

INDEPENDENT AUDIT REPORT


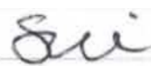
**LINDFIELD LEARNING VILLAGE PHASE 2 AND 3 – SSD
8114**

JULY 2021

Revision History

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Date	29/07/2021	Date	29/07/2021

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EXECUTIVE SUMMARY

School Infrastructure NSW (SINSW) are responsible for the delivery the Lindfield Learning Village, involving the adaptive re-use of the existing buildings of the former University of Technology Sydney (UTS) Ku-ring-gai Campus (UTS campus) within land fronting Eton Road Lindfield NSW.

The Lindfield Learning Village is being developed in three phases as follows:

- Stage 1, Phase 1 (Phase 1): operation of a school of 350 students from Kindergarten to Year 12
- Stage 1, Phases 2A and 2B (Phase 2): operation of a school of 1,000 students from Kindergarten to Year 12
- Stage 2, Phase 3 (Phase 3): operation of a school of 2,100 students from Kindergarten to Year 12.

Phase 2 and 3 of the existing Lindfield Learning Village (the Project) will ultimately accommodate a full 2,100 student school and application of a New Education Model (NEM) on a whole-of-school basis.

A State Significant Development Application for the Project (SSD 8114) was granted approval subject to conditions of consent (CoC) by the Department of Planning, Industry and Environment (the Department) on 12 November 2020.

Savills have been appointed as the client representative on behalf of SINSW. Hindmarsh Constructions (Hindmarsh) are the principal contractor. Construction commenced on 26 November 2020. Works conducted under the SSD 8114 include building refurbishment, landscaping, utilities and road construction.

CoCs C37 – C42 of Schedule 2 of SSD 8114 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). The objective of this Independent Audit is to satisfy CoC C38 that states:

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Audit Report is the second Independent Audit for the construction period, covering the period from 24 February 2021 to 19 July 2021. The Independent Audit was completed to fulfill the requirements of CoC C38 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project

The overall outcome of the Independent Audit was positive. Observed compliance records were organised and available at the time of the site inspection as were Project personnel from SINSW, Savills and Hindmarch for interview.

Relevant environmental and compliance monitoring records were collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarised as follows:

- There were 174 CoCs assessed.
- Three non-compliances with the CoCs were identified. These relate to preventing or minimising impacts on the Lane Cove National Park, construction works being carried out outside of the permissible work hours and submission of the Out of Hours Events Management Plan.
- Three observations in relation to the CoCs were identified. These relate to the performance of the operational stormwater system and landscaping (and the potential off site impacts on the Lane Cove National Park).
- Findings from the first Independent Audit are considered closed.

The Auditor notes that action is required to be undertaken by Hindmarsh to address National Parks and Wildlife Service concerns over stormwater management potentially impacting on the Lane Cove National Park. Hindmarsh have agreed to implement these actions and seek NPWS acceptance once they have been completed.

The Auditor observes that several CoCs (particularly those in Part A) of Partial Consent SSD 8114 (i.e.: that granted for Phase 1 of the development) appear to exist in perpetuity and are not consistent with the corresponding CoCs from Development Consent SSD 8114. The Auditor recommends that SINSW liaise with the Department on this matter and either surrender the Partial Consent or have it modified so that all ongoing conditions are transferred to Development Consent SSD 8114 in full.

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

1. INTRODUCTION

1.1 Project overview

School Infrastructure NSW (SINSW) are responsible for the delivery the Lindfield Learning Village, involving the adaptive re-use of the existing buildings of the former University of Technology Sydney (UTS) Ku-ring-gai Campus (UTS campus) within land fronting Eton Road Lindfield NSW. The site is located at 100 Eton Road, Lindfield, NSW, presented in Figure 1.

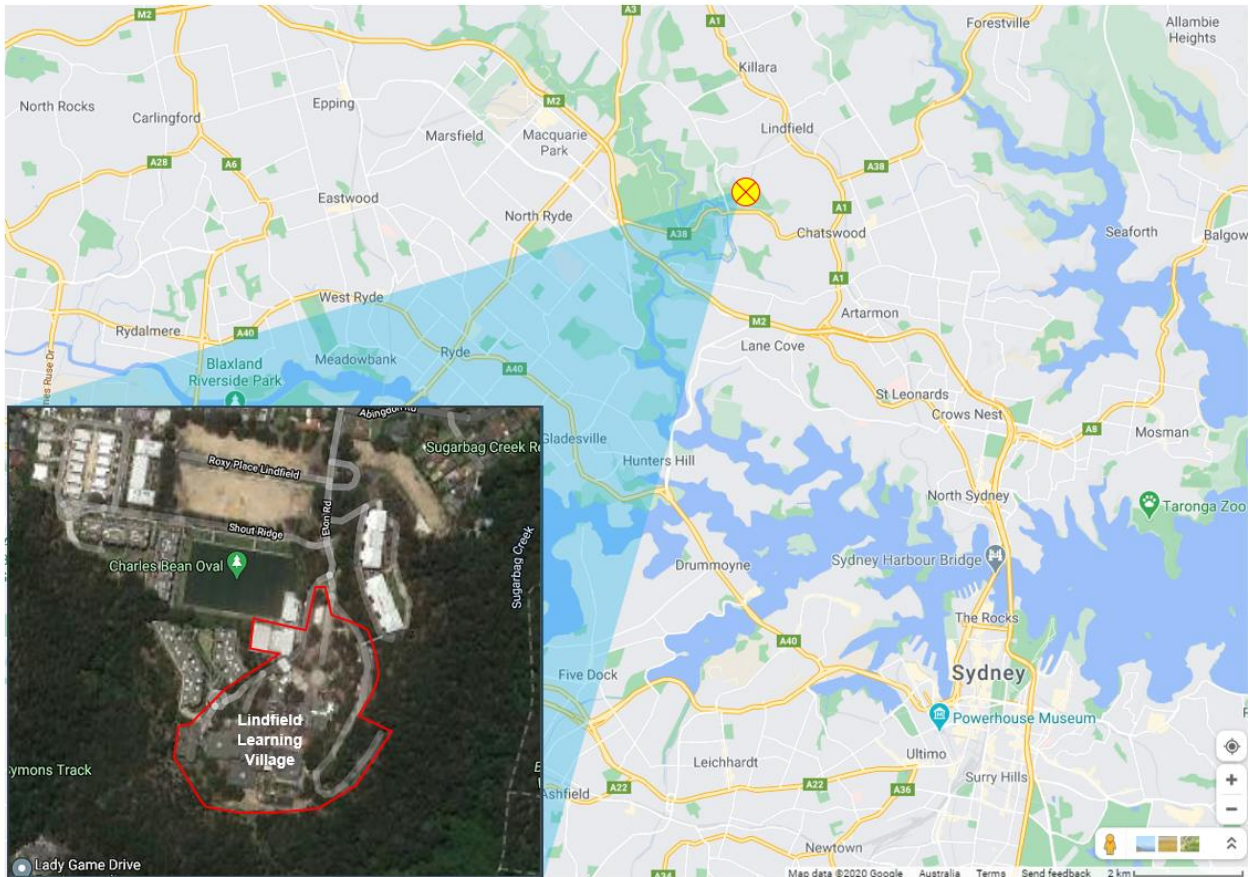


Figure 1 Site location

The Lindfield Learning Village is being developed in three phases as follows:

- Stage 1, Phase 1 (Phase 1): operation of a school of 350 students from Kindergarten to Year 12
- Stage 1, Phases 2A and 2B (Phase 2): operation of a school of 1,000 students from Kindergarten to Year 12
- Stage 2, Phase 3 (Phase 3): operation of a school of 2,100 students from Kindergarten to Year 12.

Phase 2 and 3 of the existing Lindfield Learning Village (the Project) will ultimately accommodate a full 2,100 student school and application of a New Education Model (NEM) on a whole-of-school basis. A layout of the Project is presented in Figure 2.

A State Significant Development Application for the Project (SSD 8114) was granted approval subject to conditions of consent (CoC) by the Department of Planning, Industry and Environment (the Department) on 12 November 2020.

Savills have been appointed as the client representative on behalf of SINSW. Hindmarsh Constructions (Hindmarsh) are the Principal Contractor. Construction commenced on 26 November 2020. Works conducted under the SSD 8114 include building refurbishment, landscaping, utilities and road construction.

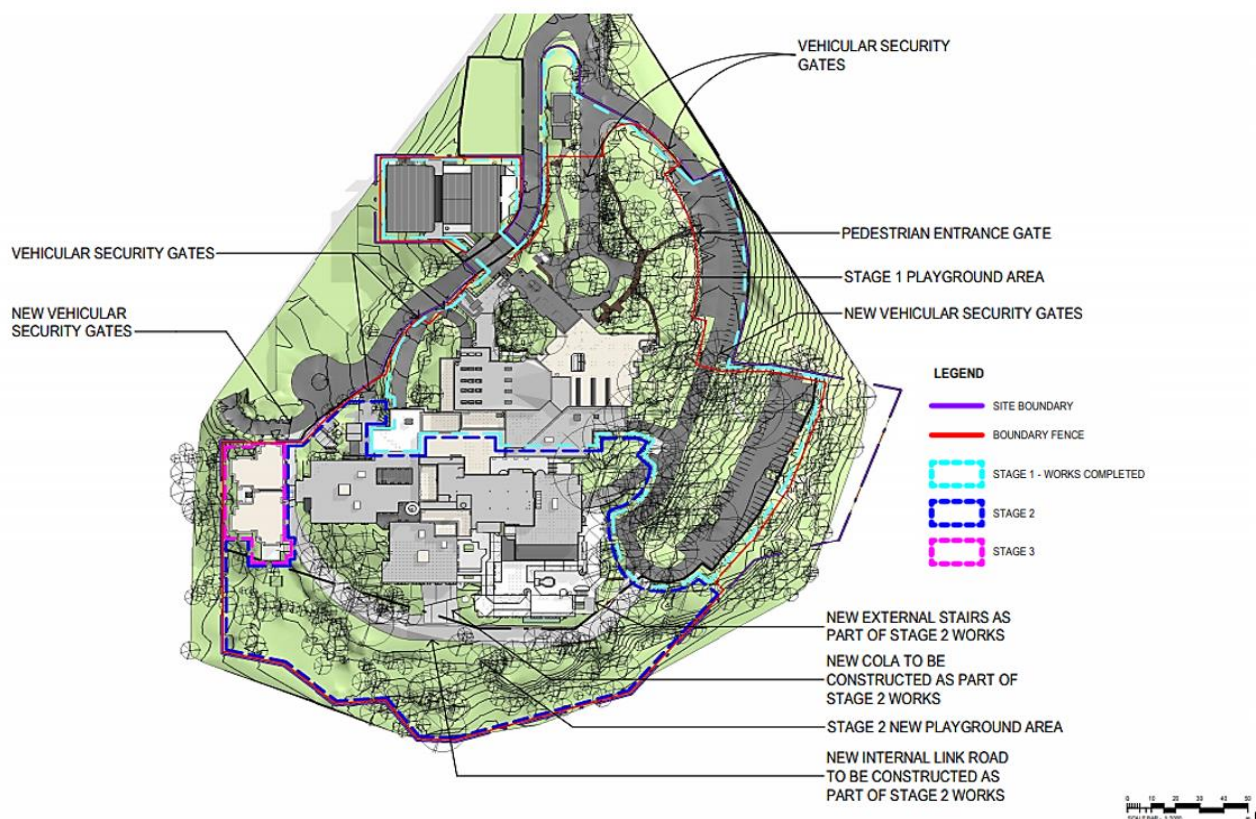


Figure 2 The Project (source: DesignInc)

1.2 Staging

To enable the commencement of operations in line with teaching terms, and to maintain continuity throughout construction, a Staging Report was prepared (and approved by the Department). The timing and works relevant to each stage, as set out in the most current approved Staging Report (approved 26 April 2021), are listed below:

- Stage 2A1:
 - Level 1 Visual Arts rooms including kiln
 - Level 2 learning spaces, workshops, welding bay and storerooms of the TAS spaces on level 2 excluding block H&M,
 - Level 3 science labs

- Level 4 learning spaces, administration areas, music rooms and maker space.
- Level 5 learning spaces
- All associated amenities, access ways and items required for BCA compliance.
- Maintain Stage 1 arrangements for external landscape and upper carpark for kiss-and-drop zone. Public Domain works.
- Stage 2A2 and 2B:
 - Level 2, GA room and loading dock
 - Level 3 learning spaces excluding block H&M, administration areas, maker space, outdoor terrace,
 - Level 4 learning spaces, theatres, science labs, administration areas, Kitchen store, external courtyards and terrace
 - Level 5 Kitchen and Cafe
 - Level 6 Plant room
 - All associated amenities, access ways and items required for BCA compliance.
 - Existing lower carpark and elevated loop road
- Stage 2B2:
 - Southern External Landscaping area
 - New Kiss and Drop Road
 - Level 2 Terrace and COLA
 - Level 1 Plantroom
 - Aurora College
- Stage 2C:
 - Handover of the final homebase building Block H&M including the remaining landscaping and external works
 - Repurpose of the Stage 1 Partial School
 - Level 3 Internal Carpark and End of Trip Facility.

Note: the approved Staging Report states that Stage 2C “excludes the Pacific Highway Upgrade, per condition B28, as identified in Appendix B of the approved Staging Report. This work will be completed as an independent construction item and will not impact the proposed operational staging other than the pre-identified limitation on student capacity noted in condition A39. The student population must not exceed 1050 until evidence has been provided to the Certifier that the upgrade to the intersection of Pacific Highway and Grosvenor Road required under condition B28 has been completed to the satisfaction of TfNSW” (NSW Department of Education, March 2021, Operation Staging Report Lindfield Learning Village SSD 8114, p.7).

