for medical commercial uses with basement car parking and open space.

North Shore Health Hub, St Leonards (2018 and ongoing) – SSD State Significant Development (SSD). Statutory site audit to confirm the commercial/industrial site was rendered suitable for proposed hospital expansion.

Alexandria Park Community School (APCS) (2018 and ongoing) – State Significant Development (SSD). Statutory site audit to confirm the site is suitable for proposed educational development (comprising childcare, primary, secondary school and community use).

Fairvale High School, DOE (2018-current) – State Significant Development. Statutory site audit to confirm the site is suitable for primary school use. Evaluating waste disposal, importation, environmental monitoring.

Proposed Catherine Field, East Leppington and Wagga Wagga Primary Schools – Specialist Audit for State Significant Developments.

Alex Avenue Schofields, DOE (2019, 6 months) – State Significant Development. Statutory site audit to confirm the former rural site is suitable for proposed primary school redevelopment.

Sydney University Expansion (Project Regiment) (2017, 18 months) – State Significant Development. Statutory site audit to confirm suitability of site for mixed use accommodation and training facility.

Waitara Public School Redevelopment, DOE (2017, 1 year) – State Significant Development. Statutory site audit for proposed primary school alterations and additions.

Parramatta Square Redevelopment (2015 and ongoing) – Site audit of Phase 3, 4, 5, 6, 7 and 8 of major mixed use precinct redevelopment.

Molonglo Valley 3, ACT Future Urban Release (2013 and ongoing) – multi stage site audit for 1145ha of former rural and forestry land. Historically the northern portion of the site was used for artillery live firing practices during 1914, 1920 and 1921. Molonglo Valley Stage 3 forms part of a major land release for residential expansion within the ACT. Due to the combined rural and historical military use at the site, the assessments completed required a combination of contamination as well as unexploded ordnance expertise. Site audit for site suitability and compliance to CEMP.

Former Bonshaw Naval Receiving Station HMAS Harmon ACT (2012, 18 months) – statutory audit to confirm the suitability of 210ha for broad acre use post demolition of receiving station, support facilities and antennae.

East Lake Redevelopment (Griffith, Kingston and Fyshwick ACT) (2012 - current) – 100ha of former rail and commercial/industrial land proposed for mixed use redevelopment.

Precinct 1-4 Elara residential release for Stockland (2013 – 2016) – multi stage statutory audit confirming the remediation of 200ha of rural residential agricultural and poultry farming land for mixed uses associated with a new residential suburb. Evaluation of waste disposal, importation, environmental controls and monitoring.

Green Square Urban Renewal Mixed Use Residential for Mirvac (2014-2017) – several sites requiring remediation and tank decommissioning works to enable the redevelopment for high rise residential, ground floor commercial and day care use.

Former Royal South Sydney Hospital Site NSW, City of Sydney Council (2012, 18 months) – multi staged audit to confirm site investigation, remediation and validation part of site for affordable housing, and endorsement of RAP for balance of site (proposed for community uses including day care centre).

Residential Release, former Summer Hill Flour Mill (2014-2018) – Four staged audit. Evaluation of site investigation and remediation works to confirm the former industrial manufacturing site has been remediated to a condition suitable for high rise residential with some commercial.



*The Certified Environmental Practitioner Board
hereby attests that*

Rebeka Hall

*having fulfilled all the requirements of the Board
has been registered as a*


Certified Environmental Practitioner

with Registration Number

889

on the date

3rd of May 2017


Chairperson of the Board





*The Certified Environmental Practitioner Board
hereby attests that*

Rebeka Hall

*having fulfilled all the requirements of the Board
has been registered as a*

*Certified Environmental Practitioner
Contaminated Land Specialist*

with Registration Number

913

on the date

3rd of May 2017


Chairperson of the Board



PwC's Auditor Training

Certificate of Attainment

awarded to

Rebeka Hall

Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 7090575-5136510

Course End Date: 21 Jun 2019

Certificate Issue Date: 27 Jun 2019



Tom Barham

Training Manager



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PROFESSIONAL SUMMARY

Cheryl has over fifteen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. As an Exemplar Global Auditor, Cheryl has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

QUALIFICATIONS

B.E. (Hons), Chemical Engineering, University of New South Wales

PhD, Chemical Engineering, University of New South Wales

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)

SPECIALTIES

Site Investigations, Remediation and Validation

Project Management

Risk Assessment

Contaminated Land Site Audits

Independent Environmental Audits

Landfill, Waste

Environmental Management Plans

Due Diligence

Specialist Advice

MEMBERSHIPS AND TRAINING

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

KEY PROJECT EXPERIENCE

Independent Environmental Audits

University of New South Wales, Coogee, NSW – Lead Auditor for the construction of a heritage building (required as part of SSD 8126).

Cranbrook School, Bellevue Hill, NSW – Lead Auditor and waste specialist for the construction of Cranbrook School (required as part of SSD 8812).

Western Sydney University, Bankstown, NSW – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Iglu Redfern 2, Redfern, NSW – Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

Sydney Zoo, Bungarribee, NSW – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

Western Sydney University, Parramatta, NSW - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

Holt Kurnell, NSW – Auditor for the operation of a landfill facility at Kurnell.

Vopak, Botany, NSW – Auditor for the operation of a chemical storage facility (required as part of Major Project Approval (MP 06_0089) under Item 75J of the Environmental Planning and Assessment Act 1979).

The Brewery, Chippendale, NSW – Auditor for the refurbishment of a heritage building (required as part of SSD 9374).

Audit

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states since 2007. General scope of work included review of environmental assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

Sydney Gateway Project, NSW – Audit assistance of the development of various lands owned Commonwealth and State for the proposed road development, including former landfill and airport lands. Audit included review of various soil, groundwater, sediment, surface water reports, remedial action plan.

The ACT Government, Capital Metro Project, Canberra, ACT – Audit assistance on the proposed light rail route from Civic to Gungahlin.

Gunnedah Council, Gunnedah Airport, NSW – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah. Remediation strategy included using bioremediation of pesticides.

Ferrovial York Joint Venture Warringah Road Expansion – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

The Shore School, North Sydney, NSW – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

Cumberland Council, Pemulwuy – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

Thirdl Group, 31-41 William Street, Alexandria – Audit assistance for the development of a high density residential building with basement carpark.

Bathla Group, Schofields, NSW – Audit assistance on the proposed low density residential land subdivision at Schofields.

Stockland, Marsden Park, NSW – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

Meriton, Lidcombe, NSW – Audit assistance on the proposed high density residential apartments in staged process.

EG Funds, Summer Hill, NSW – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

Endeavour Energy, Harris Park, NSW – Audit assistance on the proposed low density residential land.

Meriton Group, 330 Church Street, Parramatta, NSW – Audit assistance on the proposed open space landuse.

Thirdl Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW – Audit Assistance on the proposed high density residential property.

Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW – Audit assistance on the proposed residential development at Beaconsfield.

XR Property Developments, 146-156 Botany Road, Alexandria, NSW – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

Central Coast Automotive, Gosford, NSW – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.

PwC's Auditor Training

Certificate of Attainment

awarded to

Cheryl Halim

Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018)

Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021



Tom Barham

Training Manager



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PROFESSIONAL SUMMARY

Cissillia has 8 years of experience working as an environmental consultant in Singapore and Australia. She has a Doctorate in Chemical Engineering. During her career as an environmental consultant, she managed budgets, data, contractors, and clients and has had experience in the petroleum sector, as well as site audits. Cissillia has been enriching her business and interpersonal skills in data acquisition, validation, auditing, and reporting. She is currently a member the Geosyntec Audit Team and is involved in site audits to meet Contaminated Land Management Act 1997, Independent Environmental Audits, and State Significant Development consent conditions.

QUALIFICATIONS

*Ph.D., Chemical Engineering,
University of New South
Wales, 2005*

*B.Eng., Chemical Engineering
(Hons), University of New
South, 2001*

SPECIALTIES

Compliance and audit support

*Environmental liability
valuation*

*Site investigation and
characterisation*

KEY PROJECT EXPERIENCE

Independent Environmental Audits

Gregory Hills Primary School, NSW – Support Auditor for the construction of Gregory Hills Primary School (required as part of SSD 1306367). Ongoing in 2023.

Rumba Lara Development, NSW – Support Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321). Almost complete in 2023.

Holt Kurnell, NSW – Support Auditor for the operation of a landfill facility at Kurnell.

Western Sydney University, NSW – Support Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Roseville College, NSW – Support Auditor for the construction of Roseville College (required as part of SSD 9912). Almost complete in 2023.

The Brewery Yard Central Park, NSW – Support Auditor for the refurbishment of a heritage building (required as part of SSD 9374).

Jindabyne Education Campus, NSW - Support Auditor for the construction of Jindabyne Education Campus (required as part of SSD 15788005). Almost complete in 2023.

Remondis Tomago Resource Recovery Facility, NSW - Support Auditor for the operation of Resource Recovery Facility (required as part of SSD 10447). Almost complete in 2023.

Cranbrook School, Bellevue Hill, NSW – Support Auditor for the operation of Cranbrook School sporting facility (required as part of SSD 8812).

Sydney Vopak Terminal, NSW - Support Auditor for the operation of bulk liquid storage facility (required as part of SSD MP06 0089).

Audits

Molonglo 132kV Relocation Project, Molonglo, ACT – Audit assistance on review of Contaminant Management Plans (CMPs) for transmission line upgrade works by Zinfra and Woden Contractors Pty Ltd (Wodens).

The Concord Hospital, Concord, NSW – Audit assistance on the redevelopment of the Concord Hospital.

City of Parramatta Square, Parramatta, NSW – Audit assistance on the redevelopment of Parramatta Square Town Hall.

Gamuda Australia, M12, NSW – Audit assistance on the construction of the Westmead Metro Station.

Environmental Assessments

CALTEX – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

SHELL – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

BOC Gases – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

Abacus – Phase 1 Environmental Assessment, Croydon.

Abacus – Phase 1 Environmental Assessment, Leumeah.

Abacus – Phase 1 Environmental Assessment, Kirrawee.

CONFERENCES AND EXHIBITIONS

Hydrogen and Fuel Cell Fair (Hannover Fair), Germany

- Formulated and implemented strategies for good public relations.
- Support tradeshow ambassadors and VIP visitors during the fair.

1st World Hydrogen Technology Convention, Singapore

- Business to business marketing campaign and increased the net profit by 20%.
- Designed and planned exhibition floor (operational management).

PhD

- Design and conduct scientific experiments to understand the degradation of environmental pollutants from drycleaners using advanced oxidation technology (AOT).
- 3 Conferences and 2 scientific journal publications.

Attachment B – Declaration

Independent Audit Declaration Form


Project Name	Jindabyne Education Campus - Independent Environmental Audit services
Consent Number	SSD-15788005
Description of Project	Construction of the new Jindabyne Education Campus
Project Address	207 Barry Way, Jindabyne NSW
Proponent	SINSW
Title of Audit	Independent Environmental Audit of the
Date	27 October 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	
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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)
----------------	---

Name of Support Auditor	Cissillia Young
-------------------------	-----------------

Signature	
-----------	---

Qualifications	<ul style="list-style-type: none">• BEng (Hons) (Chemical, Environmental Science Major)• PhD (Chemical Engineering)
----------------	--

Company	Geosyntec Consultants Pty Ltd
---------	--------------------------------------

Company Address	Suite 3.04 1 York St Sydney NSW 2000
-----------------	---

Our ref: SSD-15788005-PA-18

Mrs Melissa Mu

Assistant Project Officer

Department of Education

259 George Street

SYDNEY NSW 2000

09/11/2023

Sent via the Major Projects Portal only

Dear Mrs Mu

New Education Campus at Jindabyne (SSD 15788005)

Independent Auditors 2023

I refer to your letter dated 27 October 2023, seeking the agreement of the Planning Secretary of the Department of Planning and Environment (“the department”) of the suitability of the Auditors’ qualifications, experience and independence to undertake an independent audit of the New Education Campus at Jindabyne (“the development”), in accordance with Schedule 2, Condition C40 to C45 of the SSD 15788005, as modified (“the consent”).

Having considered the qualifications and experience of Ms Rebeka Hall, Ms Cheryl Halim and Ms and Cissillia Young (“the audit team”), the Planning Secretary endorses the appointment of the audit team to undertake the audit in accordance with Condition C41 of the consent. This approval is conditional on the audit team being independent of the development and maintaining Exemplar Global certification. The department reserves the right to request an alternate auditor or audit team for future audits.

Please ensure this correspondence is appended to the Audit Report.

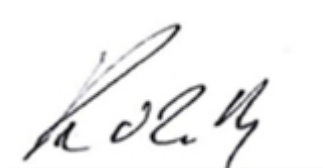
The audit is to be conducted in accordance with the Department’s Independent Audit Post Approval Requirements (May 2020). A copy of the requirements can be located at <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

The Audit Report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Secretary, with the Audit Report.

Failure to meet these requirements will require revision and resubmission of the Audit Report.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to Georgia.Dragicevic@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "K. O'Reilly", enclosed in a thin black rectangular border.

Katrina O'Reilly
Team Leader - Compliance
Compliance

As nominee of the Planning Secretary

AU122214 L8 DPE Consultation SSD15788005 SINSW Jindabyne

10 November 2023

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 a third 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 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, and Cissillia Young as the support Auditor. The Audit Team has been approved by DP&E in a letter dated 9 November 2023 (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 third Audit which has been tentatively scheduled on 16 January 2024.

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

Attachment A – Approval of Audit Team

Our ref: SSD-15788005-PA-18

Mrs Melissa Mu

Assistant Project Officer

Department of Education

259 George Street

SYDNEY NSW 2000

09/11/2023

Sent via the Major Projects Portal only

Dear Mrs Mu

New Education Campus at Jindabyne (SSD 15788005)

Independent Auditors 2023

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Please ensure this correspondence is appended to the Audit Report.

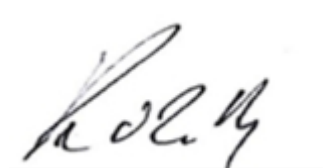
The audit is to be conducted in accordance with the Department’s Independent Audit Post Approval Requirements (May 2020). A copy of the requirements can be located at <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

The Audit Report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Secretary, with the Audit Report.

Failure to meet these requirements will require revision and resubmission of the Audit Report.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to Georgia.Dragicevic@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "K. O'Reilly", enclosed in a thin black rectangular border.

Katrina O'Reilly
Team Leader - Compliance
Compliance

As nominee of the Planning Secretary

Cissillia Young

From: Cissillia Young
Sent: Friday, 10 November 2023 10:21 AM
To: Georgia Dragicevic
Cc: Cheryl Halim; Rebeka Hall
Subject: DPE Third Consultation letter - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW
Attachments: AU122214 L8 DPE Consultation SSD15788005 SINSW Jindabyne 10Nov23.pdf

Dear Georgia,

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

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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 third Audit which has been tentatively scheduled on 16 January 2024.

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

Send on behalf of the Lead Auditor (Rebeka Hall)

Kind Regards,

Cissillia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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Cissillia Young

From: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Sent: Friday, 10 November 2023 3:37 PM
To: Cissillia Young
Cc: Cheryl Halim; Rebeka Hall
Subject: RE: DPE Third Consultation letter - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

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Hi Cissillia,

Thank you for consulting the department on the IEA for Jindabyne Education Campus. In addition to the consent requirements, please look into the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation and complaints management.

Thank you kindly,
Georgia

From: Cissillia Young <Cissillia.Young@Geosyntec.com>
Sent: Friday, 10 November 2023 10:21 AM
To: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Cc: Cheryl Halim <cheryl.halim@geosyntec.com>; Rebeka Hall <Rebeka.Hall@Geosyntec.com>
Subject: DPE Third Consultation letter - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

Dear Georgia,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct a third 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 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, and Cissillia Young as the support Auditor. The Audit Team has been approved by DP&E in a letter dated 9 November 2023 (attached in Attachment A).

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

Send on behalf of the Lead Auditor (Rebeka Hall)

Kind Regards,

Cissillia Young

Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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Cissillia Young

From: Cissillia Young
Sent: Friday, 10 November 2023 10:21 AM
To: council@snowymonaro.nsw.gov.au
Cc: Cheryl Halim; Rebeka Hall
Subject: Council Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct a third 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 third independent audit, which has been tentatively scheduled to take place on 16 January 2024.

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

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 405 578 350

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Cissillia Young

From: Cissillia Young
Sent: Friday, 10 November 2023 10:21 AM
To: info@epa.nsw.gov.au
Cc: Cheryl Halim; Rebeka Hall
Subject: EPA Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct a third 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 third independent audit, which has been tentatively scheduled to take place on 16 January 2024.

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

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 405 578 350

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Cissillia Young

From: Matthew Rizzuto <Matthew.Rizzuto@epa.nsw.gov.au>
Sent: Monday, 13 November 2023 11:59 AM
To: Cissillia Young
Cc: Cheryl Halim; Rebeka Hall
Subject: EPA Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW [ref:!00D7F06iTix.!5007F01Qyzrc:ref]

You don't often get email from matthew.rizzuto@epa.nsw.gov.au. [Learn why this is important](#)

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Dear Ms Young,

The EPA does not have any comments/concerns regarding environmental issues related to this project.

Regards,

Matthew Rizzuto
Unit Head
Operations
NSW Environment Protection Authority
D 02 6229 7002 | M 0402 462 991



www.epa.nsw.gov.au @NSW_EPA

The EPA acknowledges the Traditional Custodians of the land, waters and sky where we work.
As part of the world's oldest surviving cultures we pay our respect to Aboriginal Elders past, present and emerging.

I work on Ngambri and Ngunnawal Country.



----- Forwarded Message -----

From: Cissillia Young []
Sent: 10/11/2023 10:20 AM
To: info@epa.nsw.gov.au
Cc: cheryl.halim@geosyntec.com; rebeka.hall@geosyntec.com
Subject: EPA Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

Dear Sir/Madam,

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

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We look forward to receiving your response. Thank you.

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Kind Regards,

Cissillia Young

Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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ref:!00D7F06iTix.!5007F01Qyzrc:ref

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Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the Environment Protection Authority.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Cissillia Young

From: Cissillia Young
Sent: Friday, 10 November 2023 10:20 AM
To: info@environment.nsw.gov.au; heritagemailbox@environment.nsw.gov.au
Cc: Cheryl Halim; Rebeka Hall
Subject: Heritage Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct a third 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 third independent audit, which has been tentatively scheduled to take place on 16 January 2024.

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

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 405 578 350

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Cissillia Young

From: Nicola Roche <nicola.roche@environment.nsw.gov.au>
Sent: Tuesday, 14 November 2023 10:43 AM
To: Cissillia Young; INFOEnvironment; OEH HD Heritage Mailbox
Cc: Cheryl Halim; Rebeka Hall
Subject: RE: Heritage Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

You don't often get email from nicola.roche@environment.nsw.gov.au. [Learn why this is important](#)

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Good morning Cissillia,

Thank you for your email. Heritage NSW has no additional comments re Aboriginal cultural heritage matters for the Jindabyne Education Campus third independent audit.

Regards
Nic

Nicola Roche
Principal Assessments Officer
Heritage NSW
Department of Planning and Environment

T (02) 9228 6424 M 0400 133 251 E nicola.roche@environment.nsw.gov.au

Locked Bag 5020 Parramatta 2124

Working Days Monday to Friday



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.

From: Cissillia Young <Cissillia.Young@Geosyntec.com>
Sent: Friday, 10 November 2023 10:20 AM
To: INFOEnvironment <info@environment.nsw.gov.au>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>
Cc: Cheryl Halim <cheryl.halim@geosyntec.com>; Rebeka Hall <Rebeka.Hall@Geosyntec.com>
Subject: Heritage Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

Dear Sir/Madam,

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

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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 third independent audit, which has been tentatively scheduled to take place on 16 January 2024.

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

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 405 578 350

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Cissillia Young

From: Cissillia Young
Sent: Friday, 10 November 2023 10:20 AM
To: Steve.Manning@sport.nsw.gov.au; Lachlan.Clark@sport.nsw.gov.au
Cc: Cheryl Halim; Rebeka Hall
Subject: Office of Sport and Recreation Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

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 a third independent environmental audit (IEA) of the construction phase for Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW development.

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

Please advise if 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 third independent audit, which has been tentatively scheduled to take place on 16 January 2024.

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

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 405 578 350

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Cissillia Young

From: Cissillia Young
Sent: Friday, 10 November 2023 10:20 AM
To: 'Maurice.Morgan@transport.nsw.gov.au'
Cc: Cheryl Halim; Rebeka Hall
Subject: TfNSW Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

Dear Maurice,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Department of Education (DET) School Infrastructure New South Wales (SINSW) to conduct a third 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 TfNSW has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the third independent audit, which has been tentatively scheduled to take place on 16 January 2024.

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

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 405 578 350

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Cissillia Young

From: Maurice Morgan <Maurice.MORGAN@transport.nsw.gov.au>
Sent: Friday, 10 November 2023 10:25 AM
To: Cissillia Young
Subject: RE: TfNSW Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

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Cissillia

Please refer to the comments provide by TfNSW in relation to the proposed education facility and ensure these are complied with

Regards

Maurice Morgan

Team Leader

Community and Place

Regional and Outer Metropolitan – South Region (Wagga Wagga)

Transport for NSW

T (02) 6923 6611 E maurice.morgan@transport.nsw.gov.au

transport.nsw.gov.au

Level 3, 193-195 Morgan Street
Wagga Wagga NSW 2650



**Transport
for NSW**

OFFICIAL

From: Cissillia Young <Cissillia.Young@Geosyntec.com>
Sent: Friday, 10 November 2023 10:20 AM
To: Maurice Morgan <Maurice.MORGAN@transport.nsw.gov.au>
Cc: Cheryl Halim <Cheryl.Halim@Geosyntec.com>; Rebeka Hall <Rebeka.Hall@Geosyntec.com>
Subject: TfNSW Third Consultation - Independent Environmental Audit, Jindabyne Education Campus, 207 Barry Way, Jindabyne NSW

You don't often get email from cissillia.young@geosyntec.com. [Learn why this is important](#)

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Dear Maurice,

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

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We look forward to receiving your response. Thank you.

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

Kind Regards,

Cissillia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

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Appendix D Record of Meeting and Agenda

AU122214 L9 Opening Meeting Agenda for 3rd Audit 16Jan24

Independent Environmental Audit – Opening Meeting Agenda

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

SSD: 15788005

Date & Time: Tuesday, 16 January 2024, 8:30AM


Invitees:

Rohan Dubois (Hansen Yuncken)	Daniel Spirit-Jones (Hansen Yuncken)	David Eckstein (Hansen Yuncken)
Robin Roy (SINSW)	Andrew Lesh (Hansen Yuncken)	Patrick Fishburn (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 and 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 DPE 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

Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature
Rohan Dubois	Project Engineer	R Dubois
DANIEL SPIKIT-JONES	PM HANSEN YUNCKER	D. Spsit Jones
Rebeka Hall	Lead Auditor / Geosyntec	RHall
Curtis Hiscow	S.M. Hansen Yuncker	
Chelsea Balzan	PM Colliers	CBalzan

Cissillia Young

From: Cheryl Halim
Sent: Wednesday, 24 January 2024 4:08 PM
To: Rohan Dubois; Daniel Spirit-Jones; David Eckstein; Howard, Adam; Balzan, Chelsea; Rebeka Hall; Cissillia Young; Sonia Mallos
Cc: Rebeka Hall; Cissillia Young; Andrew McConnell - Colliers
Subject: AU122214 Jindabyne Third IEA Closing Meeting
Attachments: AU122214 Jindabyne Audit 3 Table v2.xlsx

Dear All,

Thank you for participating in the third IEA audit conducted on 16 January 2024. We also appreciate receiving project records prior to the Audit, which expedited the audit process.

1. Background and Objective of Email

During the site visit, we observed environmental management and conducted interviews with key Hansen Yuncken representatives regarding on site practices. We also completed a review of the information provided against the IEA Audit Table.

Please treat this email as the Closing Meeting for the IEA.

As discussed, compliance is evaluated as follows:

Compliant

Non-compliant

Non-triggered

The purpose of this email is to provide an overview of our findings, and outline any additional information required to address outstanding items.

2. Status of Review and Timing.

The current status of our Audit Table is attached. Outstanding items are flagged in yellow, and we request additional information (if available).

The Draft Report will be sent around mid February 2024, subject to receiving the additional information.

Please use the opportunity to provide additional information and rectify any potential non-compliances by 9 March 2024, after which we will issue our final report (due 16th March 2023).

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.

4. Potential non-compliances and opportunities for improvement

Geosyntec identified the following key items:

Item G34 - The item is considered as non-compliant as Hansen Yuncken did not notify the Certifier on review of plans following the July 2023 Incident. However, it is noted that the plans were reviewed within 3 months of July 2023 (see item (b)) and the Certifier has since been notified. A non-compliance notification has been issued to DPE on this non-compliance.

Several items will need additional records or justification to be provided. These are outlined in yellow in the attached audit table.

5. Outstanding Items in Audit Table

See attached table. Please provide additional records as flagged in yellow before 8 February 2024 (preferably earlier).

6. Next Construction Audit

As discussed onsite, a subsequent audit will be required to be completed by 16th September 2024 (if the current audit is completed by 16th March 2024). In order to achieve this, we will need to conduct the audit by about mid or late July 2024. We have tentatively booked 23rd July 2024 as discussed, but will need confirmation by June 2024.

Thank you for your time.

Please do not 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

A: Suite 3.04, 1 York Street, Sydney NSW 2000

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

Photo Number: G76	Date: 16/1/2024	
<p>Description:</p> <p>Site notice with project contact information observed at the main front access gate to the works site.</p> <p>Speed limit signage observed on site.</p>		

Photo Number: G86, G182	Date: 16/1/2024	
<p>Description:</p> <p>Signing and Hoarding observed at site entrance off Public access road.</p> <p>Limited along Barry Way or northern and eastern boundaries due to issue with wind damage.</p> <p>Project signage at project site along fencing.</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: 16/1/2024</p>	
<p>Description:</p> <p>No parking on public access road.</p> <p>All parking contained within 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: G94, G202, G203, G204, G215, G230</p>	<p>Date: 16/1/2024</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 still present in TPZ along Barry Way and eastern boundary trees.</p> <p>Appropriate cordoning of biodiversity zones consistent with Plans (north eastern portion of site).</p>			

<p>Photo Number: G95</p>	<p>Date: 16/1/2024</p>		
<p>Description:</p> <p>One water truck present on site and available as needed. No dust 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: G96, G233</p>	<p>Date: 16/1/2024</p>	
<p>Description: Cattle grid was observed.</p>		

Photograph Log

Client Name:




Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

Photo Number:	Date:	
G97 and G98	16/1/2024	
Description:		 
Sediment controls, swales and interim basins within and at down gradient site boundaries		
Permanent OSD basin in southern portion of site		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214


Photo Number: G108, G219	Date: 16/1/2024	
Description: Concrete wash out area (1 basin only)		

Photo Number: G220	Date: 16/1/2024	
Description: Flammable goods store (With appropriate bunding) Presence of spill kits		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

Photo Number: G252	Date: 16/1/2024	
Description: Building material and product segregation located over the containment cell (future sportsfield). Completed TAFE facility in the background.		

Photo Number: G108	Date: 16/1/2024	
Description: Paint washout station		

Photo Number: G106, G207, G252	Date: 16/1/2024	
Description: Waste storage and segregation area in shed compound and within construction site.		