1.3 Approval requirements

Conditions of Consent (CoCs) C37 – C42 of Schedule 2 SSD 8114 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

1.4 Audit team

In accordance with Schedule 2, CoC C37 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Derek Low (Auditor Lead): Master of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283).
- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498).

Approval of the Audit Team was provided by the Department on 17 December 2020. The letter is presented in Appendix B.

1.5 Audit objectives

The objective of this Independent Audit is to satisfy SSD 8114 Schedule 2 CoC C38 that states:

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Independent Audit was completed to fulfill the requirements of CoC C38 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

1.6 Audit scope

This Independent Audit relates to the Project works from 24 February 2021 to 19 July 2021, the Audit Period. The scope of the Independent Audit comprises:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited. Should there be any uncertainty to which conditions are to be audited, the auditor can seek clarification during the consultation as per Section 3.2
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and

- all environmental licences and approvals applicable to the development excluding environment protection licences issued under the *Protection of the Environment Operations Act 1997*
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 2.

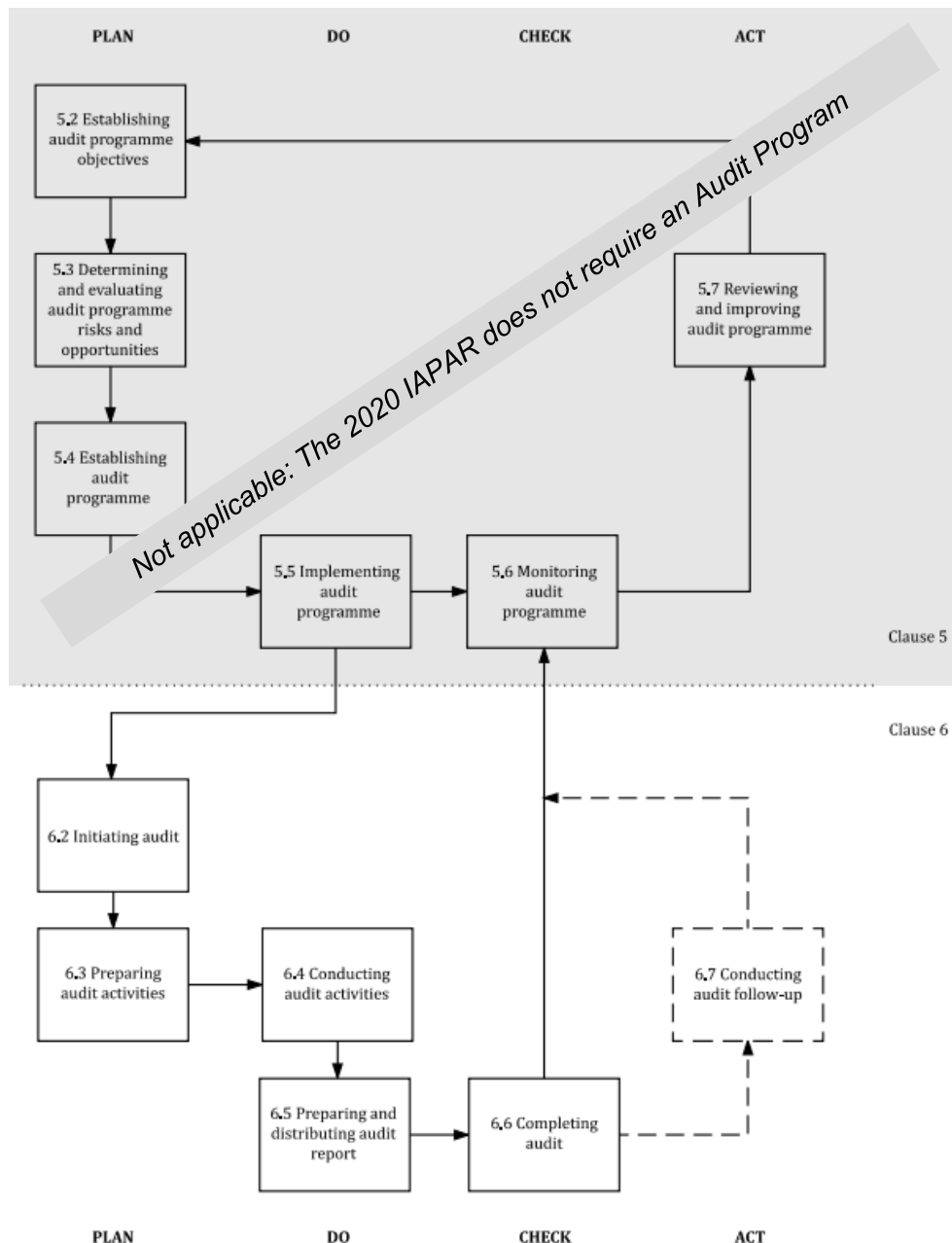


Figure 3 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

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

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

On 15 June 2021 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit in accordance with IAPAR Section 3.2. The Department requested that consultation also be carried out with Ku-ring-gai Council, NSW Rural Fire Service (RFS), the State Emergency Service (SES), National Parks and Wildlife Service (NPWS), Heritage NSW, the Local Aboriginal Land Council, Transport for New South Wales (TfNSW) and the Community Consultative Committee. WolfPeak subsequently undertook consultation with the identified stakeholders. The records are presented in Appendix C. A summary of the key issues raised is presented in Table 1.

Table 1 Key issues and areas of focus raised during consultation

Stakeholder	Issues and Focus	How Addressed
Department of Planning, Industry and Environment	<p>The Department requested the Independent Audit be conducted in accordance with Condition B57 of Partial Consent SSD 8114, which requires the audit to be carried out in accordance with 2018 PAR, and Condition C38 of Development Consent SSD 8114, which requires the audit to be carried out in accordance with the 2020 PAR, noting that both PARs require "... an assessment of compliance with all conditions of consent applicable to the phase of the development ..." and that that additional conditions of the Development Consent are triggered by a student population of 1,050.</p> <p>In relation to the audit, the Department requested that consultation be undertaken with:</p> <ul style="list-style-type: none"> • Ku-ring-gai Council • NSW Rural Fire Service (RFS) • State Emergency Service (SES) • National Parks and Wildlife Service (NPWS) • Heritage NSW • Local Aboriginal Land Council • Transport for New South Wales (TfNSW) • Community Consultative Committee. 	<p>The Independent Audit was conducted in accordance with the CoC 38 and the 2020 IAPAR. Refer to Section 3.5 regarding applicability of the Partial Consent.</p> <p>Triggered conditions were assessed. Refer Appendix A.</p> <p>Consultation with the other parties was completed. Refer Section 3.5 and Appendix C.</p>
Ku-ring-gai Council	No response	-

NSW Rural Fire Service (RFS)	No response	-
State Emergency Service (SES)	The SES stated that due entirely to the need to meet priorities dictated by legislated responsibilities; the NSW SES is unable to provide comment on the scope of Independent Audit of Lindfield Learning Village.	-
National Parks and Wildlife Service (NPWS)	NPWS raised several concerns regarding the management of stormwater and gross pollutants entering the park, from the Project.	These matters were investigated. Refer Section 3.5.
Heritage NSW	Heritage NSW stated that it considers it appropriate if the Independent Audit of heritage conditions matches the scope of the audit outlined in Section 3.3 of the IAPAR.	All triggered conditions were assessed. Refer Appendix A.
The Local Aboriginal Land Council	No response	-
Transport for NSW	No response	-
The Community Consultative Committee (CCC)	<p>The CCC asked that the following matters be considered to the extent that they relate to the CoCs:</p> <ul style="list-style-type: none"> • Asset Protection Zones and fire prevention / management / mitigation • Fire escape management • Traffic controls • School transport (including both public and private vehicles) • Safety • Access • Noise impacts on the residents of Dunstan Grove and nearby properties. 	These matters were considered. Refer Section 3.5 and Appendix A.

2.2.2 Preparing audit activities

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

The primary documents reviewed prior to and after the site visit are as follows:

- *Lindfield Learning Village State Significant Development Assessment Report*, Department of Planning, Industry and Environment, October 2018 (The Assessment Report).
- *Phase 2 and 3 Response to Submissions Report*, Urbis, September 2019 (the RtS), and supporting technical studies.

- Development Consent SSD 8114, 12 November 2020 (the Consent).
- *Environmental Management and Sustainability Plan*, Hindmarsh, Rev 4, 14 October 2020 (the CEMP).
- *Construction Traffic and Pedestrian Management Sub-Plan*, Transport and Traffic Planning Associates, Rev E, October 2020 (the CTPMSP).
- *Lindfield Learning Village Stage 2 Construction Noise and Vibration Management Sub-Plan*, White Noise Acoustics, 10 March 2021 (the CNVMSP).
- *Lindfield Learning Village Stage 2 & 3 Construction Waste Management Plan*, Foresight Environmental, Rev 4, 15 October 2020 (the CWMSP).
- *Bushfire Emergency Management and Evacuation Plan Construction Phase 2 & # Lindfield Learning Village*, Blackash Bushfire Consulting, Rev 1, 14 October 2020 (the BEMESP).
- *Flood Emergency Management Plan Lindfield Learning Village Phase 2 & 3*, EFWF Consulting Engineers, Rev O, 04 November 2020 (the FEMSP).
- *Construction Soil and Water Management Plan*, Birzulis Associates Pty Ltd, Rev B, 19 October 2020 (the CSWMSP).
- *Biodiversity Management Sub-Plan Lindfield Learning Village*, Rev 4, 5 November 2020 (the BMSP).
- *Community Communication Strategy Lindfield Learning Village Stage 2*, School Infrastructure NSW, 13 October 2020 (the CCS)
- *School Transport Plan*, Arup, 13/01/21
- *Stormwater Operational Maintenance Plan*, Burzulis, 18/01/21
- *Operational Waste Management Plan*, 22/07/19, Foresight Environmental
- Landscape plan drawing series titled LS-0001 to LS-8802 and specification sheets
- *Management and Evacuation Plan*. Blackash, 21/01/21
- *Operational Flora and Fauna Management Plan (OFFMP)*, Kleinfelder, 07/12/20.

2.2.3 Site personnel involvement

The on-site audit activities took place on 23 June 2021. The following personnel took part in the audit:

- Peter Krause – Project Director – SINSW (remotely for opening and closing meetings only)
- Sasha Serrao – Project Manager – Savills
- Reg Struwig – Project Engineer – Hindmarsh
- Stuart Williams – Site Supervisor – Hindmarsh
- Derek Low – Auditor – WolfPeak.

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix D.

During the opening meeting the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

2.2.6 Site inspection

The on-site audit activities took place on 23 June 2021, with a further inspection completed on 15 July 2021 in response to the feedback provided by NPWS. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix E.

2.2.7 Document review

The Independent Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendix A.

2.2.8 Generating audit findings

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

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs

- figures and plans; and
- site inspections of relevant locations, activities and processes.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, being:

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

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

In addition to the above, the following terms are used to describe conformance with the management plan or process, where these are not related to a compliance requirement from the CoCs:

- **Conformant** – The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the mitigation / commitment have been conformed with within the scope of the audit
- **Non-conformant** – The Auditor has determined that one or more specific elements of the mitigation / commitment have not been conformed with within the scope of the audit.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

- there are any non-compliances resulting from the implementation of the document, and
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised the conditions from Schedule 2 of SSD 8114 applicable to the works being undertaken. The evidence sighted against each requirement is detailed within Appendix A.

3.2 Non-compliances, Observations and Actions

This Section, including Table 2, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A.

- There were 174 CoCs assessed.
- Three non-compliances with the CoCs were identified. These relate to preventing or minimising impacts on the Lane Cove National Park, construction works being carried out outside of the permissible work hours and submission of the Out of Hours Events Management Plan.
- Three observations in relation to the CoCs were identified. These relate to the performance of the operational stormwater system and landscaping (and the potential off site impacts on the Lane Cove National Park).
- Findings from the first Independent Audit are considered closed.

Table 2 Audit findings and actions

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
Status of previously open actions from the February 2021 Independent Audit						
1	CoC A23	Observation	<p>CoC A23 states that 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.</p> <p>The relevant section of the EP&A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>The Noise Monitoring Reports do not include many of the elements of a noise monitoring report recommended in the Interim Construction Noise Guidelines (ICNG), nor is there any reference to the methodology used / standard applied, or evidence to demonstrate that the instrumentation is properly calibrated.</p>	Noise Monitoring Reports to include clear statements on the methodologies used and standards applied, as well as inclusion of calibration certificates.	Hindmarsh To be included in future Noise Monitoring Reports	CLOSED The Noise Monitoring Reports have been updated. The relevant standards and guidelines have been referenced and calibration certificates provided. It is understood that monitoring beyond demolition (completed in February 2021) is no longer required by the CNVMSP and, therefore, monitoring has not continued past that period. The Auditor considers that based on the status of works sighted on 23 June and 15 July 2021 that external construction works are almost complete, with only fire access road and defect works remaining.
2	CoC B14	Observation	<p>CoC B14 requires that the Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures.</p> <p>A monitoring program is described within the CNVMSP, which comprises the use of continuous noise loggers. The nominated noise monitoring locations are within the project boundary (not at receiver) and there is no discussion within the CNVMSP on how the project would determine the actual noise impacts at receivers (i.e.: through predictive modelling). The use of loggers without some form of alert to project personnel of high noise events, or recording function to enable identification of noise sources, provides limited to no value to project personnel in responding to noise complaints or managing high noise activities. It is not clear from the CNVMSP or the Noise Monitoring Reports, whether the loggers have this capability.</p>	<p>Update CNVMSP to state how the noise impacts at the receiver are measured or calculated.</p> <p>Updated the CNVMSP to clarify the alert / recording capability of the loggers. If this capability is not available the CNVMSP needs to confirm the process by which the Project determines the source of noise when responding to a complaint or demonstrating compliance with the terms of the consent (such as CoC C5 or CoC C6(c)).</p>	Hindmarsh 31/03/21	<p>CLOSED WITH COMMENTS</p> <p>The noise consultant provided a response which states:</p> <ul style="list-style-type: none"> <i>All of the [noise monitoring] reports state that the noise levels include periods which are above the noise management level and therefore the noise management and community engagement/notification is required to be undertaken which is detailed in the CNVMSP.</i> <i>It is noted that the noise monitor is not required to include trigger or alarm levels (which are included when vibration logging is undertaken).</i> <p>The noise consultant has not addressed this observation. However, monitoring beyond demolition (completed in February 2021) is no longer required by the CNVMSP and,</p>

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
						<p>therefore, monitoring has not continued past that period.</p> <p>It is the Auditor's opinion that the Proponent or the Department are the only organisations in a position to require the noise consultant to address the observation identified in the previous February 2021 Independent Audit or update the CNVMSP (or both).</p> <p>The Auditor considers that based on the status of works sighted on 23 June and 15 July 2021 that external construction works are almost complete, with only fire access road and defect works remaining.</p>
3	CoC C9	Observation	<p>CoC C9 requires that the Project must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).</p> <p>There are a number of commitments from the CEMP and Sub-plans that are not being implemented in a manner consistent with the exact wording of the plans (refer Appendix B). The variation does not weaken environmental performance on the project nor constitute a non-compliance with the consent.</p>	Implement each of the commitments from the CEMP as written, or review and update the CEMP and Sub-plans to reflect current practice (whilst maintaining compliance with the CoC).	Hindmarsh 30/05/21	<p>CLOSED</p> <p>Evidence collected during this second Independent Audit indicated that the CEMP and Sub-plans were being properly implemented.</p>
4	CEMP Section 13.1	Observation	<p>Section 13.1 of the CEMP states:</p> <ul style="list-style-type: none"> Weekly SQE Report Weekly Environment & Sustainability Check Sheet or Daily Environmental & Sustainability Check Sheet <ol style="list-style-type: none"> Results of the Environmental & Sustainability Weekly or Daily Check Sheet are to be reported to the Project Manager The report is to be co-signed by the Project Manager <p>The check sheets are signed off by the SQE Manager and Site Manager (rather than the Project Manager).</p>	Implement each of the commitments from the CEMP as written, or review and update the CEMP and Sub-plans to reflect current practice (whilst maintaining compliance with the CoC).	Hindmarsh 30/05/21	<p>CLOSED</p> <p>Evidence collected during this second Independent Audit indicated that the CEMP and Sub-plans were being properly implemented.</p>
5	CNVMSP Section 4.8	Observation	<p>Section 4.8 states that as part of the management of noise from the proposed excavation and construction activities to be undertaken on the site the following noise and vibration measurements are recommended to be undertaken:</p> <ol style="list-style-type: none"> Noise – Continuous noise monitoring is to be undertaken at the site during the proposed periods of demolition. Monitoring will be conducted at 2 locations including positions which are representative to the following residential receivers: <ol style="list-style-type: none"> Dunstan Grove – to the north west of the site. 	Noise Monitoring Reports to include clear statements on the methodologies used and standards applied, as well as inclusion of calibration certificates.	Hindmarsh To be included in future Noise Monitoring Reports	<p>CLOSED</p> <p>The Noise Monitoring Reports have been updated. The relevant standards and guidelines have been referenced and calibration certificates provided. It is understood that monitoring beyond demolition</p>

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			<p>b) Tubbs View – to the north east of the site.</p> <p>Note that this finding is a duplicate of that identified for CoC A23.</p> <p>The Noise Monitoring Reports do not include many of the elements of a noise monitoring report recommended in the Interim Construction Noise Guidelines (ICNG), nor is there any reference to the methodology used / standard applied, or evidence to demonstrate that the instrumentation is properly calibrated.</p>			<p>(completed in February 2021) is no longer required by the CNVMSP and, therefore, monitoring has not continued past that period.</p> <p>The Auditor considers that based on the status of works sighted on 23 June and 15 July 2021 that external construction works are almost complete, with only fire access road and defect works remaining.</p>
6	CSWMSP Section 6.5.5	Observation	<p>Section 6.5.5 states Erosion and sediment control measures should be inspected and maintained regularly, generally weekly and within 24 hours of each significant rainfall event. The site supervisor should be responsible for this to be undertaken. It is recommended the daily inspection be recorded including the following relevant information:</p> <ul style="list-style-type: none"> • Condition of each element noted on the Erosion and Sediment Control Plan • Any maintenance requirements of each element • Volume of sediment removed and if the location of the element is appropriate. • Disposal method of site trapped sediment. • Condition of site entry and gravel rip/rap • Condition of stockpile protection if relevant • Site stormwater disposal location conditions • Drains checked to ensure adequate site runoff and for signs of erosion • Any sediment erosion control linings • Condition of revegetation works if relevant. <p>It is recommended these are recorded and issued to the Principles Authorised Person weekly as part of reporting procedures.</p> <p>The inspection regime, whilst appropriate for the risks on site, appear to identify issues by exception rather than evidencing checks on each element in this commitment.</p>	Implement each of the commitments from the CEMP as written, or review and update the CEMP and Sub-plans to reflect current practice (whilst maintaining compliance with the CoC).	Hindmarsh 30/05/21	<p>CLOSED</p> <p>Weekly and pre-and post-wet weather event inspection records were sighted during this second Independent Audit.</p>
7	BEMESP Appendix 2	Non-conformance	<p>Appendix 2 states that the Site Manager will ensure that (among other things) a copy of the current plan is distributed to the local emergency management committee and emergency services.</p> <p>A copy of the plan was not provided to the Rural Fire Service until 15/02/21, and has not been provided to the local emergency management committee. Refer: https://www.emergency.nsw.gov.au/?id=94</p>	Implement each of the commitments from the CEMP as written, or review and update the CEMP and Sub-plans to reflect current practice (whilst maintaining compliance with the CoC).	Hindmarsh 30/05/21	<p>CLOSED WITH COMMENTS</p> <p>The auditee responded to this finding by stating:</p> <ul style="list-style-type: none"> • <i>“Blackash are the authors of the BEMESP. Attached is an email from Blackash confirming the intent of distribution of the BEMESP is to Council and RFS services only. These agency stakeholders have</i>

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
						<p><i>been actively involved on the project.</i></p> <ul style="list-style-type: none"> <i>HCA (Hindmarsh) have submitted the Construction BEMESP to Council and RFS on 15/02/2021, therefore the Project Team believe this item was closed out in February prior to the second Audit”.</i> <p>The Auditor considers this matter to be closed despite submission not strictly aligning with the wording in the BEMESP on the basis that:</p> <ul style="list-style-type: none"> the RFS is the agency most relevant to bushfire response and it received a copy of the document (sighted by the Auditor at the first Independent Audit), and based on the status of works sighted on 23 June and 15 July 2021 external construction works are almost complete, with only fire access road and defect works remaining.
Findings from the July 2021 Independent Audit						
8	CoC A1	Non-compliance	<p>CoC A1 requires that in addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.</p> <p>The operational stormwater design was prepared and submitted to the Certifier. The Certifier provided written satisfaction. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the as built design which were resulting in stormwater impacting on the Lane Cove National Park (evidence of sedimentation, scouring and transport of gross pollutants were sighted).</p> <p>The auditee reviewed the draft Audit Report and provided the following response to this finding:</p> <ul style="list-style-type: none"> <i>“The stormwater was constructed as per the approved design. Deficiencies within the design only become evident after the system is installed. Deficiencies are rectified by the Contractor as soon as possible after they are identified. In the interim construction sediment and erosion control devices are maintained until demobilisation and regular environmental inspections undertaken to monitor activity.</i>” 	Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the stormwater management system.	SINSW / Hindmarsh 30/09/21	OPEN

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			<ul style="list-style-type: none"> <i>Whilst minimal scouring and sedimentation was identified during the inspection with NPWS 15/07, all were occurring either within the site fence line or within the SINSW site boundary. Therefore the Project Team request that this item be changed to an observation as all reasonable and feasible measures were implemented to minimise any material harm to the environment.</i> <i>Hindmarsh and the Civil Engineer will review the as-built plans and provide a list of actions to address deficiencies to the satisfaction of NPWS.</i> <i>Hindmarsh will implement the approved action items onsite”.</i> <p>The Auditor acknowledges the auditee’s response and supports the proposed actions to manage the deficiencies. However, the Auditor retains the position that the deficiencies represent a non-compliance on the basis that:</p> <ul style="list-style-type: none"> The CoC requires that 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 Impacts to the environment beyond the Project boundary were observed during the site inspection conducted in conjunction with NPWS NPWS personnel communicated to the Auditor during the site inspection that they had previously identified impacts on the Lane Cove National Park beyond the Project boundary during their routine inspections in the area The Lane Cove National Park is a sensitive environmental receptor with significant biological, aboriginal, heritage and recreational¹ value and, as such, the impacts may be considered to be material harm under the definitions of the Consent (i.e.: actual or potential harm to the environment that is not trivial, <u>or</u> that which requires >\$10k to make good) The deficiencies in the stormwater design were not adequately identified (or responded to) by Project personnel. The need for action was only identified following NPWS personnel expressing their concern. 			
9	CoC C4	Non-compliance	<p>CoC C4 requires that construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p> <p>A streetsweeper was operating outside the permitted hours on 09/04/21. A complaint was received on the same day. The streetsweeper was directed to cease at that time. The Project considered this to be permissible under CoC C6(b). The Auditor is of the opinion that the use of the streetsweeper does not comply with that requirement.</p> <p>A worker was operating a powered saw prior to 7am on 22/02/21. It is understood that a complaint was received from a passerby. The Project team determined that the noise emissions</p>	To the Auditor’s knowledge, no further out of hours works have been conducted.	NA	CLOSED

¹ NSW and the Office of Environment and Heritage, 2016, Plan of Management, Lane Cove National Park, February 2016, Section 2.3 (p.3)

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			<p>were inaudible at the nearest residential sensitive receiver located on Dunston Grove approximately 50 meters from the site boundary. The Auditor issued an RFI for evidence to verify their determination; however, no evidence was provided to the Auditor to support their determination. The Work Health and Safety (Managing Noise and Preventing Hearing Loss at Work) Code of Practice 2015, Section 3.1, Table 2 notes that a chainsaw has a typical sound level of 110 dB and a lawnmower has a typical sound level of 90 dB. Therefore it seems unlikely that power saw would be inaudible at a distance of approximately 50m.</p> <p>The auditees confirmed that a subcontractor entered site illegally to remove a piece of equipment outside of prescribed construction hours on 24/06/21.</p> <p>The auditee reviewed the draft Audit Report and provided the following response to this finding:</p> <ul style="list-style-type: none"> “The February Noise Monitoring report was provided and noted that the noise levels during the approved extended working hour periods were compliant with the relevant noise levels. This report [the February Noise Monitoring report] was created by a suitably qualified consultant and formed the basis of the Project Team determining that the noise emissions were acceptable following the 22/02/21 complaint. The Auditor issued an RFI for additional evidence to verify their determination; however no further information could be provided by the noise consultant”. <p>The Auditor acknowledges the auditee’s response and retains the position that the out of hours work and complaint recorded on 22/02/21 represents a non-compliance on the basis that:</p> <ul style="list-style-type: none"> The extended work hours in the Consent do not contemplate works prior to 7am unless they comply with CoC C6. It is the Auditors position that operating a powered saw prior to 7am on 22/02/21 does not comply with the requirements of CoC C6(a)-(d) The COVID Extended Work Days Order does not contemplate works prior to 7am As stated in the first Independent Audit Report, the nominated noise monitoring locations are within the Project boundary (not at sensitive receiver) and there is no discussion within the CNVMSP (or the monitoring reports) on how the Project would determine actual noise impacts at nearby sensitive receivers (i.e.: through predictive modelling). Therefore, the February Noise Monitoring Report cannot be relied upon to demonstrate that the operation of a power saw prior to 7am on 22/02/21 was inaudible at the sensitive receiver. 			
10	CoC C27	Observation	<p>CoC C27 requires that 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 hydraulic engineer;</p> <p>(b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the discharge of stormwater into the bushland is controlled and undertaken to minimise bushland and water quality impacts in accordance with the Guidelines for developments adjoining land managed by the Office of Environment and Heritage; and</p> <p>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines</p>	Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the stormwater management system.	SINSW / Hindmarsh 30/09/21	OPEN

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			<p>The operational stormwater design was prepared and submitted to the Certifier. The Certifier provided written satisfaction. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the as built design which were resulting in stormwater impacting on the Lane Cove National Park (evidence of sedimentation, scouring and transport of gross pollutants were sighted).</p>			
11	CoC D29	Observation	<p>CoC D29 requires that prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.</p> <p>This finding relates to the same overarching issue as that identified for CoC A1 and C27.</p> <p>The landscapers confirmed that the landscaping was completed in accordance with the landscape designs within CoC B25. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the landscaping which were potentially impacting on the Lane Cove National Park. Evidence of unidentified spray seed / grass, lack of ground cover, in particular on the Dunston Grove Asset Protection Zone (APZ), and deficient planting on steep slopes and site boundary and lack of rock armor on certain drainage lines were sighted.</p> <p>The auditee reviewed the draft Audit Report and provided the following response to this finding:</p> <ul style="list-style-type: none"> <i>“The landscaping works have been completed in accordance with the approved plans. The spray seeding was utilised as a form of stabilisation for erosion and sediment control however, this will be removed based on the inspection and subsequent advice by NPWS. The APZ within Dunston Grove is administered under a separate approval. Landscape maintenance was undertaken in these locations to minimise ground fuel to comply with APZ standard requirements and was certified by a suitably qualified person.</i> <i>Future maintenance of the Dunstan Grove APZ, including annual certification to an IPA, is the responsibility of Crimson Hill Residential Strata Committee.</i> <i>Hindmarsh and the Civil Engineer will review the as-built plans and provide a list of actions to address deficiencies to the satisfaction of NPWS and Dunstan Grove.</i> <i>Hindmarsh will implement the approved action items onsite”.</i> <p>The Auditor acknowledges the auditee’s response and supports the proposed actions to manage the deficiencies.</p>	<p>Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the landscaping.</p>	<p>SINSW / Hindmarsh 30/09/21</p>	OPEN
12	CoC E1	Non-compliance	<p>CoC E1 requires that prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people (excluding out of school hours care), the Applicant is to prepare an Out of Hours Event Management Plan (school use) and submit it to the Council and Planning Secretary in consultation with Council (sic).</p> <p>Two Out of Hours Events Management Plans (OOHEMPs) have been developed using the plan initially established under the Stage 1 Partial Consent. Consultation was completed with Council prior to their development. However there is no evidence available to demonstrate that the OOHEMP was submitted to the Department.</p>	<p>Submit the OOHEMP/s to the Department.</p>	<p>SINSW 31/08/21</p>	OPEN