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: 16/1/2024</p>	
<p>Description: Asbestos containment cell at depth with cover, and temporarily used for materials storage area. Final capping (site sourced topsoil stockpile, and imported aggregate, followed by turf) to be installed and surveyed to complete the cell.</p>		
		

<p>Photo Number: G221</p>	<p>Date: 16/1/2024</p>	
<p>Description: High risk standards information sheets in meeting room</p>		

Photograph Log

Client Name:

Insert Client Name

Site Location:

Jindabyne Education Campus, 307
Barry Way, Jindabyne NSW

Project Number:

AU122214

<p>Photo Number: G259</p>	<p>Date: 16/1/2024</p>	
<p>Description: Site access and control to worksite</p>		

Appendix F Audit Table

Geosyntec ID	Document	SSD Condition No. CEMP Section	terms of Consent	Condition	Evidence Collected / Observations in Third Audit (January 2024)	Independent Audit Findings and Recommendations	Compliance Status																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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G1	SSD 15788005 - Mod1	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 15788005 - Mod1	A2	Terms of Consent	The development may only be carried out:	Based on review of implementation of the condition of consent and the CEMP, this condition is considered to be compliant. Any non-compliant is indicated in the respective Condition below.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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				(b) in accordance with all written directions of the Planning Secretary;	16/01/2024: Interview: HY (RD) stated that there has been no written direction.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
				(c) generally in accordance with the EIS and F52;	The development is carried out in general accordance with the condition of consent, the EIS and RIS. Any non-compliant is indicated in the respective Condition below.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
				(d) in accordance with the approved plans in the table below:	Reviewed in previous Audit and considered as compliant. 25/7/2023: Record sighted: - Group DLA (16 June 2023) BCA Design Compliance Statement (Crown Statement) (CC4). 31/01/2023 and 16/02/2023: Record sighted: - Group DLA (9 November 2022) BCA Design Compliance Statement GDL220464 - Group DLA (10 November 2022) BCA Design Compliance Statement GDL220464 Stage 1 Demolition and Early Works. - Group DLA (5 December 2022) BCA Design Compliance Statement (Crown Certificate No 2 – Inground services, foundations, slabs and structure) (Ref: GDL220464.1) - 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)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
				<table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by Aed Potting Architects</th> </tr> <tr> <th>Draw No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>2022-2024-000</td><td>F</td><td>Proposed Site Context Plan</td><td>09.09.21</td></tr> <tr><td>2022-2024-001</td><td>J</td><td>Proposed Site Context Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-002</td><td>G</td><td>Demolition Plan</td><td>09.09.21</td></tr> <tr><td>2022-2024-003</td><td>H</td><td>Demolition Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-004</td><td>N</td><td>Proposed Site Plan</td><td>09.09.21</td></tr> <tr><td>2022-2024-005</td><td>R</td><td>Proposed Site Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-006</td><td>L</td><td>Lower Ground Floor Plan</td><td>09.09.21</td></tr> <tr><td>2022-2024-007</td><td>D</td><td>Lower Ground Floor Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-008</td><td>K</td><td>Ground Floor Plan</td><td>09.09.21</td></tr> <tr><td>2022-2024-009</td><td>M</td><td>Ground Floor Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-010</td><td>A</td><td>First Floor Plan</td><td>09.09.21</td></tr> <tr><td>2022-2024-011</td><td>M</td><td>First Floor Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-012</td><td>J</td><td>Roof Plan</td><td>09.09.21</td></tr> <tr><td>2022-2024-013</td><td>M</td><td>Roof Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-014</td><td>C</td><td>Primary School Ground Floor Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-015</td><td>D</td><td>Primary School First Floor Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-016</td><td>C</td><td>High School Lower Ground</td><td>16.11.22</td></tr> <tr><td>2022-2024-017</td><td>C</td><td>High School Ground Floor Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-018</td><td>C</td><td>High School First Floor Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-019</td><td>A</td><td>Landscaping Plan</td><td>16.11.22</td></tr> <tr><td>2022-2024-020</td><td>E</td><td>Elevations</td><td>09.09.21</td></tr> <tr><td>2022-2024-021</td><td>F</td><td>Elevations</td><td>16.11.22</td></tr> <tr><td>2022-2024-022</td><td>I</td><td>Elevations</td><td>16.11.22</td></tr> <tr><td>2022-2024-023</td><td>O</td><td>Elevations</td><td>16.11.22</td></tr> <tr><td>2022-2024-024</td><td>O</td><td>Elevations - 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Plans - Sheet 02	16.11.22	2022-2024-139	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-140	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-141	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-142	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-143	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-144	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-145	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-146	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-147	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-148	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-149	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-150	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-151	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-152	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-153	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-154	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-155	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-156	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-157	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-158	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-159	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-160	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-161	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-162	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-163	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-164	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-165	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-166	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-167	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-168	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-169	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-170	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-171	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-172	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-173	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-174	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-175	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-176	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-177	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-178	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-179	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-180	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-181	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-182	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-183	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-184	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-185	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-186	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-187	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-188	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-189	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-190	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-191	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-192	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-193	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-194	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-195	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-196	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-197	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-198	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-199	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-200	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-201	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-202	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-203	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-204	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-205	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024-206	A	Elevations - Plans - Sheet 02	16.11.22	2022-2024
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Geosyntec ID	Document	SSD Condition No. CEMP Section	terms of Consent	Condition	Evidence Collected / Observations in Third Audit (January 2024)	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G5	SSD 15788005 - Mod1	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 (10 August 2022)				
G6	SSD 15788005 - Mod1	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.	Reviewed in the previous Audit and considered as compliant. 25/7/2023: 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 (16 June 2023) BCA Design Compliance Statement (Crown Statement). 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).				
G7	SSD 15788005 - Mod1	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				
G8	SSD 15788005 - Mod1	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.	No non-compliance was identified in the affected conditions.			
				(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.	This is assessed in items G23, G41, G45, G49, G52, G53, G55, G56, G70, G75, G104, G105, G147, G158, G160, G162, G171, and G184. 16/01/2024: HY (RD) stated there were minor consultation with SLR (aviation consultation), but no other obligation to conduct ongoing consultation.				
G9	SSD 15788005 - Mod1	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).	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
G10	SSD 15788005 - Mod1	A10	Staging	A Staging Report prepared in accordance with condition A9 must: (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;	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
				(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);					
				(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and					
				(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.					

Geosyntec ID	Document	SSD Condition No. CEMP Section	terms of Consent	Condition	Evidence Collected / Observations in Third Audit (January 2024)	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G11	SSD 15788005 - Mod1	A11		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
G12	SSD 15788005 - Mod1	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.	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
G13	SSD 15788005 - Mod1	A13	Staging, Combining and Updating Strategies, Plans or Programs	The applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
				(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	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
				(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).	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
G14	SSD 15788005 - Mod1	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.	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
G15	SSD 15788005 - Mod1	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.	16/1/2024: Interview: Hansen Yuncken (DB) stated project is not staged, but this will be further discussed regarding completion milestones.				
G16	SSD 15788005 - Mod1	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.	16/1/2024: Hansen Yuncken (DB) stated that all plans are current and implemented.				
G17	SSD 15788005 - Mod1	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>	Final inspection certificates will be provided by the PCA by the end of the construction. Reviewed in the previous Audit and considered as compliant: 25/7/2023: 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 (16 June 2023) BCA Design Compliance Statement (Crown Statement). 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).				

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G18	SSD 15788005 - Mod1	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.	See Condition B4. 25/7/2023: Record sighted: - Group DLA (16 June 2023) BCA Design Compliance Statement (Crown Statement) (CC4). - WSP (January 2023) Jindabyne Education Campus FP1.4 Performance Based Design Brief Rev A, noting this document is part of CC4. 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.				
G19	SSD 15788005 - Mod1	A19	External Materials	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: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	16/1/2024: Observation: - External colours are not finalised yet. Interview: - HY (DB) stated that the next modification will seek modification in the atrium colour. Assessed in previous audit as compliant. 31/01/2023 Record sighted: - Pedavoli Architect (PA) letter (19 October 2022). CC1 Jindabyne Educational Campus Crown Certificate. Condition A19 is part of CC3. - Pedavoli Architect (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.	MOD2 for atrium colour will be reviewed in subsequent audit.			
G20	SSD 15788005 - Mod1	A20	Design and Construction for Bush Fire	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.	Assessed in previous audit as compliant. 25/7/2023: Record sighted: - Black Ash (11 April 2023) Bushfire Certification – Jindabyne. 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 Architect (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."				
G21	SSD 15788005 - Mod1	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.	Assessed in previous audit as compliant. 25/7/2023 Record sighted: - Black Ash (11 April 2023) Bushfire Certification – Jindabyne.				

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G22	SSD 15788005 - Mod1	A22	Design and Construction for Bush Fire	<p>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:</p> <p>(a) tree canopy cover should be less than 15% at maturity;</p> <p>(b) trees at maturity should not touch or overhang the building;</p> <p>(c) Lower limbs should be removed up to a height of 2 m above the ground;</p> <p>(d) tree canopies should be separated by 2 to 5 m;</p> <p>(e) preference should be given to smooth-barked and evergreen trees;</p> <p>(f) large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;</p> <p>(g) shrubs should not be located under trees;</p> <p>(h) shrubs should not form more than 10% ground cover;</p> <p>(i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;</p> <p>(j) grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and</p> <p>(k) leaves and vegetation debris should be removed regularly.</p>	<p>Assessed in previous audit as compliant.</p> <p>25/7/2023</p> <p>Record sighted:</p> <p>- Black Ash (11 April 2023) Bushfire Certification – Jindabyne.</p>				
G23	SSD 15788005 - Mod1	A23	Design and Construction for Bush Fire	<p>Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the:</p> <p>(a) NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; and,</p> <p>(b) NSW RFS Schools Program Guide and/or Australian Standard AS 3745:2010 Planning for emergencies in facilities.</p> <p>The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.</p> <p><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></p>	<p>16/01/2024:</p> <p>Record sighted:</p> <p>- BlackAsh (9 October 2023) Draft Bushfire Emergency Management and Evacuation Plan version 2 (awaiting for stakeholder review).</p>	<p>Recommendation:</p> <p>The document should be finalised and provided to the Local Emergency Management Committee prior to occupation.</p> <p>It is noted that the document is in draft form. Please update when the document is final. Once the document is finalised it is no note that 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.</p>			

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G24	SSD 15788005 - Mod1	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 15788005 - Mod1	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.	16/1/2024: Interview: - Hansen Yuncken (RD) stated that Planning Secretary has not issued any directions.				
G26	SSD 15788005 - Mod1	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. It is noted that no noise or vibration monitoring is required.				

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G27	SSD 15788005 - Mod1	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:	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/jindabyne-education-campus.html)		Compliant	Non-Compliant	Not Triggered
				(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;	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/jindabyne-education-campus.html)				
				(iii) all approved strategies, plans and programs required under the conditions of this consent;	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/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;	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/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;	Assessed previously as complaint 25/7/2023 Interview: - Monitoring has not occurred.				
				(vi) a summary of the current stage and progress of the development;	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/jindabyne-education-campus.html) - Project update				
				(vii) contact details to enquire about the development or to make a complaint;	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/jindabyne-education-campus.html)				
				(viii) a complaints register, updated monthly;	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/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;	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/jindabyne-education-campus.html) - Complaint register								
(x) any other matter required by the Planning Secretary; and	16/01/2024: - 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.	16/01/2024 Record sighted: Project website (https://www.schoolinfrastructure.nsw.gov.au/projects/f/jindabyne-education-campus.html)								
G28	SSD 15788005 - Mod1	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.	16/01/2024 Record sighted: - Hansen Yuncken Aconex correspondence for Request for Tender for Landscaping (9/3/2023) - Hansen Yuncken Aconex correspondence for Request for Tender for metal work (4/12/2023), which includes reference to SSD. - Hansen Yuncken Aconex correspondence for Request for Tender for fencing and gates (14/10/2023) - 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.		Compliant	Non-Compliant	Not Triggered

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G29	SSD 15788005 - Mod1	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.	16/01/2024: Record Sighted: - Incident Notification (26 July 2023) to DPE (prepared by DET) through Project Portal. - DoE submission of Incident report to DPE (24 August 2023) New Jindabyne Education Campus (SSD 15788005): Incident Notification, Reporting and Response in accordance with Condition A29 and A30.				
G30	SSD 15788005 - Mod1	A30	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	16/01/2024: Record Sighted: - HY incident report to Collier (23 August 2023). Excavator which was being used to excavate the trench for the sewer diversion works, came into contact with the new hydrant service installed at the front of the TAFE building adjacent to the driveway entry on 25 July 23 around 5PM. When the excavator was cleaning out the trench, a rock has dislodged within the bucket, forcing the bucket to move/sway. This minor movement has resulted in one of the teeth on the bucket to pierce the side of the hydrant pipework. This disruption required the hydrant to be isolated to prevent the lost water. There was no injury or environmental impacts. Hansen Yuncken confirmed that the following controls were in place at the time of the incident: excavation permit, SWMS, and spotter. The following Corrective actions have taken place; 1. The Subcontractor's SWMS was updated to include the following; a. Nominate the minimum approach allowable to known services; and b. Nominate the requirement for Services to be isolated where possible prior to works commencing. 2. The subcontractor completed a tool box talk regarding the incident. 3. Hansen Yuncken's internal review of Hammertech identified the following; a. That the system needs to adequately prompt the Permit issuer to ensure compliance with Hansen Yuncken Systems. The corrective & preventative actions identified are as follows; i. The permit proforma does not identify the Hansen Yuncken WorkZone requirements for services to be isolated prior to excavation or the minimum distances required to be maintained from the service as a prompt for consideration when issuing the permit. - DoE submission of Incident report to DPE (24 August 2023) New Jindabyne Education Campus (SSD 15788005): Incident Notification, Reporting and Response in accordance with Condition A29 and A30. Post approval form also attached in DPE email back to DoE. - DPE letter to DoE (28 August 2023) states "NSW Planning has reviewed the incident report and considers it to generally satisfy the conditions of consent in relation to incident reporting. The department has no further comment on the document."				
G31	SSD 15788005 - Mod1	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.	16/01/2024: Record sighted: - HY (15/12/2023) New Jindabyne Education Campus (SSD 15788005): Notification of Non-Compliance in accordance with Condition A34 regarding non-compliance to Item A34. Interview: - HY (RD) stated that this was notified within 7 days of identification of the non-compliance.				
G32	SSD 15788005 - Mod1	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.	16/01/2024: Record sighted: - HY (15/12/2023) New Jindabyne Education Campus (SSD 15788005): Notification of Non-Compliance in accordance with Condition A34 regarding non-compliance to Item A34.				
G33	SSD 15788005 - Mod1	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.	Condition noted.				

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G34	SSD 15788005 - Mod1	A34	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition A31;	N/A	<p>The item is considered as non-compliant as HY did not notify the Certifier on review of plans following the July 2023 Incident. However, it is noted that the plans were reviewed within 3 months of July 2023 (see item (b)) and the Certifier has since been notified. A non-compliance notification has been issued to DPHI on this non-compliance.</p> <p>Recommendation: The strategies, plans and programs required under this consent must be reviewed and the Certifier must be notified within 3 months of the incident report.</p>	Compliant	Non-Compliant	Not Triggered
				(b) (a) the submission of an incident report under condition A30;	16/01/2024: Record sighted: - HY (15/12/2023) New Jindabye Education Campus (SSD 15788005): Notification of Non-Compliance in accordance with Condition A34 regarding non-compliance to Item A34. - HY (6/12/2023) JEC - Hydrant Incident, which notified PCA on review of plans following the incident.				
				(c) (b) the submission of an Independent Audit under condition C41 or C42;	16/01/2024: Record sighted: - HY (3/10/2023) New Jindabye Education Campus (SSD 15788005): Condition of Consent A34 - Review of Strategies, Plans and Programs.				
				(d) (c) the approval of any modification of the conditions of this consent; or	There was no modification within this Audit period.				
				(e) (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review.	16/01/2024: Interview: - Hansen Yuncken (DSJ) stated no directions have been provided by Planning Secretary.				
				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.					
G35	SSD 15788005 - Mod1	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>	16/01/2024: HY (RD) stated review conduction to meet the requirements of G34 did not indicate that update of the plans was required. No plans have been updated during the Audit period.				
G36	SSD 15788005 - Mod1	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.	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - WSP (3/8/2022) Jindabye 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 Jindabye Education Campus (SSD 15788005): Submission of updated Biodiversity Development Assessment Report in accordance with Condition A36.		Compliant		
Part B Prior to Commencement of Construction									
G37	SSD 15788005 - Mod1	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.	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - DoE (10/11/2022) New Jindabye Education Campus (SSD 15788005): Submission of Notification of Commencement in accordance with Condition B1, stating commencement of construction is 15/11/2022.		Compliant		

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G38	SSD 15788005 - Mod1	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.	16/01/2024: Interview: Hansen Yuncken (DSJ) stated project is not staged, but discussion is currently conducted to see if staging will be required for completion.				
G39	SSD 15788005 - Mod1	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.	16/01/2024: Interview: - Hansen Yuncken (RD) stated that no additional drawing has been prepared since last audit. Assessed in previous audit: 31/01/2023 and 16/02/2023: Record sighted: - 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 15788005 - Mod1	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.	16/01/2024: Record sighted: - WSP (2 November 2023) FP1.4 Performance Solution Report. Report states "The areas of facade for which WSP have specifically provided review are: Glazing systems, CFC cladding and solid metal cladding." "For the facade systems described in this report, we confirm that the design documentation scheduled herein, as described listed in Section 4 of this report, are compliant with the Weatherproofing Provision FP1.4 of the NCC (2019 Volume 1, Amendment 1), the relevant codes of Standards Australia and in accordance with accepted engineering practice" - HY email to GroupDLA (2 November 2023) attaching the FP1.4 Report - GroupDLA (15 November 2023) to HY confirmed the receipt of FP1.4 Report and GroupDLA stated "Received and no change" ..."copy saved on file". - SINSW email to DPE (22 November 2023) Submission of External Walls and Cladding in accordance with Condition B4. FP1.4 Performance Solution Report (2 November 2023) Assessed in the previous audit: - Email from GroupDLA (30/8/2023) confirming Condition B4 has been satisfied. - SINSW letter to DPE (30 August 2023) and the post-approval form from DPE acknowledging acceptance of correspondence. The letter states that "In accordance with Condition B4 of the Development Consent copies of the following documentation is submitted to the Planning Secretary, within 7 days of certifier acceptance, for information: • GroupDLA-GCOR-000211 Re JEC – CC3 Façade Items • HY-Jindabyne School-2023-08-30-10-15-53-801" - Pedavoli Architects (PA) (16 December 2022) CC3 for Structure (Above Ground Services, Walls, Roof, and Fitout) Condition B4. Letter states that "All materials used in the external walls are non-combustibility" .. "comply with the BCA (Clauses C1.9 & C1.14), and associated test reports, in accordance with this condition." - Pedavoli Architect (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." - SAI Global CodeMark Australia Certificate of Conformity for CEMINTEL® BARESTONE Walling System (Certificate number: CM20198, dated 17 March 2020, exp 16 March 2023. Complies with BCA 2019. Certificate number: CM20198, dated 27 January 2022, exp 16 March 2023. Complies with BCA 2019 Amdt 1). - SAI Global CodeMark Australia Certificate of Conformity for CEMINTEL® Surround Walling System (Certificate number: CM20199, dated 27 January 2022, exp 27 February 2023. Complies with BCA 2019 Amdt 1). - SAI Global CodeMark Australia Certificate of Conformity for Exotec® Facade Panel and Fixing System (Certificate number: CM40221 Rev1, dated 20 August 2018, exp 13 April 2021. Complies with BCA 2016). - WSP (20 January 2023) Jindabyne Education Campus FP1.4 Performance Based Design Brief Rev A. The report lists various proposed solutions/acceptance criteria to various Facade elements to Assessment Method as described in section A2.2 (2) of NCC 2019 BCA. - 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 DoE, SINSW Jindabyne Education Campus (ref: GDL220464.2)				

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G41	SSD 15788005 - Mod1	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;	Assessed in previous audit as compliant: 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.				
				(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;	Assessed in previous audit as compliant: 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	Assessed in previous audit as compliant: 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.	Assessed in previous audit: 31/01/2023 Interview: - Colliers (CB) stated that this has not been requested by Planning Secretary.				
G42	SSD 15788005 - Mod1	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.	Assessed in previous Audit as not-triggered: 31/01/2023 Interview: - Colliers (MP) stated that this is not required as there were no affected residential or heritage listed buildings.				
G43	SSD 15788005 - Mod1	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.	Assessed in previous Audit as not-triggered: 31/01/2023 Interview: - Colliers (MP) stated that this is not required as there were no affected residential or heritage listed buildings.				
G44	SSD 15788005 - Mod1	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;	Assessed in previous Audit as not-triggered: 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				

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G45	SSD 15788005 - Mod1	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;	Assessed in previous Audit as compliant: 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;	Assessed in previous Audit as compliant: 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;	Assessed in previous Audit as compliant: 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;	Assessed in previous Audit as compliant: 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 15788005 - Mod1	B10	Ecologically Sustainable Development	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (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	Assessed in previous Audit as compliant: 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."				
				(b) seeking approval from the Planning Secretary for an alternative certification process.	N/A				
G47	SSD 15788005 - Mod1	B11	Outdoor Lighting	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.	Assessed in previous Audit as compliant: 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).				
G48	SSD 15788005 - Mod1	B12	Demolition	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.	Assessed in previous Audit as compliant: 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.				
G49	SSD 15788005 - Mod1	B13	Existing Airport / Helicopter Operations During Construction	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.	Assessed in previous Audit as compliant: 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).				
G50	SSD 15788005 - Mod1	B14	Environmental Management Plan Requirements	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). 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.	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Hansen Yuncken (May 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus.				

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G51	SSD 15788005 - Mod1	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;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Hansen Yuncken (May 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 4.2. - SINSW letter to DPE (16 August 2023), New Jindabyne Education Campus (SSD-15788005): Submission of Revised Construction Environmental Management Plan (CEMP) in accordance with Condition B15 for information. Letter states the submission of CEMP on 10 November 2022 in accordance with B15 and "Since then, there has been further update to the CEMP, and this is being resubmitted to the Planning Secretary for information". DPE post-approval associated with this correspondence is also sighted. - Aconex correspondence chain, dated 10 July 2023 and before, noting Certifier acceptance of CEMP, Construction Traffic Management Plan, Construction Soil and Water Management Plan, noting that these documents appeared to have been provided within 3 months of completion of previous audit. - SINSW (10 November 2022) New Jindabyne Education Campus (SSD-15788005): Construction Environmental Management Plan (CEMP) in accordance with Condition B15 – B23. - Previous version of CEMP was submitted as part of CC1 criteria to the certifier.				
				(ii) 24-hour contact details of site manager;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Hansen Yuncken (May 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;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Hansen Yuncken (May 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;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Hansen Yuncken (May 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.18				
				(v) measures to be in place to address aviation operations in accordance with condition B13	Assessed in previous Audit as compliant: 25/7/2023 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;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - SINSW (28 November 2022), Community Communication Strategy. Jindabyne Education Campus: new high school and new primary school SSD15788005. - Hansen Yuncken (May 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.19				
				(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Hansen Yuncken (May 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.12.8				
				(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Hansen Yuncken (May 2023) Construction Environmental Management Plan (CEMP) Jindabyne Education Campus. Section 5.12.8 - ACHMSP (7 November 2022) Section 4				
				(d) mitigation measures in accordance with: (i) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - ATC Traffic + Transport (10 July 2023) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus				
				(ii) Construction Noise and Vibration Management Sub-Plan (See condition B17);	Assessed in previous Audit as compliant: 25/7/2023 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);	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Waste Audit (19 October 2022, revised on 22 February 2023) 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);	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Northrop (9 June 2023) Civil Report, Jindabyne Education Campus				
				(v) Aboriginal Cultural Heritage Management Sub-Plan (see condition B20);	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - NGH (November 2022) Aboriginal Cultural Heritage Management Sub-Plan Jindabyne Education Campus				
				(vi) Biodiversity Management Sub-Plan (see condition B21).	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - WSP (May 2023) Biodiversity Management Plan Jindabyne Education Campus				
G52	SSD 15788005 - Mod1	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);	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - ATC Traffic + Transport (10 July 2023) 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 - which provides approval of previous plan.				
				(b) be prepared in consultation with Council and TfNSW;	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				
				(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 15788005 - Mod1	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;	Assessed in previous Audit as compliant: 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.		Compliant	Non-Compliant	Not Triggered
				(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Assessed in previous Audit as compliant: 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;	Assessed in previous Audit as compliant: 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;	Assessed in previous Audit as compliant: 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);	Assessed in previous Audit as compliant: 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	Assessed in previous Audit as compliant: 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.	Assessed in previous Audit as compliant: 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				
G54	SSD 15788005 - Mod1	B18	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMS) 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;	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - Waste Audit (19 October 2022, revised on 22 February 2023) 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.		Compliant	Non-Compliant	Not Triggered
				(b) information regarding the recycling and disposal locations; and	Assessed in previous Audit as compliant: 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.	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - Waste Audit (19 October 2022) Jindabyne Educational Facility - Construction Waste Management Sub-Plan				

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G55	SSD 15788005 - Mod1	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;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Northrop (9 June 2023) Civil Repot, Jindabyne Education Campus. Report is verified by Senior Civil Engineer with degree in BE (Civil) MIEAust CPEng NER. Previous version of 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 - which provides approval of previous version of the plan.				
				(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Northrop (9 June 2023) 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';	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Northrop (9 June 2023) 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);	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Northrop (9 June 2023) Civil Report, Jindabyne Education Campus. Section 2.1.1				
				(e) detail all off-site flows from the site	Assessed in previous Audit as compliant: 25/7/2023 Record sighted: - Northrop (9 June 2023) Civil Report, Jindabyne Education Campus. Section 2 and drawings CSK01 and CSK02				
G56	SSD 15788005 - Mod1	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;	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - ACHMSP (8 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.				
				(b) describe the measures to protect the known artefact Jindabyne Campus AFT 2 in perpetuity;	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - ACHMSP (8 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.	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - ACHMSP (8 November 2022) Section 5 and 7 address this condition.				

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G57	SSD 15788005 - Mod1	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;	16/01/2024 Record sighted: - WSP (May 2023) 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 - which provides approval of the previous plan.				
				(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;	16/01/2024 Record sighted: - Biodiversity Management Plan Jindabyne Education Campus (May 2023) 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.	16/01/2024 Record sighted: - Biodiversity Management Plan Jindabyne Education Campus (May 2023) Section 4.2				
G58	SSD 15788005 - Mod1	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;	16/01/2024 Record sighted: - ATC Traffic + Transport (10 July 2023) 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 - which provides approval of the previous version of the plan.				
				(b) minimise conflicts with other road users;	16/01/2024 Record sighted: - ATC Traffic + Transport (10 July 2023) 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	16/01/2024 Record sighted: - ATC Traffic + Transport (10 July 2023) 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.	16/01/2024 Record sighted: - ATC Traffic + Transport (10 July 2023) Construction Traffic & Pedestrian Management Sub-Plan Jindabyne Education Campus Section 3.2, 3.3 and Appendix E (Driver Code of Conduct)				
G59	SSD 15788005 - Mod1	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.	16/01/2024 Record sighted: - ATC Traffic + Transport (10 July 2023) 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 - which provides approval of previous version of the plan. Observation: - Sufficient parking was observed.				