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
13	CoC E15	Observation	<p>CoC E15 requires that the Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required for the duration of occupation of the development.</p> <p>This finding relates to the same overarching issue as that identified for CoC A1, C27 and D29.</p> <p>The landscape area was handed over at Stage 2B2 (in June 2021) and has a 12 month handover period and is being maintained by the builder. Large portions of the landscaping appear to be well maintained. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the landscaping which were potentially impacting on the Lane Cove National Park. Evidence of unidentified spray seed / grass, lack of ground cover (in particular on the Dunston Grove APZ) and deficient planting on steep slopes and site boundary and lack of rock armor on certain drainage lines were sighted. Refer to Appendix E, Photographs 9-13.</p> <p>The auditee reviewed the draft Audit Report and provided the following response to this finding:</p> <ul style="list-style-type: none"> <i>“The landscaping works have been completed in accordance with the approved plans. The spray seeding was utilised as a form of stabilisation for erosion and sediment control however, this will be removed based on the inspection and subsequent advice by NPWS. The APZ within Dunston Grove is administered under a separate approval. Landscape maintenance was undertaken in these locations to minimise ground fuel to comply with APZ standard requirements and was certified by a suitably qualified person.</i> <i>Future maintenance of the Dunstan Grove APZ, including annual certification to an IPA, is the responsibility of Crimson Hill Residential Strata Committee.</i> <i>Hindmarsh and the Civil Engineer will review the as-built plans and provide a list of actions to address deficiencies to the satisfaction of NPWS and Dustan Grove.</i> <i>Hindmarsh will implement the approved action items onsite”.</i> <p>The Auditor acknowledges the auditee’s response and supports the proposed actions to manage the deficiencies.</p>	Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the landscaping.	SINSW / Hindmarsh 30/09/21	OPEN

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

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

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

A review was conducted of the plans and programs listed in Section 2.2.2 of this Report.

The plans are generally adequate for the works being undertaken, with the exception of the observations made in Section 3.2 of this Report.

3.4 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department or any other agencies during the audit period and none were reported by Site management.

3.5 Other matters considered relevant by the Auditor or DPIE

3.5.1 Issues raised by the Department during consultation

The Department requested the *Independent Audit be conducted in accordance with Condition B57 of Partial Consent SSD 8114, which requires the audit to be carried out in accordance with 2018 PAR, and Condition C38 of Development Consent SSD 8114, which requires the audit to be carried out in accordance with the 2020 PAR, noting that both PARs require "... an assessment of compliance with all conditions of consent applicable to the phase of the development ..." and that that additional conditions of the Development Consent are triggered by a student population of 1,050.*

Applicability of Partial Consent SSD 8114 CoC B57

Modification 3 to Partial Consent SSD 8114 amended the requirements regarding Independent Audits. CoC B58A was inserted and it states:

Notwithstanding conditions B56, B57 and B58, the Independent Audit Post Approval Requirements (Department 2018) and any Independent Audit Program already submitted for the Phase 1 project under condition B56, this consent does not impose any further independent audit requirements in relation to Phase 1 operations.

Note: Separate Independent Environmental Audit requirements are prescribed for Phase 2 and 3 of the Lindfield Learning Village within the Phase 2 and 3 consent granted on 12 November 2020.

On the basis of Modification 3, this Independent Audit was not conducted in accordance with Partial Consent SSD 8114 CoC B57 and the 2018 IAPAR.

Applicability of CoCs pertaining to a student population of 1,050

Current enrolments are at 523 students and, therefore, CoCs relevant to a student population of 1,050 have not been triggered. Additionally, the Staging Report approved by the Department on 26 April 2021 designate the associated road upgrades and road safety evaluation requirements to a period beyond the period.

3.5.2 Issues raised by NPWS

NPWS raised concerns over stormwater and gross pollutant management on the site and the Dunston Grove APZ (Refer to Appendix E, Photographs 9-13). A site inspection was arranged with the auditees and NPWS on 15 July 2021. The findings from that inspection are presented in Table 2. Photos are included in Appendix E.

Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the stormwater management system and landscaping.

3.5.3 Issues raised by the Community Consultative Committee

The Community Consultative Committee (CCC) requested that the certain matters be considered to the extent that they relate to the CoCs. Each are addressed below.

Asset Protection Zones and fire prevention / management / mitigation

The Auditor refers to the findings against CoC B25, D32, D33, D34 and E17 within Appendix A. The Level 3 Accredited Practitioner (Bushfire Planning and Design) has verified that the Asset Protection Zone design and as-built is adequate from the fire safety perspective. The APZ are only recently established and ongoing management obligations have yet to be triggered.

It is of the Auditors understanding that once handover of the Dunston Grove APZ is complete, management will be the responsibility of the owners corporation (not SINSW).

Fire escape management

The Auditor refers to the findings against CoC D9 and E19 within Appendix A. Fire Safety Certificates have been obtained for the parts of the Project not still under construction. A final Fire Safety Certificate is to be obtained once all elements of the Project are constructed.

Fire Safety Certificates confirm that each of the fire safety measures that apply to a building (as listed in the fire safety schedule) have been installed and checked by a properly qualified person. This helps verify that the required fire safety measures can perform to the minimum standard.

Traffic controls and access

A complaint was received on 26 February 2021 regarding traffic / access and perceived risk to safety during the construction phase. The auditees stated that the arrangements and controls from the approved Traffic Control Plan for the works were being implemented at the time of the site inspection. The Auditor was unable to verify whether this was the case (or not).

Operational traffic controls for the Project are subject to Road Safety Audits in accordance with CoC D18 and E20. As presented in Appendix A, the Road Safety Audits were completed for Stages 2A1, 2A2, 2B and 2B2. Risks were identified by the road safety specialist and the designer (Arup) provided written advice to SINSW that each unacceptable risk had been addressed.

School transport (including both public and private vehicles)

The Auditor refers to the findings against CoC D24 and E8 within Appendix A. A School Transport Plan has been prepared and was approved by the Department. Evidence presented indicated that most elements of the School Transport Plan have been implemented. However, deficiencies in bus availability continues to be an issue. TfNSW are continuing to investigate and advise that current demand does not justify additional buses. As such reliance on car travel is still high. The travel coordinator indicates that charter buses have been deployed to make up the shortfall in services.

Noise impacts on the residents of Dunstan Grove and nearby properties

The Auditor refers to the findings against CoC C4 – C8, C13 – C15 (within Appendix A), and the findings from the February 2021 Independent Audit against CoC A23, CoC B14 and Section 4.8 of the CNVMSP (within Table 2).

Complaints were received during the audit period concerning construction noise and exceedances of the Noise Management Levels (NMLs) have occurred from time to time within the standard construction hours. Intermittent exceedances of the day time NMLs were predicted in the CNVMSP and are not considered by the Auditor to be a contravention of the CoCs. The following is noted:

- out of hours works were undertaken which contravened the requirements of CoC C4.
- the Auditor also reiterates the observation from the February 2021 Independent Audit regarding the ineffectiveness of the noise monitoring methodology in responding to noise complaints or managing high noise activities. The auditee's acoustic consultant has not addressed this observation. However external construction works are almost complete, with only fire access road and defect works remaining and therefore ongoing noise generating activities are likely to be minimal.

3.5.4 Applicability of Partial Consent SSD 8114

Separate to the Department's request regarding Partial Consent SSD 8114 CoC B57, the Auditor notes that other CoCs (particularly those in Part A) of Partial Consent SSD 8114 appear to exist in perpetuity and are not consistent with the corresponding CoCs from Development Consent SSD 8114.

The Auditor recommends that SINSW liaise with the Department on this matter and either surrender the Partial Consent or have it modified so that all ongoing conditions are transferred to Development Consent SSD 8114 in full.

3.6 Complaints

15 complaints were received within the audit period. These relate to material tracking onto Dunstan Grove, stormwater runoff, visual amenity, noise and traffic. The Project considers all but one of the complaints to be closed.

One complaint from the previous audit period (complaint dated 13 December 2020), associated with visual amenity impacts from the approved design remains open.

The complaints register was available on the Project website for review:

<https://www.schoolinfrastructure.nsw.gov.au/projects//lindfield-learning-village-stage-2.html#category-reports>

The auditees provided written advice that at least 10 of the complaints were from a single complainant. The Auditor recommends ongoing proactive engagement with this stakeholder to understand and manage their concerns.

3.7 Incidents

The Project identified two notifiable incidents during the audit period (relating to the electric shock of a worker and a laceration to a worker's leg). These incidents were notified in accordance with CoC A26 and A27. Refer to Appendix A for details.

3.8 Actual versus predicted impacts

The Independent Audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the environmental impact assessment for the Project (outlined in the Response to Submissions Phases 2 and 3 of Lindfield Learning Village SSD 16_8114, Urbis, 16 September 2019 and associated studies). A summary of the assessment is presented in Table 3.

Table 3 Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Bushfire and Landscape Management	Establishment of an Asset protection Zone via clearing of vegetation.	Based on the joint inspection conducted with NPWS and the auditees on 15/07/21, it was observed that improvements to vegetation and landscaping are required to ensure there are no unacceptable impacts to the Lane Cove National Park.	N
Biodiversity	81 trees are proposed to be retained and protected for Phases 2 and 3 of the proposal. The 10 trees proposed to be removed will be replaced by the following at other locations around the site.	The project arborist who prepared the Arboricultural Report within the RtS was retained through project delivery and provided written evidence to the Auditor that tree removal and protection is compliant with the consent. Retirement of ecosystem credits was sighted.	Y
Non-Aboriginal Heritage	There will be direct and indirect impacts to built heritage, but elements will be retained and / or incorporated into the final design.	Elements of interpretation and retention have been included in the approved plans, which are the basis of the Issued for Construction and As-Built plans. Elements of interpretation and retention were also sighted during the inspection. It is understood that the design includes heritage consistent with the RtS and that this has been verified by the Certifier.	Y
Aboriginal Heritage	No Aboriginal items, sites or constraints identified. No impacts predicted.	No unexpected finds to date.	Y
Noise and Vibration	The construction noise and vibration assessment only details anticipated combined sound power levels from construction plant, and applicable noise and vibration management levels. It does not quantify the predicted impacts at receiver.	The plant used on site were consistent with that identified in the construction noise and vibration assessment. The auditor notes that out of hours works were undertaken which contravened the requirements of CoC C4.	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Traffic and access	The assessments focus primarily on operational impacts with very limited information on predicted impacts during construction. The assessment states that construction traffic management is captured in the relevant management plans.	Traffic management is captured in the CTPMSP.	Y
Flooding	The assessment does not identify impacts on flood behaviour as a result of construction	A FEMSP has been prepared to manage planning for a responses to flood events.	Y

4. CONCLUSIONS

This Audit Report presents the findings from the second Independent Audit for the construction period, covering the period from 24 February 2021 to 19 July 2021.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspections as were Project personnel from SINSW, Savills and Hindmarch for interview .

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

Detailed findings are presented in Section 3, along with actions to address each of the findings. The findings are summarized as follows:

- There were 174 CoCs assessed.
- Three non-compliances with the CoCs were identified. These relate to preventing or minimising impacts on the Lane Cove National Park, construction works being carried out outside of the permissible work hours and submission of the Out of Hours Events Management Plan.
- Three observations in relation to the CoCs were identified. These relate to the performance of the operational stormwater system and landscaping (and the potential off site impacts on the Lane Cove National Park).
- Findings from the first Independent Audit are considered closed.

The Auditor notes that action is required to be undertaken by Hindmarsh to address National Parks and Wildlife Service concerns over stormwater management potentially impacting on the Lane Cove National Park. Hindmarsh have agreed to implement these actions and seek NPWS acceptance once they have been completed.

The Auditor observes that several CoCs (particularly those in Part A) of Partial Consent SSD 8114 (i.e.: that granted for Phase 1 of the development) appear to exist in perpetuity and are not consistent with the corresponding CoCs from Development Consent SSD 8114. The Auditor recommends that SINSW liaise with the Department on this matter and either surrender the Partial Consent or have it modified so that all ongoing conditions are transferred to Development Consent SSD 8114 in full.