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G60	SSD 15788005 - Mod1	B24	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment: (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	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - 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				
				(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	Assessed in previous Audit as compliant: 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).				
G61	SSD 15788005 - Mod1	B25	Biodiversity	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.	Assessed in previous audit as compliant: 31/01/2023 Record sighted: - WSP (20 December 2021) Jindabyne Education Campus Biodiversity development Assessment report, Section 11.3				
G62	SSD 15788005 - Mod1	B26	Biodiversity	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.	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - Receipt for Biodiversity Conservation Fund (28 September 2022).				
G63	SSD 15788005 - Mod1	B27	Biodiversity	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.	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - Email from DPE&E (14 November 2022) confirming receipt of Retirement of Credits.				
G64	SSD 15788005 - Mod1	B28	Biodiversity	Evidence of the retirement of credits in satisfaction of condition B25 must be provided to the Planning Secretary prior to commencement of construction.	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - 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 15788005 - Mod1	B29	Operational Waste Storage	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: (a) is constructed using solid non-combustible materials;	Assessed in previous Audit as compliant: 25/7/2023: Record sighted - Pedavoli Architects(15 March 2023) Design Statement to Group DLA, which confirms that the design of the waste storage is constructed using solid non-combustible materials, includes a cold water supply and is naturally ventilated.				
				(b) includes a cold water supply with a hose through a centralised mixing valve; and					
				(c) is naturally ventilated or an air handling exhaust system must be in place.					

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G66	SSD 15788005 - Mod1	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	16/01/2024: Interview: - Hansen Yuncken (RD) states that this has not been finalised as designs are still undergoing council approval.				
				(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.	16/01/2024: Interview: - Hansen Yuncken (RD) states that this has not been finalised as designs are still undergoing council approval.				
G67	SSD 15788005 - Mod1	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	Assessed in previous Audit as compliant: 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 15788005 - Mod1	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> .	Assessed in previous Audit as compliant: 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 15788005 - Mod1	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	Assessed in previous Audit as compliant: 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.	Assessed in previous Audit as compliant: 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 15788005 - Mod1	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.	16/01/2024: Interview: - Hansen Yuncken (RD) states that this has not been finalised as designs are still undergoing council approval.				

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G71	SSD 15788005 - Mod1	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.	16/1/2024: Interview: - Hansen Yuncken (RD) stated that there has been no new retaining wall design since last audit. Assessed in previous audit as compliant 25/7/2023 Record sighted: - Northprop drawings SY221264-CV-DD-DWG-0601-RW SETOUT PLAN (Rev C) - 9 May 2023, SY221264-CV-DD-DWG-0651-RW ELEVATIONS (Rev B) - 18 November 2023, SY221264-CV-DD-DWG-0652-RW ELEVATIONS (Rev C) - 9 May 2023, SY221264-CV-DD-DWG-0661-RW DETAILS (Rev B) - 18 November 2023, SY221264-CV-DD-DWG-0662-RW DETAILS (Rev B) - 18 November 2023, SY221264-CV-DD-DWG-0663-RW DETAILS (Rev B) - 18 November 2023, SY221264-CV-DD-DWG-0664-RW DETAILS (Rev B) - 18 November 2023.				
G72	SSD 15788005 - Mod1	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.	16/1/2024: Interview: - Hansen Yuncken (RD) stated that there has been no new retaining wall design since last audit. Assessed in previous audit as compliant 25/7/2023: Record sighted: - Email correspondence (14 August 2023) "B36 Latest Retaining Wall Plans" from Group DLA to SINSW states that "these are satisfactory for the purpose of Section 6.28 of the EP&A Act, subject to Structural Engineers certification of compliance with the NCC/BCA for structural compliance. This can either be via an updated design statement to reference these plan numbers, or via certification on completion as being compliant." 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 15788005 - Mod1	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.	Assessed in previous Audit as compliant: 31/01/2023 Record sighted: - Group DLA (9 November 2022) BCA Design Compliance Statement GDL220464 CC1 - Demolition and Excavation).				
G74	SSD 15788005 - Mod1	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: (a) be prepared by a suitable qualified person	This will be completed prior to operation.				
				(b) outline processes to be implemented to implement and achieve the mitigation measures	This will be completed prior to operation.				
G75	SSD 15788005 - Mod1	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.	Assessed in previous Audit as compliant: 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 15788005 - Mod1	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 size;</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>16/01/2024: Observation: - Site notices observed.</p>				
G77	SSD 15788005 - Mod1	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>16/01/2024 Record sighted: - Maintenance records are provided in Hammertech. The following were sighted: - Scissor lift 1286093 - Excavator PLANT 01 Review of Hammertech record indicated one item (Excavator 04419E (0334) and Plant 0420) were due for service on 27/12/2023 during Christmas period.</p> <p>Interview: - Hansen Yuncken (RD) stated that HY conducted periodic inspections to confirm that the equipment is maintained. The maintenance records are provided in the equipment logbook in each equipment.</p>	<p>On Audit day, two excavators were identified as due for maintenance during the Christmas period. Following the Audit in January 2024, 3 service records for excavator were provided.</p> <p>Recommendations: Please review Hammertech records regularly to ensure that all plant and equipment due for maintenance are scheduled for maintenance.</p>			
G78	SSD 15788005 - Mod1	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>Reviewed in previous Audit as compliant. Record sighted: - Aitken (31/10/2022) Statement of Compliance with the Safety Standards - Jindabyne Education Campus. - Aitken (26 July 2023) Statement of Compliance with the Safety Standards – Jindabyne Education Campus states " the demolition works have been completed in accordance with the Demolition Management Plan and good demolition practice. Compliance with AS2601-2001 has been maintained as noted withing the Demolition Management Plan. Condition B12 has been met."</p>				

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G79	SSD 15788005 - Mod1	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. No work may be carried out on Sundays or public holidays.</p>	<p>16/01/2024: Record sighted: - Hammertech sign in and out records 13/3/2023 to 12/1/2024, which indicated workers signed in and out within approved hours (records sighted from 29/9/2023, 3/11/2023, 11/1/2024). A few sign-in hours were 5-10mins before 7am. Hansen Yuncken stated that staff came in early to conduct office related work, construction and/or noisy work does not commence until 7am Mon-Fri or 8am on Sat. - Record of deliveries from 13/02/2023 till 12/1/2024. (records sighted from 29/9/2023, 5/10/2023, 4/11/2023, 13/12/2023). One delivery on Saturday 4/11/2023 were at 7am and ended at 8.30am for Cable drums for Temp power.</p> <p>Interview: - Hansen Yuncken (RD) stated that foremen will start the work at approved hours. - Hansen Yuncken (RD) stated that there is a boom gate for deliveries. Deliveries are booked in and approved by foremen for respective areas. - Hansen Yuncken (RD) stated that "booking was not unloaded until after 8am on the Saturday as per approved site hours. Approval was discussed with the individuals responsible for the delivery and truck waited outside the site gate prior to this time."</p>				
G80	SSD 15788005 - Mod1	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>16/01/2024 Interview: - Hansen Yuncken (RD) stated that there has been no noise complaint.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that there has been no noise complaint.</p>				
G81	SSD 15788005 - Mod1	C6	Construction Hours	<p>Construction activities may be undertaken outside of the hours in condition C4 (and C5) if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(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</p> <p>(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.</p>	<p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no work has been conducted outside approved hours.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no work has been conducted outside approved hours.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no work has been conducted outside approved hours.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no work has been conducted outside approved hours.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no work has been conducted outside approved hours.</p>				
G82	SSD 15788005 - Mod1	C7	Construction Hours	<p>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.</p>	<p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no work has been conducted outside approved hours.</p>				
G83	SSD 15788005 - Mod1	C8	Construction Hours	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 8am to 12pm, Monday to Friday; (a) 8am to 12pm, Monday to Friday;</p> <p>(b) 1pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	<p>16/01/2024 Observation: - Rock breaking was not observed during site visit.</p>				
G84	SSD 15788005 - Mod1	C9	Implementation of Management Plans	<p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	<p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that construction was conducted in accordance with the most recent version of the CEMP.</p>				

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G85	SSD 15788005 - Mod1	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.	16/01/2024 Observation: - All construction vehicles were observed to be contained wholly within the site. - No parking sign is provided outside the site.				
G86	SSD 15788005 - Mod1	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	16/01/2024 Observation: - Fencing was observed around the perimeter of the site. 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.	16/01/2024 Observation: - No graffiti was observed on the fencing..				
G87	SSD 15788005 - Mod1	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.	16/01/2024 Observation: - The public way was not obstructed.				
G88	SSD 15788005 - Mod1	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.	16/01/2024 Observation: - No unacceptable noise level was observed.				
G89	SSD 15788005 - Mod1	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.	16/01/2024 Record sighted: - Record of deliveries from 13/02/2023 until 12/1/2024. (records sighted from 29/9/2023, 5/10/2023, 4/11/2023, 13/12/2023) One delivery on Saturday 4/11/2023 were at 7am and ended at 8.30am for Cable drums for Temp power. Interview: - Hansen Yuncken (RD) stated that there is a boom gate for deliveries. Deliveries are booked in and approved by foremen for respective areas. - Hansen Yuncken (RD) stated that "booking was not unloaded until after 8am on the Saturday as per approved site hours. Approval was discussed with the individuals responsible for the delivery and truck waited outside the site gate prior to this time."				
G90	SSD 15788005 - Mod1	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.	16/01/2024 Interview: - Hansen Yuncken (DSJ) stated that plant is fitted with quackers.				
G91	SSD 15788005 - Mod1	C16	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (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	16/01/2024 Record sighted: - PWNA (9 November 2022) Construction Noise and Vibration Management Sub Plan, Jindabyne Education Campus referred to the same criteria. Interview: - Hansen Yuncken (RD) stated the assessment indicated that the proposed activities are not deemed to require monitoring. No vibration complaint has occurred.				
				(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).					
G92	SSD 15788005 - Mod1	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.	16/01/2024 Record sighted: - PWNA (9 November 2022) Construction Noise and Vibration Management Sub Plan, Jindabyne Education Campus.				
G93	SSD 15788005 - Mod1	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.				

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G94	SSD 15788005 - Mod1	C19	Tree Protection	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	16/01/2024 Interview: - 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, as per previous audit.				
				(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;	16/01/2024 Interview: - 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, as per previous audit. - Hansen Yuncken (DSJ) stated that approval will be obtained for future removal of trees on Barry Way.				
				(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 and updated by Eco Logical Pty Ltd dated 1 March 2023. Note: Where any inconsistency occurs between these reports, the report dated 1 March 2023 will prevail.	16/01/2024 Observation: - Tree protection zones were observed. - One dead tree was observed at the boundary. HY (DE) stated that this was associated with the preliminary works and will be removed. Interview: - 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, as per previous audit. - Hansen Yuncken (DSJ) stated that approval will be obtained for future removal of trees on Barry Way.				
				(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.	16/01/2024 Observation: - Fencing around tree protection zones was observed.				
G95	SSD 15788005 - Mod1	C20	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	16/01/2024 Observation: - Unacceptable dust was not observed. - One water truck was observed. - Polymer was sprayed on the stockpiles to prevent dust. - Parts of the site have been hydromulched.				

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G96	SSD 15788005 - Mod1	C21	Air Quality	During construction, the Applicant must ensure that:	16/01/2024 Observation: - Unacceptable dust was not observed. - One water truck was observed. - Polymer was sprayed on the stockpiles to prevent dust. - Parts of the site have been hydromulched.				
				(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;					
				(b) all trucks entering or leaving the site with loads have their loads covered;	16/01/2024 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;	16/01/2024 Observation: - No dirt tracking was observed on the road. - Cattle grid was observed at the entrance of the site.				
				(d) public roads used by these trucks are kept clean from any dust emissions associated with the project; and	16/01/2024 Observation: - No dirt tracking was observed on the road. - Cattle grid was observed at the entrance of the site.				
(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	16/01/2024 Observation: - Hydromulch has been placed in parts of the site and batters.								
G97	SSD 15788005 - Mod1	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'.	16/01/2024 Record sighted: - Hansen Yuncken Weekly and Post Rainfall Environmental Controls Observations, Site Walkover / Inspections 7 March 2023, 23 June 2023 (post rainfall). Observation: - Erosion and sediment control were observed to be in place. Sediment build up was observed on the sediment control near site entrance. - No sediment migration was observed from upgradient and to downgradient areas.	Recommendation: Consider polymer spray in the interim to control any potential for erosion of sediment/dust generation of unvegetated batter at front site until final landscaping works completed.			
G98	SSD 15788005 - Mod1	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; (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.	16/01/2024 Record sighted: - Hansen Yuncken Imported Materials Master Tracking Register. - Test reports provided by Hansen Yuncken indicates material imported to the site came from the following: - Boral Dalgetty Quarry. - Schmidt Quarry / Mt Mary Quarry. - Alpine Quarry. - Boral - Concrete. Letter from Boral (26 Feb 2024) AS1379 Compliance Statement. Letter states "All material used in the production of concrete complied with AS1379. Aggregates were all from natural sourced quarries with no contaminants." - SINSW email (14 Feb 2024) to JBS&G (Site consultant) stating that the landscape contractor states that the mulch are coming from log harvested at Bombala sawmill and Bega Landscape Supplies. The mulch are from new sustainable forestry operations. - Jindabyne Sand & Gravel (24 January 2024) Material Source Document. Document states that the screened topsoil is a VENM that comes from Dalgetty Quarry.	Recommendation: The imported mulch should be visually assessed/sampled by a consultant or appropriately licensed assessor. It is advisable that mulch should continue to be sourced from a sustainable forestry operation, and not from a recycling facility.			
G99	SSD 15788005 - Mod1	C24	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier.	16/01/2024 Observation: - Stormwater is captured in basins, which is allowed to seep through the ground. Interview: - The volume of water in the basin has not required discharge since previous audit.				
G100	SSD 15788005 - Mod1	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.	16/01/2024 Record sighted: - Hansen Yuncken Jindabyne Site Layout Plan, which is part of Induction Material. - Hammertech Personnel/Approved Inductions.				

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G101	SSD 15788005 - Mod1	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 in the Civil Report prepared by Northrop dated 28 October 2022, and the findings in the Post Development Discharge Plan (NRP-CEC-CC2-DWG-0603) and Pre Development Catchment Plan (NRP-CEC-CC2-DWG-0602) prepared by Northrop dated 22 November 2022.</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>16/01/2024: Record Sighted: - Northrop (28 September 2023) Civil Engineering Report : Stormwater Operations and Maintenance Plan V2. - Email from Hansen Yuncken (5 December 2023) to Group DLA Re: JEC - Stormwater Operations and Maintenance Plan Rev2.</p> <p>Previously: 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 15788005 - Mod1	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>Assessed in previous audit as compliant: 25/7/2023 Record sighted: - NGH (March 2023) Salvage Report, Jindabyne Education Campus. 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>				
G103	SSD 15788005 - Mod1	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>Assessed in previous audit as compliant: 25/7/2023 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>				
G104	SSD 15788005 - Mod1	C29	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object:	<p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no Aboriginal heritage find has been encountered.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no Aboriginal heritage find has been encountered.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no Aboriginal heritage find has been encountered.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no Aboriginal heritage find has been encountered.</p> <p>16/01/2024 Interview: - Hansen Yuncken (RD) stated that no Aboriginal heritage find has been encountered.</p>				

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G105	SSD 15788005 - Mod1	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;	16/01/2024 Interview: - Hansen Yuncken (RD) 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	16/01/2024 Interview: - Hansen Yuncken (RD) stated that no other historical relics find have been encountered.					
				(c) works may only recommence with the written approval of the Planning Secretary.	16/01/2024 Interview: - Hansen Yuncken (RD) stated that no other historical relics find have been encountered.					
G106	SSD 15788005 - Mod1	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.	16/01/2024 Record sighted: - Tiger Waste (June 2023 to November 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 where waste segregation occurred..					
G107	SSD 15788005 - Mod1	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).	16/01/2024 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 15788005 - Mod1	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.	16/01/2024 Interview: - Hansen Yuncken (RD) stated that there are concrete wash out bays, where concrete waste is dried out. Concrete waste is then collected for recycling. Water is let out to evaporate. Wash basins are available for paint water. Observation: - Concrete washout areas observed.					
G109	SSD 15788005 - Mod1	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.	16/01/2024 Record sighted: - Tiger Waste (June 2023 to November 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..					
G110	SSD 15788005 - Mod1	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.	16/01/2024 Record sighted: - Australasian Technical Services NSW Pty Ltd Licence AD212177 Friable Asbestos Removal Licence which is valid until June 2025 - Disposal docket for Cottage 12 and 17. Waste was disposed at Jindabyne Landfill. JINDABYNE REGIONAL WASTE MANAGEMENT FACILITY EPL 20060. - EnviroX Consulting (28 November 2022) Asbestos clearance report for Cottage 12 and 17. Report states: "Visual inspection of the subject areas revealed that the asbestos removal works were undertaken to a satisfactory standard. Asbestos air monitoring undertaken during the removal works revealed that the concentrations of airborne fibres were below 0.01 fibre/mL. - JBS&G (23/11/2023) Waste Classification for Offsite Disposal of Soil from Remedial Area UF I, Jindabyne Education Campus, Jindabyne NSW. - JBS&G (23/11/2023) Asbestos Clearance Report for Remedial Area UF I, Jindabyne Education Campus, Jindabyne, NSW. Interview: - HY (DB) stated that the asbestos unexpected find was not disposed offsite but placed within containment cell.					

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G111	SSD 15788005 - Mod1	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.	16/01/2024: - Hansen Yuncken (RD) stated that no external lighting is used for construction. Assessed in previous audit and will be assessed again in the future. 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.				
G112	SSD 15788005 - Mod1	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).	16/01/2024 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 (RD) stated that remediation has been completed in accordance with JBS&G Addendum RAP with supervision of JBS&G and will be documented in subsequent audit. 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 15788005 - Mod1	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).	16/01/2024 Interview: - Hansen Yuncken (RD) stated that remediation will not be completed in stages.				
G114	SSD 15788005 - Mod1	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.	In previous interview: - Hansen Yuncken (RD) states JBS&G is engaged onsite when there is unexpected find is identified, as earthworks are now completed.				
G115	SSD 15788005 - Mod1	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.	16/01/2024: Record sighted: - DP&E (9 November 2023) New Education Campus at Jindabyne - (SSD-15788005) Independent Auditor 2023.				
G116	SSD 15788005 - Mod1	C41	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This current audit is conducted in accordance with the IAPAR.				
G117	SSD 15788005 - Mod1	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.	16/01/2024: Interview: - Hansen Yuncken (DSJ) states that the Planning Secretary has not requested different timing.				
G118	SSD 15788005 - Mod1	C43	Independent Environmental Audit	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;	16/01/2024: Record sighted: - DoE (20 September 2023) New Jindabyne Education Campus (SSD 15788005): Submission of Independent Audit Report and response in accordance with Condition C40 to C45, which includes responses of the second IEA report.				
				(b) submit the response to the Planning Secretary; and	16/01/2024: Record sighted: - DoE (20 September 2023) New Jindabyne Education Campus (SSD 15788005): Submission of Independent Audit Report and response in accordance with Condition C40 to C45, which includes responses of the second IEA report.				
				(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	16/01/2024: Record sighted: - Second IEA report and responses on the project website.				

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G119	SSD 15788005 - Mod1	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.	16/01/2024: Record sighted: - DoE (20 Septemeber 2023) New Jindabyne Education Campus (SSD 15788005): Submission of Independent Audit Report and response in accordance with Condition C40 to C45, which includes responses of the second IEA report.				
G120	SSD 15788005 - Mod1	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 construction audit and this item is considered not triggered yet.				
G121	SSD 15788005 - Mod1	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 is the construction audit and this item is considered not triggered yet.				
				(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 separated from the areas of the site still under construction;	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 15788005 - Mod1	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.				
Part D Prior to Commencement of Operation									
G123	SSD 15788005 - Mod1	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 15788005 - Mod1	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 15788005 - Mod1	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 15788005 - Mod1	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.				

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G127	SSD 15788005 - Mod1	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 15788005 - Mod1	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: (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 15788005 - Mod1	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: (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 15788005 - Mod1	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 15788005 - Mod1	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.				
G132	SSD 15788005 - Mod1	D10	Structural Inspection Certificate	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: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	This condition is not triggered for the current Audit.				
G133	SSD 15788005 - Mod1	D11	Compliance with Food Code	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.	This condition is not triggered for the current Audit.				
G134	SSD 15788005 - Mod1	D12	Post-construction Dilapidation Report – Protection of Public Infrastructure	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: (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; (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). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested.	This condition is not triggered for the current Audit.				

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G135	SSD 15788005 - Mod1	D13	Repair of Public Infrastructure	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:	This condition is not triggered for the current Audit.				
				(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or	This condition is not triggered for the current Audit.				
				(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	This condition is not triggered for the current Audit.				
				(c) pay compensation for the damage as agreed with the owner of the public infrastructure. 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.	This condition is not triggered for the current Audit.				
G136	SSD 15788005 - Mod1	D14	Post-Construction Survey – Adjoining Properties	Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:	This condition is not triggered for the current Audit.				
				(a) document the results of the post-construction survey and compare it with the pre- construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;	This condition is not triggered for the current Audit.				
				(b) be provided to the owner of the relevant buildings surveyed;	This condition is not triggered for the current Audit.				
				(c) be provided to the Certifier; and	This condition is not triggered for the current Audit.				
				(d) be provided to the Planning Secretary when requested.	This condition is not triggered for the current Audit.				
G137	SSD 15788005 - Mod1	D15	Post-Construction Survey – Adjoining Properties	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	This condition is not triggered for the current Audit.				
G138	SSD 15788005 - Mod1	D16	Roadworks	Prior to the commencement of operation, the following road upgrade works must be completed to the satisfaction of the relevant roads authority: a) Intersection treatments on Barry Way to the proposed internal access road.	This condition is not triggered for the current Audit.				
G139	SSD 15788005 - Mod1	D17	Car Parking Arrangements	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that:	This condition is not triggered for the current Audit.				
				(a) construction works associated with the proposed construction of the education campus, as proposed under SSD 15788005, have been completed and that the expanded car parking facility is operational; and (b) works associated with the construction of the carpark to create 58 car parking spaces have been completed.	This condition is not triggered for the current Audit.				
G140	SSD 15788005 - Mod1	D18	Bicycle Parking and End-of-Trip Facilities	Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:	This condition is not triggered for the current Audit.				
				(a) the provision of a minimum 50 student/staff bicycle parking spaces;	This condition is not triggered for the current Audit.				
				(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;	This condition is not triggered for the current Audit.				
				(c) the provision of end-of-trip facilities for staff; and	This condition is not triggered for the current Audit.				
				(d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.	This condition is not triggered for the current Audit.				
G141	SSD 15788005 - Mod1	D19	School/Pedestrian Crossing Facilities	Prior to commencement of operation, school/pedestrian crossings must be installed on the internal access road in accordance with the relevant design standards and warrants to the satisfaction of the certifier.	This condition is not triggered for the current Audit.				

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G142	SSD 15788005 - Mod1	D20	School/Pedestrian Crossing Facilities	Prior to commencement of operation, the pedestrian pathway from the School to the Jindabyne town centre must be operational to enable pedestrian access to the site. The pedestrian pathway shall be agreed with Council and be generally in accordance with the following pedestrian paths as outlined in Table 8.1 of the Transport Impact Assessment prepared by Aurecon Australasia Pty Ltd dated 03 December 2021: (a) Item 2: Pedestrian and Cycling Bridge	This condition is not triggered for the current Audit.				
				(b) Item 3: Shared Path from Sports and Recreation Centre into the School	This condition is not triggered for the current Audit.				
				(c) Item 4: Shared Path Route B1 and C1	This condition is not triggered for the current Audit.				
G143	SSD 15788005 - Mod1	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 15788005 - Mod1	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 15788005 - Mod1	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.</i>	This condition is not triggered for the current Audit.				
G146	SSD 15788005 - Mod1	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 15788005 - Mod1	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 plan; and	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 15788005 - Mod1	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 15788005 - Mod1	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 15788005 - Mod1	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:	16/01/2024: - Northrop (28 September 2023) Stormwater Operation and Maintenance Plan Rev 2 - HY email to GroupDLA (5 December 2023) provided a copy of the Stormwater Operation and Maintenance Plan. (a) Provided in Section 2.1		Compliant	Non-Compliant	Not Triggered
				(a) maintenance schedule of all stormwater quality treatment devices;					
				(b) record and reporting details;	Provided in Section 2.2				
				(c) relevant contact information; and	Provided in Section 2.3				
			(d) Work Health and Safety requirements.	Provided in Section 2.4					
G151	SSD 15788005 - Mod1	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.					
G152	SSD 15788005 - Mod1	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;					
				(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;	This condition is not triggered for the current Audit.				
				(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 15788005 - Mod1	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.				

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G154	SSD 15788005 - Mod1	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 15788005 - Mod1	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.				
G156	SSD 15788005 - Mod1	D34	Landscaping	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:	This condition is not triggered for the current Audit.				
				a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and					
				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 updated by BlackAsh Bushfire Consulting dated 30 October 2022. Note: Where any inconsistency occurs between these reports, the report dated 30 October 2022 will prevail; and	This condition is not triggered for the current Audit.				
				c) be consistent with the Applicant's Management and Mitigation Measures at Section 9 Table 9-2 in the EIS;	This condition is not triggered for the current Audit.				
				d) address the requirements of condition A23	This condition is not triggered for the current Audit.				
				e) be consistent with condition B40	This condition is not triggered for the current Audit.				
G157	SSD 15788005 - Mod1	D35	Asset Protection Zones	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.	This condition is not triggered for the current Audit.				
G158	SSD 15788005 - Mod1	D36	Consultation with Aeroclub	Prior to commencement of operation, the Applicant is to consult with Jindabyne Aeroclub, particularly regarding runway 09/27. The consultation must:	This condition is not triggered for the current Audit.				
				(a) be undertaken by a suitably qualified person;					
				(b) report details of consultation with the Jindabyne Aeroclub; and	This condition is not triggered for the current Audit.				
			(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.	This condition is not triggered for the current Audit.					
G159	SSD 15788005 - Mod1	D37	Signage on Barry Way	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.	This condition is not triggered for the current Audit.				

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Part E Post Occupation									
G160	SSD 15788005 - Mod1	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:	This condition is not triggered for the current Audit.				
				(a) the number of attendees, time and duration;					
				(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 15788005 - Mod1	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 15788005 - Mod1	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:	This condition is not triggered for the current Audit.				
				(a) the number of attendees, time and duration;					
				(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 15788005 - Mod1	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 15788005 - Mod1	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.				

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G165	SSD 15788005 - Mod1	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.				
G166	SSD 15788005 - Mod1	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 15788005 - Mod1	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 15788005 - Mod1	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 15788005 - Mod1	E10	School Transport Plan	The School Transport Plan required by condition D26 D25 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 15788005 - Mod1	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 15788005 - Mod1	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 15788005 - Mod1	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 15788005 - Mod1	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.				
Appendix 1 Advisory Notes									
G174	SSD 15788005 - Mod1	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.	16/01/2024: Record sighted: Hammertech records of licences. Several were sighted as follows: - Roofing contractor (CB) licences. - Electrician (SB) licences. Interview: - Other permits have not yet been applied for.				
G175	SSD 15788005 - Mod1	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.	Assessed in previous audit as compliant. 25/7/2023 Record sighted: - Levy Receipt (11 November 2022).				
G176	SSD 15788005 - Mod1	AN3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	The condition is noted.				