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

5. LIMITATIONS

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APPENDIX A – SSD 8114 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																												
SCHEDULE 2																																																																	
PART A ADMINISTRATIVE CONDITIONS																																																																	
Obligation to Minimise Harm to the Environment																																																																	
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	All	Evidence referred to elsewhere in the Audit Table and Appendix B	<p>The Project has demonstrated that it is taking all reasonable and feasible steps to minimize or prevent harm to the environment, with the exception of that specified below.</p> <p>Non-compliance: The operational stormwater design was prepared and submitted to the Certifier. The Certifier provided written satisfaction. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the as built design which were resulting in stormwater impacting on the Lane Cove National Park (evidence of sedimentation, scouring and transport of gross pollutants were sighted).</p>	NC																																																												
Terms of Consent																																																																	
A2	<p>The development may only be carried out:</p> <p>a) in compliance with the conditions of this consent;</p> <p>b) in accordance with all written directions of the Planning Secretary;</p> <p>c) generally in accordance with the Response to Submissions, Supplementary Response to Submissions and Further Supplementary Response to Submissions;</p> <p>d) in accordance with the approved plans in the table below:</p> <table><tr><td colspan="4">Architectural Plans and Landscape Plans prepared by DesignInc Lacoste Stevenson bmc2</td></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>AR-2-2104J</td><td>C</td><td>STAGE 2 - EXISTING & DEMOLITION PLAN - LEVEL 4 - ZONE J - EARLY WORKS</td><td>07/08/2020</td></tr><tr><td>AR-2-2204J</td><td>B</td><td>STAGE 2 - EXISTING & DEMOLITION RCP - LEVEL 4 - ZONE J - EARLY WORKS</td><td>07/08/2020</td></tr><tr><td>AR-2-2304J</td><td>C</td><td>STAGE 2 - GA PLAN - LEVEL 4 - ZONE J</td><td>07/08/2020</td></tr><tr><td>DA-2-100</td><td>C</td><td>SITE PLAN</td><td>17/04/2020</td></tr><tr><td>DA-2-101</td><td>D</td><td>INDICATIVE CONSTRUCTION MANAGEMENT PLAN</td><td>17/04/2020</td></tr><tr><td>DA-2-102</td><td>D</td><td>PHASE 1-3 SITE PLAN</td><td>09/10/2020</td></tr><tr><td>DA-2-200</td><td>B</td><td>PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 0</td><td>28/08/2019</td></tr><tr><td>DA-2-201</td><td>D</td><td>PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 1</td><td>17/04/2020</td></tr><tr><td>DA-2-202</td><td>D</td><td>PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 2</td><td>17/04/2020</td></tr><tr><td>DA-2-203</td><td>D</td><td>PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 3</td><td>17/04/2020</td></tr><tr><td>DA-2-204</td><td>E</td><td>PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 4</td><td>09/10/2020</td></tr><tr><td>DA-2-205</td><td>D</td><td>PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 5</td><td>17/04/2020</td></tr><tr><td>DA-2-206</td><td>D</td><td>PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 6</td><td>17/04/2020</td></tr></table>	Architectural Plans and Landscape Plans prepared by DesignInc Lacoste Stevenson bmc2				Dwg No.	Rev	Name of Plan	Date	AR-2-2104J	C	STAGE 2 - EXISTING & DEMOLITION PLAN - LEVEL 4 - ZONE J - EARLY WORKS	07/08/2020	AR-2-2204J	B	STAGE 2 - EXISTING & DEMOLITION RCP - LEVEL 4 - ZONE J - EARLY WORKS	07/08/2020	AR-2-2304J	C	STAGE 2 - GA PLAN - LEVEL 4 - ZONE J	07/08/2020	DA-2-100	C	SITE PLAN	17/04/2020	DA-2-101	D	INDICATIVE CONSTRUCTION MANAGEMENT PLAN	17/04/2020	DA-2-102	D	PHASE 1-3 SITE PLAN	09/10/2020	DA-2-200	B	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 0	28/08/2019	DA-2-201	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 1	17/04/2020	DA-2-202	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 2	17/04/2020	DA-2-203	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 3	17/04/2020	DA-2-204	E	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 4	09/10/2020	DA-2-205	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 5	17/04/2020	DA-2-206	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 6	17/04/2020	All	<p>Evidence referred to elsewhere in this Audit Table</p> <p>Interview with auditees 23/06/21</p> <p>Environmental Impact Statement Lindfield Learning Village, Urbis, 2017</p> <p>Response to Submissions Phases 2 and 3 Of Lindfield Learning Village SSD 16_8114, Urbis, 2019</p> <p>Aconex file – drawing AR-2304J</p>	<p>Whilst some non-compliances were identified during this audit, these are not considered by the Auditor to be substantial in nature or significant in number. Other than these few events, compliance was being achieved, and on this basis the Auditor does not consider it appropriate to assign a non-compliance with this condition.</p> <p>There have been no written directions from the Planning secretary.</p> <p>The Project appears to be consistent with the EIS and RtS.</p> <p>The approved plans are posted on the website. The IFC plans are based on the approved plans.</p>	C
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DA-2-203	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 3	17/04/2020																																																														
DA-2-204	E	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 4	09/10/2020																																																														
DA-2-205	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 5	17/04/2020																																																														
DA-2-206	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 6	17/04/2020																																																														

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	DA-2-207	C	PHASE 2 & 3 - PROPOSED ROOF PLAN	17/04/2020					
	DA-2-300	C	NORTH & SOUTH BUILDING ELEVATION	17/04/2020					
	DA-2-301	C	EAST & WEST BUILDING ELEVATION	17/04/2020					
	DA-2-400	B	BUILDING SECTIONS - SHEET 1	17/04/2020					
	DA-2-401	B	BUILDING SECTIONS - SHEET 2	17/04/2020					
	LA-2-0006	G	LANDSCAPE ANALYSIS	26/08/2020					
	LA-2-0006	H	LANDSCAPE MASTER PLAN	26/08/2020					
	LA-2-0007	B	LANDSCAPE MASTER PLAN	26/08/2020					
	LA-2-0008	G	CIRCULATION DIAGRAM	26/08/2020					
	LA-2-0009	H	WSUD DIAGRAM	26/08/2020					
	LA-2-0010	G	LANDSCAPE BLOW UP PLAN 1	26/08/2020					
	LA-2-0011	G	LANDSCAPE BLOW UP PLAN 2	26/08/2020					
	LA-2-0012	G	LANDSCAPE BLOW UP PLAN 3	17/04/2020					
	LA-2-0013	G	LANDSCAPE BLOW UP PLAN 4	17/04/2020					
	LA-2-0014	G	LANDSCAPE BLOW UP PLAN 5	17/04/2020					
	LA-2-0016	G	LANDSCAPE BLOW UP PLAN 6	26/08/2020					
	LA-2-0016	G	LANDSCAPE BLOW UP PLAN 7 - PARKOUR TRAIL	26/08/2020					
	LA-2-0017	G	LANDSCAPE BLOW UP PLAN 8	26/08/2020					
	LA-2-0018	E	SHELTER DESIGN	22/07/2019					
	LA-2-1000	G	SECURITY FENCE MASTER PLAN	28/04/2020					
	LA-2-1001	G	SECURITY FENCE PLAN 1	17/04/2020					
	LA-2-1002	F	SECURITY FENCE PLAN 2	04/12/2019					
	LA-2-1003	G	SECURITY FENCE PLAN 3	28/07/2020					
	LA-2-1004	G	SECURITY FENCE PLAN 4	17/04/2020					
	LA-2-1006	G	SECURITY FENCE PLAN 4	28/04/2020					
	LA-2-2000	E	LANDSCAPE DETAILS	21/04/2020					
	LA-2-3000	E	PLANTING PALLETTE	21/04/2020					
	LA-2-4001	A	TREE LOCATION PLAN 1	26/08/2020					
	LA-2-4002	A	TREE LOCATION PLAN 2	26/08/2020					
	LA-2-0005	H	LANDSCAPE ANALYSIS	04/12/2020					
	LA-2-0006	I	LANDSCAPE MASTER PLAN SOUTH	04/12/2020					
	LA-2-0007	D	LANDSCAPE MASTER PLAN EAST	09/12/2020					
	LA-2-0008	H	CIRCULATION DIAGRAM	04/12/2020					
	LA-2-0009	I	WSUD DIAGRAM	04/12/2020					
	LA-2-0010	H	LANDSCAPE BLOW UP PLAN 1	04/12/2020					
	LA-2-0011	H	LANDSCAPE BLOW UP PLAN 2	04/12/2020					
	LA-2-0012	H	LANDSCAPE BLOW UP PLAN 3	04/12/2020					
	LA-2-0013	H	LANDSCAPE BLOW UP PLAN 4	04/12/2020					
	LA-2-0016	H	LANDSCAPE BLOW UP PLAN 7 - PARKOUR TRAIL	04/12/2020					
	LA-2-0017	H	LANDSCAPE BLOW UP PLAN 8	04/12/2020					
	LA-2-0018	F	SHELTER DIAGRAM	04/12/2020					
	LA-2-1000	H	SECURITY FENCE MASTER PLAN	04/12/2020					
	LA-2-1001	H	SECURITY FENCE PLAN 1	04/12/2020					
	LA-2-1002	G	SECURITY FENCE PLAN 2	04/12/2020					
	LA-2-1003	H	SECURITY FENCE PLAN 3	04/12/2020					
	LA-2-1004	H	SECURITY FENCE PLAN 4	04/12/2020					
	LA-2-1005	H	SECURITY FENCE PLAN 5	04/12/2020					
	LA-2-2000	F	LANDSCAPE DETAILS	04/12/2020					
	LA-2-3000	F	PLANTING PALLETTE	04/12/2020					
	LA-2-4001	B	TREE LOCATION PLAN 1	04/12/2020					
	LA-2-4002	C	TREE LOCATION PLAN 2	09/12/2020					
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and					All	Interview with auditees 23/06/21	There have been no written directions from the Secretary.	NT

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	b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) (c) the implementation of any actions or measures contained in any such document referred to in (a) above.				
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All	-	This audit assesses compliance with this consent.	C
Limits of Consent					
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All	Site inspection 10/02/21 SSD Consent granted 12/11/20 Letter, SINSW to DPIE 24/11/20	The consent was granted on 12/11/20 On 24/11/20 SINSW notified a construction commencement of 26/11/20.	C
Prescribed Conditions					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Part 6, Division 8A of the EPAA Crown Certificate, 20000325-2, MBC, 24/11/20 (2A, 2B, 2C excl excluding significant Heritage Fabric demolition, Biodiversity, Public Domain, and Performance Reports for Fire Engineering and Accessibility) Crown Certificate 2000325-3, MBC, 24/11/20 Crown Certificate 2000325-4, MBC, 01/12/20 (public domain) Crown Certificate 2000325-5, MBC, 26/01/21 Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1) Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)	Part 6, Division 8A of the EPAR relates to prescribed conditions for: <ul style="list-style-type: none"> - compliance with the BCA (Crown Certificates received) - erection of signs (not relevant) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons for entertainment venues, (not relevant) - shoring and adjoining properties (no properties are adjoining to the Project). 	C
Planning Secretary as Moderator					
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	All	Interview with auditees 23/06/21	No disputes have been identified.	NT
Evidence of Consultation					

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (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. 	All	Refer to evidence sighted for CoCs B5, B13, B14, B17, B31, C29, D18, D33, D34, D35, E1	The auditee demonstrated that it has consulted with the required stakeholders for the relevant documents. Records are retained and available which show the consultation complete, the outcome and disagreements (if any). Refer to findings against D35 regarding observations on the efficacy of the engagement.	C
Staging					
A9	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 (unless otherwise agreed to in writing by the Planning Secretary) 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).	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The Staging Report identifies the staging of works and conditions. And includes the information required under CoC A10. DPIE approved the original Staging Report on 22/12/20, and also approved the latest revised Staging Report on 26/04/21.	C
A10	A Staging Report prepared in accordance with condition A9 must: <ul style="list-style-type: none"> (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; (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. 	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The Staging Report identifies the staging of works and conditions. And includes the information required under CoC A10. DPIE approved the original Staging Report on 22/12/20, and also approved the latest revised Staging Report on 26/04/21.	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The Staging Report identifies the staging of works and conditions. And includes the information required under CoC A10. DPIE approved the original Staging Report on 22/12/20, and also approved the latest revised Staging Report on 26/04/21. This audit has assessed compliance with the current approved Staging report. The works appear to be in compliance with the Staging Report and delivered in the timeframes in the Staging Report.	C

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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.	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval) Site inspection 23/06/21 and 15/07/21	The Staging Report identifies the staging of works and conditions. And includes the information required under CoC A10. DPIE approved the original Staging Report on 22/12/20, and also approved the latest revised Staging Report on 26/04/21. This audit has assessed compliance with the current approved Staging report. The works appear to be in compliance with the Staging Report and delivered in the timeframes in the Staging Report.	C
Staging, Combining and Updating Strategies, Plans or Programs					
A13	(a) The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval) Construction Noise and Vibration Management Sub Plan, White Noise, 10/03/21 (the CNVMSP) DPIE post approval portal lodgment 09/04/21	The revised Staging Report was submitted to the Department for approval. DPIE approved the revision on 26/04/21. The CNVMSP was reviewed following the previous audit and was updated. It was resubmitted to the Department for information.	C
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.	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The revised Staging Report was submitted to the Department for approval. DPIE approved the revision on 26/04/21	C
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.	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The revised Staging Report was submitted to the Department for approval. DPIE approved the revision on 26/04/21	C
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.	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The revised Staging Report was submitted to the Department for approval. DPIE approved the revision on 26/04/21	C
Structural Adequacy					

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	All	<p>Structural Design Certificate, Birzilus, 10/09/20</p> <p>Crown Certificate, 20000325-2, MBC, 24/11/20 (2A, 2B, 2C excl excluding significant Heritage Fabric demolition, Biodiversity, Public Domain, and Performance Reports for Fire Engineering and Accessibility)</p> <p>Crown Certificate 2000325-3, MBC, 24/11/20</p> <p>Crown Certificate 2000325-4, MBC, 01/12/20 (public domain)</p> <p>Crown Certificate 2000325-5, MBC, 26/01/21</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p>	A design statement was prepared by the structural engineers and verified by the Certifier.	C
External Walls and Cladding					
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	<p>2A1 2A2 and 2B:</p> <p>External finishes Schedule, NBR5 Architecture, 28/09/20</p> <p>James Hardie Compliance Statement, March 2018.</p> <p>Code Mark, Certificate of Conformity, 02/07/19</p> <p>YH Interiors installation certificate, 14/01/21</p> <p>Email Hindmarsh to Certifier (21/01/21)</p> <p>Crown Certificate, 20000325-2, MBC, 24/11/20 (2A, 2B, 2C excl excluding significant Heritage Fabric demolition, Biodiversity, Public Domain, and Performance Reports for Fire Engineering and Accessibility)</p> <p>Crown Certificate 2000325-3, MBC, 24/11/20</p>	A design schedule with specification was prepared by the architect and verified by the Certifier. The subcontractors confirmed installation and this was verified by the Certifier.	C

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			<p>Crown Certificate 2000325-4, MBC, 01/12/20 (public domain)</p> <p>Crown Certificate 2000325-5, MBC, 26/01/21</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p> <p>NBRS Architect Cladding Statement, 22/04/21 (completion of stages 2A and 2B.</p> <p>2B2:</p> <p>Email Hindmarsh to Certifier, 03/06/21</p> <p>20203 COLA Cladding statement.</p>		
Design and Construction for Bush Fire					
A19	New construction must comply with the recommendations and specifications as outlined in the Bushfire Design Fire Engineering Report prepared by Stephen Grubits & Associates, dated 30mSeptember 2020.	All	<p>Fire Engineering Conformance Reports (external and internal), Stephen Grubits & Associates, 26/01/21</p> <p>Roof and Façade Bushfire Measures Conformance Report, Stephen Grubits & Associates, 02/06/21,</p>	The fire engineers provided reports to verify that the recommendations and specifications (external and internal) as outlined in the Bushfire Design Fire Engineering Report have been conformed with. The conformance report prepared by the bushfire consultant is updated for each stage. The most current version captures all stages handed over to date.	C
A20	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2019.	All	<p>Design and Construction Statement, Erbas, 17/11/20</p> <p>Fire Engineering Conformance Reports (external and internal), Stephen Grubits & Associates, 26/01/21</p> <p>Roof and Façade Bushfire Measures Conformance Report, Stephen Grubits & Associates, 02/06/21,</p>	<p>The services engineers and fire engineers designed in accordance with the Code. No issues were raised.</p> <p>The conformance report prepared by the bushfire consultant is updated for each stage. The most current version captures all stages handed over to date.</p>	C
Applicability of Guidelines					
A21	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.	All	The documents referred to elsewhere in this Audit Table	The documents prepared under the consent appear to refer to the standards and guidelines that are applicable to the document to which they relate.	C

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A22	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.	All	Interview with auditees 26/06/21	There have been no written directions from the Secretary.	NT
Monitoring and Environmental Audits					
A23	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><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></p>	All	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table.</p> <p>Noise Monitoring Result Reports, White Noise, Oct 20 - Feb 21.</p> <p>Airborne Fibre Monitoring Report, Air Monitoring Report, AMA, 12/01/21</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>Asbestos in air monitoring reports showed that the relevant standard has been applied to the monitoring. No readings above the criteria recorded.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department’s Independent Audit Post Approval Requirements.</p> <p>Observation from the previous audit: The Noise Monitoring Reports reviewed at the first Independent Audit did not include many of the elements for a noise monitoring report as recommended in the Interim Construction Noise Guidelines (EPA, 2009 (ICNG)), nor was there any reference to the methodology used / standard applied, or evidence to demonstrate that the instrumentation was calibrated. At the time of the audit the Noise Monitoring Reports had been updated and the relevant standards and guidelines were referenced and calibration certificates available for review. It is understood that monitoring beyond demolition (completed in February 2021) is no longer required by the CNVMSP and, therefore, monitoring has not continued past that period.</p>	C
Access to Information					
A24	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; 	All	<p>https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html</p> <p>Email chain Savills and SINSW, 09/02/21</p> <p>Savills sharedrive complaints folder</p>	<p>The website contains:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent (ii) all current statutory approvals for the development (iii) all approved strategies, plans and programs (iv) regular reporting on the environmental performance of the development 	C

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	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.			(v) monitoring results (vi) a summary of the current stage and progress (vii) contact details to enquire about the development or to make a complaint; (viii) The complaints register has been updated monthly. (ix) No audit report is presented as this constitutes the first audit for LLV Stage 2. (x) No specific matters have been required by the Planning Secretary	
Compliance					
A25	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.	All	Site induction script Rev 4 Hammertech heritage slide pack (part of induction) Aconex file Hindmarsh-transmit-000660 Toolbox / Prestart talk records 23/06/21, 17/06/21, 20/05/21, 22/04/21	The Project induction suite of documents addressed key issues and requirements from the Consent. The Consent was provided to all subcontractors on 26/11/20. No new subcontractors have been engaged since that time. Prestart talks are conducted regularly and communicate project related risks (such as noise, dust, heritage, traffic, working near operational school, etc.) to the work force.	C
Incident Notification, Reporting and Response					
A26	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.	All	Incident register, current to 23/06/21 Letter SINSW to DPIE, (incorrect date). (electric shock incident) DPIE post approval portal lodgment 02/03/21 (electric shock) Letter SINSW to DPIE, 10/04/21 (cut leg). DPIE post approval portal lodgement 30/04/21 (cut leg). Letter SINSW to DPIE, 17/05/21 (cut leg follow up report).	The incident register identified two notifiable incidents concerning electric shock and exposure a laceration. The electric shock incident was notified to the Department immediately on 25/02/21. Written notification was provided within seven days and it addressed the information required in the incident notification form within the Consent. A cut leg incident was notified to the Department two days following becoming aware of the incident, once it was determined that the injury was not trivial. Written notification was provided within seven days and it addresses the information required in the incident notification form within the consent. Subsequent notification was provided within 30 days identifying the response to the incident (actions).	C

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A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	All	As above	As above	C
Non-Compliance Notification					
A28	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	All	Interview with auditees 23/06/21	No non-compliances were identified by the auditee during the audit period (excluding the non-compliances identified within the previous audit report, and reported at that time).	NT
A29	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.	All	Interview with auditees 23/06/21	No non-compliances were identified by the auditee during the audit period (excluding the non-compliances identified within the previous audit report, and reported at that time).	NT
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All	Interview with auditees 23/06/21	No non-compliances were identified by the auditee during the audit period (excluding the non-compliances identified within the previous audit report, and reported at that time).	NT
Revision of Strategies, Plans and Programs					
A31	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition A33; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C37; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.</p>	All	<p>Letter SINSW to DPIE, (incorrect date) (electric shock incident)</p> <p>DPIE post approval portal lodgment 02/03/21 (electric shock)</p> <p>Letter SINSW to DPIE, 16/03/21 (audit report and response lodgment).</p> <p>DPIE post approval portal lodgment 18/03/21 (Audit Report and response lodgment)</p> <p>Mod 2 was approved on 12/03/21</p> <p>Interview with the auditees 23/06/21</p> <p>Email Savills to Certifier, 16/03/21 (review following incidents, audit report, mod 2)</p> <p>Letter SINSW to DPIE 18/03/21 and DPIE post approval lodgment 19/03/21 (review following incidents, audit report, mod 2)</p> <p>Email Savills to Certifier, 31/03/21 (review following mod 3 on Stage 1 consent on 19/03/21)</p>	Three reviews were required and were undertaken during the audit period. Each was notified to the identified parties within the required timeframes.	C

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			<p>Letter SINSW to DPIE 09/04/21 and DPIE post approval lodgment 09/04/21 (review following mod 3 on Stage 1 consent on 19/03/21)</p> <p>Email Savills to Certifier, 07/06/21 (review following cut leg incident in April 21)</p> <p>Letter SINSW to DPIE 08/06/21 and DPIE post approval lodgment 08/06/21 (review following cut leg incident in April 21)</p>		
A32	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifying (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and/ or Certifier for approval and/ or information (where relevant) within six weeks of the review.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <i>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> 	All	<p>Construction Noise and Vibration Management Sub Plan, White Noise, 10/03/21 (the CNVMSP)</p> <p>DPIE post approval portal lodgment 09/04/21</p> <p>Email Hindmarsh to Certifier, 29/03/21</p>	The CNVMSP was reviewed (Review 1) following the previous audit and was updated. It was resubmitted to the Certifier and the Department.	C
Compliance Reporting					
A33	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements	All	Compliance Reporting Post Approval Requirements (DPIE, 2020)	Compliance Reports are not required during construction. Operational compliance reports are required within 52 weeks of operations. This has yet to occur.	NT
A34	Compliance Reports of the development must be submitted to the Department in accordance with timing outlined in the Compliance Monitoring and Reporting Program, unless otherwise agreed by the Planning Secretary	All	Compliance Reporting Post Approval Requirements (DPIE, 2020)	Compliance Reports are not required during construction. Operational compliance reports are required within 52 weeks of operations. This has yet to occur.	NT
A35	The Applicant must make each Compliance Report publicly available a minimum 60 days and maximum of 90 days after submitting it to the Planning Secretary	All	Compliance Reporting Post Approval Requirements (DPIE, 2020)	Compliance Reports are not required during construction. Operational compliance reports are required within 52 weeks of operations. This has yet to occur.	NT
A36	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	All	Compliance Reporting Post Approval Requirements (DPIE, 2020)	Compliance Reports are not required during construction. Operational compliance reports are required within 52 weeks of operations. This has yet to occur.	NT
Signage					

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A37	Building identification signage is not approved as part of this consent.	All	Lindfield Learning Village, External Signage, Exempt Development Requirements, Urbis, 13/01/21	Noted. Signage has been deemed as exempt development by the Project. No changes to area, form or shape, or new signs are proposed.	NT
Modification of Phase 1 Consent					
A38	Within one month of the commencement of Phase 2 operations, in accordance with section 4.17(1)(b) of the EP&A Act, conditions E1 to E18 of the Phase 1 Partial Development Consent are to be deleted.	2A1	https://www.planningportal.nsw.gov.au/major-projects/project/41066 Submission, Urbis, 23/12/20 Modification 3 approved 18/03/21	A modification to fulfill this requirement was submitted on 23/12/20. Operations commenced on 27/01/21. Modification 3 was approved 18/03/21.	C
School Capacity					
A39	The student population must not exceed 1050 until evidence has been provided to the Certifier that the upgrade to the intersection of Pacific Highway and Grosvenor Road required under condition B28 has been completed to the satisfaction of TfNSW.	All	Email, DoE Business Manager to Savills, 20/01/21	Current enrollments are at 523 students.	C
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
B1	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	All	Correspondence SINSW to DPIE dated 24/11/20. Refer CoC D1 for operations	SSD 8114 was approved on 12/11/20. SINSW notified DPIE on 24/11/20 of the commencement of construction on 26/11/20. Refer CoC D1 for operations	C
B2	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.	All including Pacific Highway Upgrade	01_SSD8114_201124_Condition Satisfaction Table_(B1, B2) Refer CoC D1 for operations	The Auditee stated that "staging is N/A for construction. Notification pending for staged Operation to be submitted closer to date". Refer CoC D1 for operations	C
Certified Drawings					
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	2A1	Submission correspondence SINSW to Certifier dated 16/11/20 - 20/11/20. Structural Drawings titled '7676-S-0001_1' to '7576-S-5160_1'. Design Certificate dated 10/09/20. Crown Certificate, 20000325-2, MBC, 24/11/20 (2A, 2B, 2C excl excluding significant Heritage Fabric demolition, Biodiversity, Public Domain, and Performance Reports	Construction commenced 26/11/20. Submission of structural drawings to the Certifier on 16/11/20. The Certifier provided acceptance through issue of the Crown Certificate.	C

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			for Fire Engineering and Accessibility) Crown Certificate 2000325-3, MBC, 24/11/20 Crown Certificate 2000325-4, MBC, 01/12/20 (public domain) Crown Certificate 2000325-5, MBC, 26/01/21 Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1) Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)		
External Walls and Cladding					
B4	<p>Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminum composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	2A1	Non-Combustibility Compliance Report dated March 2018. External Finishes Schedule dated 28/09/20. VitraGroup Finishes product specification sheet. EcoTec Façade Panel and Fixing System Certificate of Conformity No. CM40221 revision 1 dated 20/08/18. SINSW submission correspondence dated 14/10/20. Crown Certificate, 20000325-2, MBC, 24/11/20 (2A, 2B, 2C excl excluding significant Heritage Fabric demolition, Biodiversity, Public Domain, and Performance Reports for Fire Engineering and Accessibility) Crown Certificate 2000325-3, MBC, 24/11/20 Crown Certificate 2000325-5, MBC, 26/01/21 Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1) Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)	Construction of external walls including facades and claddings compliance report prepared and approved by the Certifier through issue of the Crown Certificate. SINSW submitted the documentation given to the Certifier to DPIE on 24/11/20.	C

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			SINSW notification to DPIE dated 24/11/20.		
Protection of Public Infrastructure					
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. 	2A1	<p>Consultation notification letter Erbas to Hindmarsh Construction dated 17/11/20.</p> <p>Pre-construction condition survey (Dilapidation Report) dated 04/01/20, 03/09/20, 04/09/20, 07/09/20 and 08/09/20.</p> <p>Hindmarsh submission to Council of Dilapidation Report dated 15/09/20.</p> <p>Hindmarsh submission to Certifier dated 15/09/20.</p> <p>DPIE submission notification dated 20/11/20.</p>	<p>Erbas undertook Dial Before you Dig (notification number 10836076) for 99 Eton Rd, Lindfield NSW. Erbas confirmed that notification for each Authority has been undertaken.</p> <p>Pre-construction condition survey (Dilapidation report) undertaken by AUDILAPS commencing 04/01/20 and submitted to Certifier on 15/09/20, Council on 15/09/20 and DPIE on 20/11/20.</p> <p>Construction commencement dated 26/11/20.</p>	C
Pre-Construction Dilapidation Report					
B6	<p>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, Heritage NSW and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.</p>	2A1	<p>Pre-construction condition survey (Pre-commencement dilapidation report) dated 04/01/20, 03/09/20, 04/09/20, 07/09/20 and 08/09/20.</p> <p>Hindmarsh submission to Council of Pre-commencement dilapidation Report dated 15/09/20.</p> <p>Hindmarsh submission to Certifier dated 15/09/20.</p> <p>Hindmarsh submission to Heritage NSW dated 19/10/20.</p>	<p>Pre-construction condition survey (Pre-commencement dilapidation report appears to contain record of the existing condition of adjoining private properties, heritage items and Council assets likely to be impacted.</p> <p>Submission to:</p> <ul style="list-style-type: none"> • Council on 15/09/20 • Certifier on 15/09/20 • Heritage NSW on 19/10/20 <p>Construction commencement dated 26/11/20.</p>	C
Community Communication Strategy					
B7	<p>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.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; 	2A1	<p>Community Communication Strategy dated 13/10/20.</p>	<p>Community Communication Strategy dated 13/10/20 submitted to DPIE dated 24/11/20, 48 hours prior to construction commencement on 26/11/20.</p> <p>The Community Communication Strategy dated 13/11/20 contains Mechanisms to facilitate communicate between the Applicant, the relevant Council and the community – Section 4 and 5.</p>	C