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G177	SSD 15788005 - Mod1	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.	Assessed in previous audit as compliant: 25/7/2023: Record sighted: - Group DLA (7 June 2023) Jindabyne Education Campus Crown Certification Stage (CC4) Accessibility Compliance Statement. 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 15788005 - Mod1	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.	16/01/2024: Interview: - Hansen Yuncken (DB) stated that there is no change since previous Audit. Awaiting for completion of design. Assessed in previous audit: 25/7/2023 Record: - Snowy Monaro Regional Council (20/4/2023) Approval to carry out sewerage work. - Snowy Monaro Regional Council (14/3/2023) S68 Application for Part B - Water Sewer & Stormwater, Plumbing/Drainage (H&B).				
G179	SSD 15788005 - Mod1	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	16/01/2024: Interview: - Hansen Yuncken (DB) stated that there is no change since previous Audit. Awaiting for completion of design. Assessed in previous audit: Record sighted: - Essential Energy Review of Environmental Factory Worksheet for the site (18/5/2023).				
G180	SSD 15788005 - Mod1	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.	16/01/2024: Interview: - Hansen Yuncken (RD) states that this is not yet required as road works have not commenced. Consultation is currently being conducted with Council.				
G181	SSD 15788005 - Mod1	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.	16/01/2024: Interview: - Hansen Yuncken (RD) states that this is not yet required.				
G182	SSD 15788005 - Mod1	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.	16/01/2024: Assessed in previous audit: Observation: - Site is secured through fencing and gate. Entire site is fenced				
G183	SSD 15788005 - Mod1	AN10	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	16/01/2024: Interview: - Hansen Yuncken (RD) stated this is not required as there is no hoarding within Council footways or road reserve.				
G184	SSD 15788005 - Mod1	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.	16/01/2024: Interview: - Hansen Yuncken (DB) stated that asbestos unexpected find identified during the Audit period was contained onsite. Assessed in previous audit: Record sighted: - SafeWork NSW (10 November 2022) Notice of "Intent to Remove Non-friable Asbestos." - Email by SafeWork NSW on 13 April 2023 to close out a complaint raised on 5 April 2023.				

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G185	SSD 15788005 - Mod1	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 15788005 - Mod1	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 until OC.				
Appendix 2 Written Incident Notification and Reporting Requirements									
G187	SSD 15788005 - Mod1	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.	16/01/2024: Record Sighted: - HY incident report to Collier (23 August 2023). - DoE submission of Incident report to DPE (24 August 2023) New Jindabyne Education Campus (SSD 15788005): Incident Notification, Reporting and Response in accordance with Condition A29 and A30. Post approval form also attached in DPE email back to DoE. - DPE letter to DoE (28 August 2023) states "NSW Planning has reviewed the incident report and considers it to generally satisfy the conditions of consent in relation to incident reporting. The department has no further comment on the document."				
G188	SSD 15788005 - Mod1	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.	16/01/2024: Record Sighted: - HY incident report (23 August 2023) provided the information and accepted by DPE on 28 August 2023.				

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G189	SSD 15788005 - Mod1	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.	16/01/2024: Record Sighted: - HY incident report to Collier (23 August 2023). - DoE submission of Incident report to DPE (24 August 2023) New Jindabyne Education Campus (SSD 15788005): Incident Notification, Reporting and Response in accordance with Condition A29 and A30. Post approval form also attached in DPE email back to DoE. - DPE letter to DoE (28 August 2023) states "NSW Planning has reviewed the incident report and considers it to generally satisfy the conditions of consent in relation to incident reporting. The department has no further comment on the document."				
G190	SSD 15788005 - Mod1	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.	16/01/2024: Record Sighted: - HY incident report (23 August 2023) provided the information and accepted by DPE on 28 August 2023.				
Environmental Impact Assessment (EIS)									
G191	EIS	10	Environmental amenity	Implement standard measures to reduce light spill to surrounding properties	16/01/2024: Observation: - External lighting was not completed.				
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.	25/7/2023 Record sighted: - ATC Traffic + Transport (10 July 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.	Green Star certification will be obtained 12 months following completion of construction. Assessed previously as compliant: 25/7/2023 Record sighted: - Hansen Yuncken Green Star - Design & As Built Scorecard Interview/Advice (Jan 2023 and July 2023): - HY (RD) 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.	16/01/2024: Interview: - Hansen Yuncken (RD) stated no surface artefacts were identified during the Audit period. 25/7/2023 Record sighted: - NGH (March 2023) Salvage Report, Jindabyne Education Campus.				
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.	16/01/2024: Observation: - No unacceptable noise was observed. Record sighted: - White Noise Acoustics Aconex correspondence (5/6/2023) WHNA-GCOR-000004: Re: Jindabyne Education Campus - Aircraft Noise Intrusion (SSD item G196), which provides a statement that the proposed design will meet the requirement.				

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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	Validation report is pending and will be reviewed in subsequent audit. Assessed previously: 25/7/2023 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				
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.	16/01/2024 Record sighted: - Hansen Yuncken Weekly and Post Rainfall Environmental Controls Observations, Site Walkover / Inspections 4 October 2023, 8 November 2023 (post rainfall) Observation: - Erosion and sediment control were observed to be in place, with upgrades of sediment basin observed. - No sediment migration was observed from upgradient and to downgradient areas.	Recommendation: Consider polymer spray in the interim to contril any potential for erosion of sediment/dust generation of unvegetated batter at front site until final landscaping works completed.			
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	Assessed previously and considered compliant: 25/7/2023 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. - Black Ash (11 April 2023) Bushfire Certification – Jindabyne.	Subsequent Audit will check if there is a final document to confirm compliance.			
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 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.	Assessed previously and considered compliant:25/7/2023: - WSP (23 March 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001.				
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.	Assessed in previous Audit and assessed as compliant: 25/7/2023 Record sighted: - WSP (23 March 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001. Assessed in previous Audit as compliant: 31/01/2023 Observation: - Barricading of biodiversity zones observed. Evidence of nesting boxes.				
G203	EIS	10	Biodiversity	To address indirect impacts on habitat and vegetation: Implement construction management measures accordance with the recommendations in the BDAR	16/01/2024: Observation: - Barricading of biodiversity zones observed. Evidence of nesting boxes. Assessed in previous Audit and assessed as compliant: 25/7/2023 Record sighted: - WSP (23 March 2023) Jindabyne Education Campus Post-clearing Summary.				

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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.	16/01/2024: Observation: TPZ established, fenced with signage. Assessed in previous Audit and assessed as compliant:25/7/2023 Record sighted: - WSP (23 March 2023) Jindabyne Education Campus Post-clearing Summary.				
G205	EIS	10	Sediment and erosion impacts	Implement measures in the sediment and erosion control plan.	16/01/2024 Record sighted: - Hansen Yuncken Weekly and Post Rainfall Environmental Controls Observations, Site Walkover / Inspections 4 October 2023, 8 November 2023 (post rainfall) Observation: - Erosion and sediment control were observed to be in place, with upgrades of sediment basin observed. - No sediment migration was observed from upgradient and to downgradient areas.	Recommendation: Consider polymer spray in the interim to contril any potential for erosion of sediment/dust generation of unvegetated batter at front site until final landscaping works completed.			
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.	16/01/2024: Record sighted: - Email trail from Aero Club representative to HY referring to Condition D36. Assessed in previous audit: 25/7/2023 - Email from Hansen Yuncken to the Aero club on 23 June 2023 and email confirmation from the Aero Club on the same day. - Email from Hansen Yuncken to the Aero club on 18 January 2023 and email confirmation from the Aero Club on the same day. 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.				
G207	EIS	10	Waste	Follow procedures and recommendations in waste management plan	16/01/2024 Record sighted: - Tiger Waste (June 2023 to December 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: - Waste segregation was observed in skip bins.				
G208	EIS	10	Geotechnical	Follow recommendations in geotechnical report	16/01/2024 Interview: - Hansen Yuncken (RD) stated that the work is conducted in accordance with the geotechnical reports. Record sighted: - Down to Earth (18 September 2023) Foundation Assessment for Proposed Education Campus, Barry Road, Jindabyne NSW 2627. Report states that "Based on the visual inspection and DCP testing undertaken it is assessed that the foundation conditions for the proposed concrete pad (refer to figure 1 enclosed) has achieved a minimum allowable bearing capacity of 150kPa." Assessed in previous audit: Record sighted: 25/7/2023 Record sighted: - Example of geotechnical site inspection, e.g. Down to Earth (14 March 2023) Foundation Inspection for Proposed Education Campus, Barry Road, Jindabyne NSW 2627. - 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.				
CEMP (Construction Environmental Management Plan)									
G209	CEMP	5.1	Environmental Awareness	- 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.	Assessed in previous audit Assessed in previous audit and assessed as compliant. 25/7/2023 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.				

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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 	16/01/2024: Interview: <ul style="list-style-type: none"> - No further notification is required during this audit period. - Hansen Yuncken (RD) 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. 	16/01/2024: Interview: <ul style="list-style-type: none"> - Hansen Yuncken (DSJ) stated that noise monitoring is not required. 				
G212	CEMP	5.6	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. 	16/01/2024: Observation: Primary access confirmed via Barry Way. Fencing and gate access controlled. Hansen Yuncken stated that there was no requirement for traffic controllers as all works contained within site. Record sighted: <ul style="list-style-type: none"> - 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. 				
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. 	Assessed in previous audit 25/7/2023 Record sighted: Record sighted: <ul style="list-style-type: none"> - Maintenance records are provided in Hammertech. The following were sighted: - Scissor lift 1286093 - Excavator PLANT 01 Review of Hammertech record indicated one item (Excavator 04419E (0334) and Plant 0420) were due for service on 27/12/2023 during Christmas period. Interview: <ul style="list-style-type: none"> - Hansen Yuncken (RD) stated that HY conducted periodic inspections to confirm that the equipment is maintained. The maintenance records are provided in the equipment logbook in each equipment. Observation: <ul style="list-style-type: none"> - No unacceptable dust was observed. - Dust mitigation measures were present (water cart) were observed. - No vehicle has been used to transport soil offsite. - Polymer sprayed on stockpile to minimise dust. - Hydromulching has occurred in the northern part. - Some areas have been turfed. 	On Audit day, two excavators were identified as due for maintenance during the Christmas period. Following the Audit in January 2024, 3 service records for excavator were provided. Recommendations: Please review Hammertech records regularly to ensure that all plant and equipment due for maintenance are scheduled for maintenance.			

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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-watering, preparing ground conditions and access ways, etc.) 	<p>16/01/2024: Observation: - Site secured with boundary fencing. Advised that water truck available for any dust mitigation. Stockpiles located away from water courses. Sediment controls installed along boundary (swales, bales, sediment fencing, sedimentation basin and geofab).</p> <p>See G205 and G213.</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>16/01/2024: Observation: TPZ established with appropriate fencing and signage. No evidence of materials stored, vehicles or plant parked within TPZ.</p> <p>Record sighted: - WSP (23 March 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001.</p>				
G216	CEMP	5.10	Archaeology & Cultural Heritage	<ul style="list-style-type: none"> - 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. - 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. - 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>16/01/2024: Interview: - Hansen Yuncken (RD) stated that no unexpected Aboriginal objects or human remains were identified.</p> <p>Assessed in previous audit 25/7/2023 Record sighted: - NGH (March 2023) Salvage Report, Jindabyne Education Campus.</p>				

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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 reopened for further excavation or construction work.</p>	<p>16/01/2024 Record sighted:</p> <ul style="list-style-type: none"> - Addendum Remediation Action Plan for the site as prepared by JBS&G (3 November 2022). - Australasian Technical Services NSW Pty Ltd Licence AD212177 Friable Asbestos Removal Licence which is valid until June 2025 - Disposal dockets for Cottage 12 and 17. Waste was disposed at Jindabyne Landfill. JINDABYNE REGIONAL WASTE MANAGEMENT FACILITY EPL 20060. - EnviroX Consulting (28 November 2022) Asbestos clearance report for Cottage 12 and 17. Report states: "Visual inspection of the subject areas revealed that the asbestos removal works were undertaken to a satisfactory standard. Asbestos air monitoring undertaken during the removal works revealed that the concentrations of airborne fibres were below 0.01 fibre/mL. <p>At the time of the inspection no asbestos containing materials were observed within the subject areas"</p> <ul style="list-style-type: none"> - JBS&G (9/12/2022) Asbestos Clearance Certificate for Remedial Area 1. - JBS&G (3/2/2023) Asbestos Clearance Certificate for Remedial Area 2A/3A. - JBS&G (2/2/2023) Asbestos Clearance Certificate for Remedial Area 2B/3B. - JBS&G (14 February 2024) Asbestos Clearance Report for Remedial Area 2C, Jindabyne Education Campus, Jindabyne, NSW - JBS&G (1/2/2023) Asbestos Clearance Certificate for Remedial Area 3C. - JBS&G (1/2/2023) Asbestos Clearance Certificate for Remedial Area 3D. - Photographs for Asbestos Unexpected finds at location A, B, C, D, E, F, G, H, and I. - JBS&G (3/2/2023) Asbestos Clearance Report for Remedial Area UF A, Jindabyne Education Campus, Jindabyne, NSW. - JBS&G (7/2/2023) Asbestos Clearance Report for Remedial Area UF B, C, D, E, Jindabyne Education Campus, Jindabyne, NSW. - JBS&G (13 February 2024) Asbestos Clearance Report for Remedial Area UF D and F, Jindabyne Education Campus, Jindabyne, NSW. - JBS&G (20/3/2023) Asbestos Clearance Report for Remedial Area UF G Jindabyne Education Campus, Jindabyne, NSW. - JBS&G (4/8/2023) Asbestos Clearance Report for Remedial Area UF H Jindabyne Education Campus, Jindabyne, NSW. - JBS&G (23/11/2023) Asbestos Clearance Report for Remedial Area UF I Jindabyne Education Campus, Jindabyne, NSW. - JBS&G (23/11/2023) Waste Classification for Offsite Disposal of Soil from Remedial Area UF I, Jindabyne Education Campus, Jindabyne NSW. - Email correspondence between SafeWork NSW and HY providing the following and SafeWork NSW acknowledge receipt. "All files relating to the capped asbestos onsite, photos/clearances/method of containment etc. - Any ADHOC asbestos management around this site as per the map observed A,B,C etc (locations) and evidence of management of asbestos found onsite when I inspected. (don't care how long this takes)" <p>Interview:</p> <ul style="list-style-type: none"> - HY (DB) stated that the asbestos unexpected find was not disposed offsite but placed within containment cell, which will be documented in the validation report with survey details. 				
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>16/01/2024 Record sighted:</p> <ul style="list-style-type: none"> - Tiger Waste (July - November 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>Observation:</p> <ul style="list-style-type: none"> - Waste segregation observed in skip bins. 				
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-use. 	<p>Assessed in previous audit 25/7/2023</p> <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (RD) stated that there are concrete wash out bays, where concrete waste is dried out. Concrete waste is then collected for recycling. Water is let out to evaporate. Paint washout is collected in bays, and is evaporated. <p>Observation:</p> <ul style="list-style-type: none"> - Concrete washout areas observed. 				