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	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; and (ii) through which the Applicant will respond to enquiries or feedback from the community				
Ecologically Sustainable Development					
B8	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 (b) seeking approval from the Planning Secretary for an alternative certification process.	2A1	Letter, SINSW to DPIE 19/11/20 Letter DPIE to SINSW. 20/02/21 Letter DPIE to SINSW, 20/01/21	On 19/11/20 the Project submitted a request to extend the Green Star rating (B8a)). The Project has not met this requirement. The 19/11/20 letter also notes that an application for approval of an alternative process was submitted prior 07/08/20 (which remains current). On this basis it appears as though B8b) has been satisfied. Approval from the Planning Secretary was granted on 20/02/21.	C
Outdoor Lighting					
B9	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting 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. Lighting must be designed to minimise light spill into nearby residential and bushland areas.	2A1	Electrical Services Certificate of Design by Erbas dated 15/09/20. Obtrusive effects of Outdoor Lighting Erbas statement dated 17/11/20. Certifier satisfaction correspondence dated 16/10/20.	The Erbas Electrical Services Certificate of Design dated 15/09/20 and the Obtrusive Effects of Outdoor Lighting statement dated 17/11/20 submitted to the certifier on 13/10/20 and Certifier satisfaction confirmed dated 16/10/20 prior to construction works commencing on 26/11/20.	C
Demolition					
B10	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.	2A1	Birzulis engineer statement dated 14/10/20. Demolition Management Plan dated 9/09/20 revision 1 by Kontro Group. Certifier submission correspondence dated 14/10/20. DPIE submission correspondence dated 24/11/20.	The Demolition Management Plan dated 9/09/20 (Revision 1) accompanied by the Birzulis engineer statement dated 14/10/20 submitted to: <ul style="list-style-type: none"> The Certifier dated 14/10/20 DPIE dated 24/11/20 	C
Environmental Management Plan Requirements					

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B11	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Notes:</p> <ul style="list-style-type: none"> 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 	2A1	Environmental Management Plan Guideline, Environmental Management Plan preparation checklist.	Environmental Management Plan preparation checklist completed (no date) outlining the items included and the corresponding section.	C
Construction Environmental Management Plan					
B12	<p>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. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) community consultation and complaints handling; as set out in the Community Communication Strategy required by condition B8; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B14);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B15);</p> <p>(e) Bush Fire and Flood Emergency Response Sub-Plan (see condition B16);</p> <p>(f) Construction Soil and Water Management Plan (see condition B17);</p> <p>(g) Biodiversity Management Sub-Plan (see condition B18);</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated materials is appropriately managed;</p> <p>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</p>	2A1	<p>Environmental Management and Sustainability Plan dated 14/10/20 revision 4.</p> <p>Certifier submission correspondence dated 26/10/20 and 29/10/20</p> <p>DPIE submission correspondence dated 24/11/20</p> <p>Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA.</p> <p>Construction Noise and Vibration Management Sub-Plan dated 10/03/21, White Noise Acoustics.</p> <p>Construction Waste Management Sub-Plan dated 15/10/20 revision 4 by Foresight Environmental.</p> <p>Bushfire Emergency Management and Evacuation Plan dated 14/10/20 revision 1.0 by Blackash Bushfire Consulting.</p> <p>Flood Emergency Management Plan dated 04/11/20 revision O by EFWF.</p> <p>Construction Soil and Water Management Plan dated 19/10/20 revision B by Birzulis Associates.</p> <p>Biodiversity Management Sub-Plan dated 05/11/20 revision 4.0 by Kleinfelder.</p>	<p>The Environmental Management and Sustainability Plan (EMSP) dated 14/10/20 revision 4 was submitted to:</p> <ul style="list-style-type: none"> the Certifier on 26/10/20 and 29/10/20. DPIE on 24/11/20. <p>CEMP submitted prior to construction commencement on 26/11/20.</p> <p>The CEMP contains the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work – Section 1.2 (ii) 24-hour contact details of site manager – Section 1.2 (iii) management of dust and odour to protect the amenity of the neighbourhood – Section 12.1, 12.2, 12.4 and 13.1. (iv) community consultation and complaints handling; as set out in the Community Communication Strategy required by condition B8 – Section 10 <p>(b) Reference to the Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E.</p> <p>(c) Reference to the Construction Noise and Vibration Management Sub-Plan dated 05/11/20 revision 3 (updated 10/03/21).</p>	C

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			Unexpected Finds Protocol dated 11/09/20 by P. Clifton Associates.	<p>(d) Reference to the Construction Waste Management Sub-Plan dated 15/10/20 revision 4.</p> <p>(e) Reference to the Bush Fire and Flood Emergency Response Sub-Plan – satisfied by the Bushfire Emergency Management and Evacuation plan dated 14/10/20 revision 1.0 and the Flood Emergency Management Plan (FEMP) dated 04/11/20 revision O.</p> <p>(f) Reference to the Construction Soil and Water Management Plan dated 19/10/20 revision B.</p> <p>(g) Reference to the Biodiversity Management Sub-Plan dated 05/11/20 revision 4.0.</p> <p>(h) Reference to an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated materials is appropriately managed dated 11/09/20.</p> <p>(i) Reference to an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure dated 11/09/20.</p>	
B13	<p>A 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:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements; 	2A1	<p>Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA</p> <p>Consultation correspondence with Ku-ring-gai Council dated 21/08/20.</p> <p>Consultation correspondence with TfNSW dated 08/09/20.</p>	<p>The Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E contains the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s) – Section 1.0 (b) be prepared in consultation with Council and TfNSW – consultation records demonstrate consultation with Ku-ring-gai Council correspondence commencement date 21/08/20 and Transport for NSW correspondence commencement date 08/09/20 (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services – Section 4.0 	C

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				(d) detail heavy vehicle routes, access and parking arrangements – Section 4.1 and Appendix D.	
B14	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B14(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B11. 	2A1	<p>Construction Noise and Vibration Management Sub-Plan dated 10/03/21, White Noise Acoustics.</p> <p>Community Consultation Report dated 26/05/20 revision 3 by Elton Consulting.</p>	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMP) dated 15/11/20 revision 3 (which was updated again on 10/03/21) contains the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert – Appendix B. (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) – 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 – Section 4.7. (d) include strategies that have been developed with the community for managing high noise generating works – Section 4.7 and 5.1 refers to the Community Consultation Report dated 26/05/20 revision 3. (e) describe the community consultation undertaken to develop the strategies in condition B14(d) - Section 5.1 refers to the Community Consultation Report dated 26/05/20 revision 3. (f) include a complaints management system that would be implemented for the duration of the construction – Section 5.1. (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B11 – Section 12 of the Environmental Management and Sustainability Plan dated 14/10/20 revision 4. <p>Observation from first Independent Audit: “The nominated noise monitoring locations are within the project boundary (not at receiver) and there is no discussion within the CNVMSP on how the project would determine the actual noise impacts at receivers (i.e.: through predictive modelling). The</p>	C

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				use of loggers without some form of alert to project personnel of high noise events, or recording function to enable identification of noise sources, provides limited to no value to project personnel in responding to noise complaints or managing high noise activities. It is not clear from the CNVMSP or the Noise Monitoring Reports, whether the loggers have this capability. It is the Auditors opinion that the response provided to this finding by the noise consultant does not address the finding". Refer Table 2 of this Audit Report regarding the status of this finding.	
B15	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) the recording of the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction 	2A1	Construction Waste Management Sub-Plan dated 15/10/20 revision 4 by Foresight Environmental.	<p>Construction Waste Management Sub-Plan dated 15/10/20 (Revision 4) contains the following:</p> <ul style="list-style-type: none"> (a) the recording of the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations – Section 3.2, 4 and 5. (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction – Section 5.3 and 5.4. 	C
B16	<p>The Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) address the Planning for <i>Bushfire Protection 2019</i>; (c) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG); (d) include details of: <ul style="list-style-type: none"> (i) the bush fire and flood emergency responses for the construction phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and awareness training for employees and contractors, and students. (vi) awareness training for employees and contractors, and students. 	2A1	<p>Bushfire Emergency Management and Evacuation Plan dated 14/10/20 revision 1.0 by Blackash Bushfire Consulting.</p> <p>Flood Emergency Management Plan dated 04/11/20 revision O by EFWF.</p>	<p>Bush fire emergency response is satisfied by the Bushfire Emergency Management and Evacuation Plan (BEMEP) dated 14/10/20 revision 1.0. Flood emergency response is satisfied by the Flood Emergency Management Plan (FEMP) dated 04/11/20 revision O.</p> <p>The BEMEP and FEMP contain the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s) – BEMEP Appendix D, FEMP prepared by EFWF Consulting Engineers. (b) address the Planning for <i>Bushfire Protection 2019</i> – BEMEP Section 6. (c) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG) – FEMP Section 1.3 and 3.4. (d) include details of: 	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
				<ul style="list-style-type: none"> (i) the bush fire and flood emergency responses for the construction phase of the development - BEMEP Section 9 and Appendix 5. FEMP Section 4. (ii) predicted flood levels – FEMP Section 3 (iii) flood warning time and flood notification – FEMP Section 4. (iv) assembly points and evacuation routes – BEMP Section 2.4. FEMP Section 6 and Appendix C. (v) evacuation and refuge protocols; and awareness training for employees and contractors, and students – BEMP Section 19 and 26. FEMP Section 6.2. (vi) awareness training for employees and contractors, and students – BEMP Section 12 and Appendix 2. FEMP Section 7. 	
B17	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (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'; (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) (e) detail all off-site flows from the site; and (f) describe the measures that will be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5- year ARI 	2A1	Construction Soil and Water Management Plan dated 19/10/20 revision B by Birzulis Associates.	<p>Construction Soil and Water Management Plan dated 19/10/20 revision B contains the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (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'; (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) (e) detail all off-site flows from the site; and (f) describe the measures that will be implemented to manage stormwater and 	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
				flood flows for small and large sized events, including, but not limited to 1 in 5- year ARI	
B18	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) details of:</p> <ul style="list-style-type: none"> (i) impacts to flora and fauna due to the development's impact on movement, construction traffic, proposed construction hours, fencing, light spill, construction noise and on-site crane movements; (ii) mitigation measures to limit impacts including the installation and maintenance of exclusion fencing along and around native vegetation not being removed as part of this development; (iii) tree protection measures to be implemented, including those required under condition C19; <p>(b) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected;</p> <p>(c) procedures for:</p> <ul style="list-style-type: none"> (i) any hollows to be removed to be salvaged and replaced into trees within the vegetated areas to be retained or be replaced with nest boxes that are suitable for local native fauna; (ii) pre clearing surveys and subsequent relocation of fauna to be undertaken under the guidance of a suitably qualified ecologist prior to vegetation removal; (iii) provision of evidence of pre-clearing surveys and relocation of fauna to the Certifier; and (iv) capturing and relocation of animals that are injured or displaced during vegetation clearing by a qualified ecologist or wildlife carer to nearby bushland (subject to landowner approval). 	2A1	Biodiversity Management Sub-Plan dated 05/11/20 revision 4.0 by Kleinfelder.	<p>Biodiversity Management Sub-Plan dated 05/11/20 revision 4.0 contain:</p> <p>(a) details of:</p> <ul style="list-style-type: none"> (i) impacts to flora and fauna due to the development's impact on movement, construction traffic, proposed construction hours, fencing, light spill, construction noise and on-site crane movements – Section 2. (ii) mitigation measures to limit impacts including the installation and maintenance of exclusion fencing along and around native vegetation not being removed as part of this development – Section 2. (iii) tree protection measures to be implemented, including those required under condition C19 – Section 2 and 2.2. <p>(b) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected – Section 3.</p> <p>(c) procedures for:</p> <ul style="list-style-type: none"> (i) any hollows to be removed to be salvaged and replaced into trees within the vegetated areas to be retained or be replaced with nest boxes that are suitable for local native fauna – Section 4.1. (ii) pre clearing surveys and subsequent relocation of fauna to be undertaken under the guidance of a suitably qualified ecologist prior to vegetation removal – Section 4.2. (iii) provision of evidence of pre-clearing surveys and relocation of fauna to the Certifier; and – Section 4.3. (iv) capturing and relocation of animals that are injured or displaced during vegetation clearing by a qualified ecologist or wildlife carer to nearby 	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
				bushland (subject to landowner approval) – Section 5.	
B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	2A1	Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA – Appendix D.	<p>A Driver Code of Conduct has been developed for the project contained in Appendix D of the Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E. The Driver Code of Conduct addresses the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network – Section 1., 2 and 3. (b) minimise conflicts with other road users – Section 2, 3 and 5. (c) minimise road traffic noise; and – Section 1.8 and 2.6. (d) ensure truck drivers use specified routes – Section 2.5. 	C
Construction Parking					
B20	Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby streets, residential accessways or parking facilities.	2A1	<p>Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA.</p> <p>Certifier submission correspondence dated 14/10/20.</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E meets the requirement in Section 3.2, 3.2, 4.13, 4.14 and 4.15.</p> <p>CTMP dated submitted to Certifier on 14/10/20.</p>	C
Operational Noise – Design of Mechanical Plant and Equipment					
B21	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Revised Noise Impact Assessment.	2A1	<p>Revised Noise Impact Assessment prepared dated 18/08/20 revision 8 by White Noise Acoustic.</p> <p>Certifier satisfaction correspondence dated 16/20/20.</p> <p>Operational Noise- Design of Mechanical Plant & Equipment Statement dated 11/10/20 by Erbas.</p>	<p>Revised Noise Impact Assessment prepared dated 18/08/20 revision 8 Section 6.1 details mechanical plant and equipment mitigation measures.</p> <p>Erbas statement dated 11/10/20 confirms that noise mitigation recommendations in the Revised Noise Impact Assessment have been incorporated into the Operational noise mechanical plant and equipment design.</p>	C