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G220	CEMP	5.15	Hazardous Material, Fuel & Chemical Spills	- 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.	16/01/2024: Observation: - 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. - Spill kits observed.				
G221	CEMP	6.2	Inspections and Audits	The following inspections will be conducted onsite throughout the time on the project: - Fortnightly site inspections, - Monthly task observations, - 3 monthly internal audits	Record sighted: - Hansen Yuncken Weekly and Post Rainfall Environmental Controls Observations, Site Walkover / Inspections 4 October 2023, 8 November 2023 (post rainfall). - Various records of High Risk Task Check-ins (19/12/2023) - Periodic Health and Safety and Environmental internal audit records, e.g. Environmental Audits (December 2023) and HY associated close out items. Items closed : Concrete washout bay which was made good, stockpile was treated/covered, OSD maintained to remain effective and erosion control is in place, sediment basins maintained. Interview: - Hansen Yuncken (RD) states that Task Observations have been changed to High Risk Check-Ins.	Recommendation: Items raised in the December 2023 Environmental Audits should be closed.			
G222	CEMP	6.2.1 & 6.2.2	Nonconformance	A nonconformance shall be raised when: - 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. HY project management shall undertake the following actions to investigate the causes of nonconformities specific to the project in order to prevent recurrence. - 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. - Notification procedures in accordance with Condition A30 and Appendix 2 of SSD-15788005.	16/01/2024: Record sighted: - BIM 360 provides records of non-conformances and rectifications. A number of non-conformances have overdue rectification. Interview: - Management reviews the list of non-conformances regularly to ensure that rectifications are conducted. The ITP does not allow contractors to continue the next section until non-conformances are rectified.				

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G223	CEMP	6.2.2	Reporting & Corrective Actions	<p>Site conditions – 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. - 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> <p>WHS – - 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-disturbance or Penalty Notice issued by SafeWork NSW for any work under the contract.</p> <p>Hazardous substances discovered unexpectedly on the site – - 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> <p>Environmental Management – - 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. The client is responsible for all appropriate notifications to DPIE</p>	16/01/2024: Record sighted: - Aconex Early Warning & EOT Register for any unexpected site conditions.				
ACHMSP (Aboriginal Cultural Heritage Management Sub-Plan)									
G224	ACHMSP	Table 7-1	Measures	<p>- 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>	Assessed in previous audit 25/7/2023: Record sighted: - Aboriginal Participation Plan hardcopy observed onsite. - Induction material includes Aboriginal management plan. - Hammertech induction records.				
G225	ACHMSP	Table 7-1	Measures	<p>- 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>	Assessed in previous audit as compliant: 25/7/2023: Record sighted: - Induction material includes location of Aboriginal sites. - NGH (17 March 2023) Salvage report, Jindabyne Education Campus. Interview: - 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>- 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>16/01/2024: - No unexpected finds have been identified during the Audit period.</p> <p>Assessed in previous audit as compliant: 25/7/2023: 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. - NGH and community leaders was present during the dig.</p>				
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 authorised by Heritage NSW and/or NSW Police.</p>	<p>16/01/2024: - No unexpected finds have been identified during the Audit period.</p> <p>Assessed in previous audit as compliant: 25/7/2023: Record sighted: - NGH (17 March 2023) Salvage report, Jindabyne Education Campus.</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>				

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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>16/01/2024: Interview: - Hansen Yuncken (RD) stated that no Aboriginal objects have been encountered, other than those reported in the Salvage Report.</p> <p>Assessed in previous Audit: Record sighted: - Site induction material provides Aboriginal training. - NGH (17 March 2023) Salvage report, Jindabyne Education Campus.</p>				
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: - 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. 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>16/01/2024: Observation: - TPZ established, appropriately fenced with signage. Nesting boxes observed (bird, bat). Biodiversity zones exclusion zones with temporary fencing observed.</p> <p>Assessed in previous audit 25/7/2023: Record sighted: - WSP (23 March 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001.</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: - 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> <p>- Relocate habitat features (e.g. fallen timber, hollow logs) from the development footprint to adjacent retained vegetation where practicable.</p>	<p>16/01/2024: Observation: - TPZ established, appropriately fenced with signage. Nesting boxes observed (bird, bat). Biodiversity zones exclusion zones with temporary fencing observed.</p> <p>Assessed in previous audit 25/7/2023: Record sighted: - WSP (23 March 2023) Jindabyne Education Campus Post-clearing Summary. Ref: PS128064-WSP-CBR-ECO-LTR-001.</p>				
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.	<p>Assessed in previous audit 25/7/2023 Interview: - Hansen Yuncken (RD) stated no unexpected find was observed.</p>				
G233	BMP	Table 4.3	Biodiversity	<p>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.</p>	<p>16/01/2024: Interview: - Hansen Yuncken (DSJ) stated that site vehicles are hosed down prior to passing through cattle grid. This was not observed during site audit as no vehicle was observed exiting the site.</p>				

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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.	16/01/2024: Interview: - Hansen Yuncken (RD) 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.	Previously: 25/7/2023 Record sighted: - Hansen Yuncken Weekly and Post Rainfall Environmental Controls Observations, Site Walkover / Inspections 4 October 2023, 8 November 2023 (post rainfall). - CEMP now requires weekly inspections, which are consistent with the implementation.																								
G237	BMP	Appendix A	Protocols	Clearing protocol is followed.	Assessed in previous Audit as compliant: 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.																								
CNVMS (Construction Noise and Vibration Management Sub Plan)																													
G238	CNVMS	6.1.1	Noise Management Procedures	For residences, the management procedures that is summarised in Table 17 Section 6.1.1. is adhered to. 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 <u>Table 17 Allocation of noise management procedures – residential receivers</u> <table border="1"> <thead> <tr> <th>Construction Hours</th> <th>Exceedance over NMI (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, V, 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, V, 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> <u>Notes</u> 1. Verification monitoring to be undertaken upon complaints received from affected receivers. Please note the following regarding the allocation of these procedures: <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 NMI (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, 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, CMS, AC	Sat: 7:00 am to 8:00 am	> 20	GMM, PN, V, CMS, SN, RO, AC	16/01/2024: Interview: - No noise or vibration complaint has occurred. Hence, noise or vibration monitoring has not occurred. - HY (JW) states that "the CNVMS 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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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	<p>16/01/2024: 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>			
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	Over building damage criteria (refer to Section 4.2)	GMM, V, AC																			
G240	CNVMS	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>16/01/2024: Interview: - Hansen Yuncken (RD) stated that respite periods occurred during noisy works, however noting that noisy works have been mostly completed.</p>																
G241	CNVMS	6.2.2	Noise Monitoring	<p>- 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: - 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>	<p>16/01/2024: 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	CNVMS	6.2.3	Noise Mitigation Measures for Non-Residential Receivers	<p>Mitigation measures recommended: - 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>	<p>16/01/2024: Observation: - No unacceptable noise was identified during audit that would require mitigation. - Site signage observed.</p> <p>Record sighted: - Project updates on website.</p>																

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G243	CNVMP	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>16/01/2024:</p> <p>Interview:</p> <ul style="list-style-type: none"> - Hansen Yuncken (RD) stated that no vibration complaint has occurred, noting the bulk of the earthworks have been completed. <p>Observation:</p> <ul style="list-style-type: none"> - No rock breaking was observed during the audit, noting the bulk of the earthworks have been completed. 				
G244	CNVMP	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>Assessed in previous audit 25/7/2023:</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. 				
G245	CNVMP	6.4	Noise and Vibration Monitoring	<p>The following noise and vibration monitoring is to be undertaken:</p> <ol style="list-style-type: none"> 1. Noise Monitoring– Attended noise monitoring of excavation and construction activities is to be undertaken during the following periods: <ul style="list-style-type: none"> 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. 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. Attended vibration monitoring is to be undertaken at the following periods: <ul style="list-style-type: none"> 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>Assessed in previous audit 25/7/2023:</p> <p>Interview:</p> <ul style="list-style-type: none"> - 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. 				
G246	CNVMP	6.4.1	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>Assessed in previous audit 25/7/2023:</p> <ul style="list-style-type: none"> - Complaint register was sighted from the project website. No noise complaint was observed. 				

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G247	CNVMS	6.4.4	Community Notifications	Prior to the works onsite being undertaken, it is recommended that community consultation with the neighbouring affected parties be undertaken.	Assessed in previous audit as compliant: 31/1/2023: Record sighted: - SINSW (November 2022) Jindabyne Education Campus Works Notification. Interview: - Colliers (CB) stated that the SINSW letter notification was dropped to 5 properties.				
CSWMSP (Construction Soil and Water Management Sub-plan)									
G248	CSWMSP	2 and 2.1.1	Sediment and Erosion Control - Sediment Basin and its maintenance	Four temporary sediment basins have been designed to capture site runoff during construction. 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. - 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.	16/01/2024: Observation: - Sediment basins were constructed. Interview: - No water discharge has occurred as water is allowed to seep through the ground. - No flocculation has occurred as no discharge has been required. - Construction Soil and Water Management Plan will be updated once the temporary basins are backfilled.				
G249	CSWMSP	2.2	Sediment and Erosion Control Measures	Sediment and Erosion Control Measures includes: - 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. See Drawing CSK01 and 02 in Construction Soil and Water Management Sub-plan for details.	See G98, G99, G205, G214				
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; • 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.)	16/01/2024: Record sighted: - Hansen Yuncken Weekly Environmental Walk 15/11/2023, 23/11/2023.				

Geosyntec ID	Document	SSD Condition No. CEMP Section	terms of Consent	Condition	Evidence Collected / Observations in Third Audit (January 2024)	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
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	16/01/2024: Record sighted: - Hansen Yuncken induction material includes waste separation. Observation: - Waste segregation was observed.				
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 also G98, G107, and G217 16/01/2024 Record sighted: - Australasian Technical Services NSW Pty Ltd Licence AD212177 Friable Asbestos Removal Licence which is valid until June 2025 - Disposal dockets for Cottage 12 and 17. Waste was disposed at Jindabyne Landfill. JINDABYNE REGIONAL WASTE MANAGEMENT FACILITY EPL 20060. - EnviroX Consulting (28 November 2022) Asbestos clearance report for Cottage 12 and 17. Report states: "Visual inspection of the subject areas revealed that the asbestos removal works were undertaken to a satisfactory standard. Asbestos air monitoring undertaken during the removal works revealed that the concentrations of airborne fibres were below 0.01 fibre/mL. Interview: - Soil waste has not yet been generated yet. - HY (DB) stated that the asbestos unexpected find (in soil) was not disposed offsite but placed within containment cell, which will be documented in the validation report with survey details.				
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.	16/01/2024: Interview: - Hansen Yuncken (RD) stated that Out of Hours Work has not occurred and 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.	16/01/2024: 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.	16/01/2024: Interview: - Hansen Yuncken (DJS) stated that this item is not yet required as there is no work on public work yet.				
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.	16/01/2024: 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.				

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G258	CTPMP	4.4.2	Trucks and Movements	<ul style="list-style-type: none"> - 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. 	<p>Assessed in previous audit 25/7/2023: Record sighted: - Hammertech records of licences for AM, AM.</p> <p>Observation: - Nil traffic movements observed on-off site. Safe movement of earthwork equipment observed. - Designated zone for truck delivery (which is scheduled through Hammertech), but no delivery was observed.</p>				
G259	CTPMP	Appendix E	Drivers Code of Conduct	<ul style="list-style-type: none"> - 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. 	<p>Assessed in previous audit 25/7/2023: Interview: - Hansen Yuncken (DJS) stated that Out of Hours Work is not yet anticipated.</p> <p>Observation: - Nil traffic movements observed on-off site. Safe movement of earthwork equipment observed. - Speed limit observed.</p>				
TfNSW Comments (other TfNSW comments that has been reproduced in the SSD are not repeated below)									
G260	RTS	Section 5.3	Table 6	<p>As part of the Transport Working Group and consultation process in developing the Transport Assessment report, conversations with the current bus providers have occurred and they are supportive. The next stages in the development will engage TfNSW Rural and Regional Contracts team, as well as continue to engage existing bus services providers - Cooma Coaches and Alpine Charters.</p> <p>The following requirements shall be complied with in relation to the implementation of the Bus Services</p> <p>a) Before the commencement of construction the NSW Department of Education shall contact the TfNSW Rural and Regional Contracts team and provide the required information to enable the school to be registered on the School Student Transport Scheme (SSTS) portal which will allow students to enrol for a bus pass.</p> <p>b) A minimum of 8 months before the occupation/use of the development as a school, the NSW Department of Education shall contact the TfNSW Rural and Regional Contracts team to enable discussions with bus operators. This is required to ascertain whether TfNSW can vary existing school bus routes under a Bus Service Alteration Request (BSAR) with existing buses or determine if a new service is required.</p>	<p>16/01/2024: Interview: - Colliers (CB) stated that consultation was conducted with TfNSW Rural and Regional Contracts as part of the Submission prior to SSD approval.</p> <p>Record sighted: - NSW Education (1/7/2021) Jindabyne Education Campus - Transport Working Group Minutes, which includes TfNSW. Cooma Coaches and Alpine Charters Coaches were invited but did not attend.</p>				
G261	RTS	Section 5.3	Table 6	<p>School Travel Plan (STP) be updated regularly in consultation with the wider school community.</p> <p>Every 6 months the operation of the travel plan shall be reviewed with the travel plan being updated annually. As part of updating the travel plan consultation should be had with Council, TfNSW and the school community/parents.</p>	<p>This item is applicable for the operational phase.</p>				

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