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Biodiversity																	
B22	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	2A1	Transaction record from Hindmarsh to Biodiversity Conservation Trust of NSW dated 15/01/21. Biodiversity credit application for completed by Schools Infrastructure NSW not dated. DPIE post approval portal lodgment 25/01/21 Site inspection 10/02/21 (previous audit)	Biodiversity credit offset cost was paid to the Biodiversity Conservation Trust of NSW on 15/01/21. No vegetation has been cleared under the SSD. Clearing has occurred prior to the granting of the SSD (under LLV Stage 1 and LLV Stage 2 REF works which were conducted prior to the granting of the SSD).	C												
B23	The requirement to retire credits in condition B22 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	2A1	Transaction record from Hindmarsh to Biodiversity Conservation Trust of NSW dated 15/01/21. Biodiversity credit application for completed by Schools Infrastructure NSW not dated.	Biodiversity credit offset cost was paid to the Biodiversity Conservation Trust of NSW on 15/01/21.	C												
B24	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B22 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values. <table><tr><th>A PCT as specified below</th><th>Number of Credits</th><th>Area to be impacted</th><th>In the below IBRA subregions</th></tr><tr><td>Dwarf Apple - Broad-leaved Scribbly Gum - Sydney Peppermint low open woodland on sandstone ridges with subtle enrichment in northern Sydney</td><td>10</td><td>0.47 ha</td><td>Pittwater (Part B) and any IBRA subregion that adjoins the IBRA subregion in which the development occurs.</td></tr><tr><td>Smooth-barked Apple - Red Bloodwood open forest on enriched sandstone slopes around Sydney and the Central Coast</td><td>6</td><td>0.22 ha</td><td>Pittwater (Part B) and any IBRA subregion that adjoins the IBRA subregion in which the development occurs</td></tr></table>	A PCT as specified below	Number of Credits	Area to be impacted	In the below IBRA subregions	Dwarf Apple - Broad-leaved Scribbly Gum - Sydney Peppermint low open woodland on sandstone ridges with subtle enrichment in northern Sydney	10	0.47 ha	Pittwater (Part B) and any IBRA subregion that adjoins the IBRA subregion in which the development occurs.	Smooth-barked Apple - Red Bloodwood open forest on enriched sandstone slopes around Sydney and the Central Coast	6	0.22 ha	Pittwater (Part B) and any IBRA subregion that adjoins the IBRA subregion in which the development occurs	2A1	DPIE post approval portal lodgment 25/01/21	Evidence of retirement of ecosystem credits was provided on 25/01/21	C
A PCT as specified below	Number of Credits	Area to be impacted	In the below IBRA subregions														
Dwarf Apple - Broad-leaved Scribbly Gum - Sydney Peppermint low open woodland on sandstone ridges with subtle enrichment in northern Sydney	10	0.47 ha	Pittwater (Part B) and any IBRA subregion that adjoins the IBRA subregion in which the development occurs.														
Smooth-barked Apple - Red Bloodwood open forest on enriched sandstone slopes around Sydney and the Central Coast	6	0.22 ha	Pittwater (Part B) and any IBRA subregion that adjoins the IBRA subregion in which the development occurs														

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Landscaping					
B25	<p>Within two months of the commencement of construction, the Applicant must submit an updated Landscape Plan to manage revegetation and landscaping works on-site, to the Certifier. The plan must:</p> <ul style="list-style-type: none"> (a) include the planting of at least three replacement trees; (b) include additional tree planting where considered appropriate following a review suitably qualified bush fire consultant recognised by the NSW RFS having regard to compliance with the asset protection zone requirements under condition D32; (c) identify all existing tree/shrub species to be retained; (d) have regard to the heritage setting of the site; (e) include the entirety of the site (fire trails, footpaths, bus stop etc.); (f) identify existing natural features such as rock outcrops; (g) include contour lines and levels; (h) include details of terracing or other slope stability measures; (i) include details for managing stormwater runoff; (j) include native grasses endemic to the locality; (k) detail the species to be planted on-site; (l) include details of all boundary and internal fencing constructed of non-combustible materials; (m) include details of any landscape furniture/structures such as seating, lighting etc.; and (n) comply with the principles of Appendix 5 of Planning for <i>Bush Fire Protection 2019</i> and asset protection zone requirements under condition D32. 	2A1	<p>Certifier submission correspondence dated 14/01/21.</p> <p>Landscape plan drawing series titled LS-0001 to LS-8802 and specification sheets.</p>	<p>Submission to the Certifier of the landscape plans was made on 14/01/21. Construction commencement was 26/11/20 and therefore submission was undertaken within two months of the commencement of construction.</p> <p>The Landscape plans contain the following:</p> <ul style="list-style-type: none"> (a) include the planting of at least three replacement trees – Plan LS-4001 to LS-4009. (b) include additional tree planting where considered appropriate following a review suitably qualified bush fire consultant recognised by the NSW RFS having regard to compliance with the asset protection zone requirements under condition D32 – Plan LS-4001 to LS-4009. (c) identify all existing tree/shrub species to be retained – Plan LS-4010 and Arboricultural Impact Tree Risk Assessment Report. (d) have regard to the heritage setting of the site – landscape plans heritage boundaries are consistent with SSD 8114 drawings inclusive of heritage items. (e) include the entirety of the site (fire trails, footpaths, bus stop etc.) – Plan LS-0004. (f) identify existing natural features such as rock outcrops – Plan LS-2011 and LS-2002. (g) include contour lines and levels – Plan LS-2001 to LS-2009. (h) include details of terracing or other slope stability measures – LS-8203 and LS-8206. (i) include details for managing stormwater runoff – Plan LS-1001 to LS-1004. (j) include native grasses endemic to the locality – Plan LS-4001 to LS-4009. (k) detail the species to be planted on-site – Plan LS-0011, LS-4001 to LS-4009. (l) include details of all boundary and internal fencing constructed of non-combustible materials – Plan LS-5000 to LS-5005. (m) include details of any landscape furniture/structures such as seating, lighting etc. – Plan LS-3001 to LS-3009. (n) comply with the principles of Appendix 5 of Planning for <i>Bush Fire Protection 2019</i> and asset protection zone requirements under condition D32 – Landscape plans are consistent with SSD 8114 drawings which include principles (APZs). 	C

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Operational Waste Storage and Processing					
B26	<p>Prior to the commencement of construction of the operational waste storage area, 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 operational waste storage area:</p> <ul style="list-style-type: none"> (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	2A1	<p>Operational Waste Management Plan dated 22/07/19 revision 9 by Foresight Environmental.</p> <p>Certifier submission correspondence dated 14/10/20.</p> <p>LLV Business Manager correspondence dated 14/10/20.</p> <p>NBRA Architecture statement date 09/10/20.</p>	<p>LLV Business Manager correspondence dated 14/10/20 confirmed waste removal will be undertaken by a third party.</p> <p>Operational Waste Management Plan dated 22/07/19 (Revision 9) was submitted to the Certifier on 14/10/20.</p> <p>The NBRS Architecture statement dated 09/10/20 confirms that the Operational Waste Management Plan (Revision 9) has been designed in accordance with:</p> <ul style="list-style-type: none"> (a) is constructed using solid non-combustible materials; (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. 	C
Construction Access Arrangements					
B27	<p>Prior to the commencement of construction compliance with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the Site in a forward direction unless otherwise allowed in the Construction Traffic and Pedestrian Management Sub-Plan approved under condition B12(b) (b) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs is to be addressed. 	2A1	<p>Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA.</p> <p>Certifier submission correspondence dated 14/10/20.</p>	<p>The Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E contains the following:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the Site in a forward direction unless otherwise allowed in the Construction Traffic and Pedestrian Management Sub-Plan approved under condition B12(b) – Section 4.4. (b) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2; and – Appendix C. 	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
				<p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs is to be addressed – Section 4.10, 4.11 and Appendix D.</p> <p>Submission of the Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E was made to the Certifier on 14/10/20.</p>	
Pacific Highway / Grosvenor Road Intersection Works					
B28	<p>Prior to the commencement of upgrade works to the Pacific Highway, the Applicant must submit information to TfNSW confirming that the upgrades for Pacific Highway and Grosvenor Road intersection along Pacific Highway have been designed to meet TfNSW requirements and endorsed by a suitably qualified practitioner. The information must also include the following:</p> <ul style="list-style-type: none"> (a) the design has been undertaken in accordance with AUSTROADS and other Australian Codes of Practice; (b) the certified copies of the civil design plans have been submitted to TfNSW for consideration and approval (all of these documents shall be sent to development.sydney@transport.gov.au); and (c) a Works Authorisation Deed (WAD) for the abovementioned works has been entered into. <p><i>Note:</i></p> <ul style="list-style-type: none"> • Any works associated with the upgrades for Pacific Highway and Grosvenor Road intersection along Pacific Highway are to be at no cost to TfNSW. 	Pacific Highway Upgrade	<p>Interview with auditees 26/06/21</p> <p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)</p>	Site management reported that these works are scheduled for December 2021.	NT
Eton Road / Dunstan Grove Intersection Works					
B29	<p>Prior to the commencement of upgrade works to the intersection of Eton Road and Dunstan Grove, the Applicant must submit plans and specifications of the proposed realignment of Eton Road proposed in the Further Supplementary Response to Submissions to the satisfaction of Council. The works must include the provision of a pedestrian refuge unless other pedestrian safety measures are agreed with Council.</p>	2A1	<p>Eton Road and Dunstan Grove intersection upgrade plans and specifications by Birzulis titled 7576-CIVIL-C.200 to 7576-CIVIL-C.400.</p> <p>Council endorsement correspondence dated 30/11/20.</p>	<p>Eton Road and Dunstan Grove upgrade plans and specifications were endorsed by to Ku-ring-gai Council on 30/11/20.</p> <p>Plan titled 7576-CIVIL-C.217 contains the provision for a pedestrian refuge.</p>	C
Operational Access, Car Parking and Service Vehicle Arrangements					
B30	<p>Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) the proposed internal roads comply with Table 6.8b of Planning for <i>Bush Fire Protection 2019</i>; (b) all vehicles must enter and leave the site in a forward direction; (c) a minimum of 166 on-site car parking spaces, including at least one accessible space, for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and 	2A1	<p>NBRS Architecture statement dated 15/10/20.</p> <p>Certifier submission correspondence dated 15/10/20.</p>	<p>NBRS Architecture design statement dated 15/10/20 confirms that the Operational Access, Car Parking and Service Vehicle Arrangements in draft SSD 8114 has been incorporated into the design such that:</p> <ul style="list-style-type: none"> (a) the proposed internal roads comply with Table 6.8b of Planning for <i>Bush Fire Protection 2019</i>; 	C

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	<p>(d) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with the latest version of AS 2890.2.</p> <p>(e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p>			<p>(b) all vehicles must enter and leave the site in a forward direction;</p> <p>(c) a minimum of 166 on-site car parking spaces, including at least one accessible space, for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>(d) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with the latest version of AS 2890.2.</p> <p>(e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p> <p>This compliance statement was submitted to the Certifier on 15/10/20. Construction commenced on 26/11/20 and therefore meets this condition.</p>	
Public Domain Works					
B31	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	2A1	<p>Community Consultation Report dated 26/05/20 revision 3 by Elton Consulting</p> <p>Proposed Footpath and Pedestrian Crossing Eton Road and Abingdon Road Plan 'N' 2020-067.</p> <p>Council approval correspondence dated 27/11/20.</p> <p>Crown Certificate 2000325-4, MBC, 01/12/20 (public domain)</p>	<p>Council consultation recorded in Community Consultation Report dated 26/05/20 revision 3 by Elton Consulting</p> <p>Footpath plan approved by Ku-ring-gai council on 27/11/20.</p> <p>The Certifier verified acceptance on 01/12/20.</p> <p>Footpath and public domain works commenced 11/12/20.</p>	C
Protection of Heritage Fabric					
B32	<p>Prior to the commencement of demolition of significant heritage fabric on the site, the Applicant must submit construction details (drawings at Scale or 1:10 or 1:20 where appropriate) and demolition methodologies for the below items of works to Heritage NSW and Council for review and comment:</p> <p>(a) intervention for secondary reception (Level 4);</p> <p>(b) intervention for removal of concrete wall adjacent to spiral stair (Level 4);</p> <p>(c) partial demolition of link between Stages 1 and 5 for emergency vehicle access; and</p>	2A1	<p>Heritage NSW submission correspondence dated 28/10/20.</p> <p>Ku-ring-gai Council submission correspondence dated 28/10/20.</p> <p>Design drawings titled 20203-AR-2102N TO AR-2-3210E.</p>	<p>Submission for review and comment of construction and demolition details was made to:</p> <ul style="list-style-type: none"> Heritage NSW dated 28/10/20 Ku-ring-gai Council dated 28/10/20 <p>The submission included the following items:</p>	C

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	(d) partial demolition (for the purposes of light creation.) of south façade (Level 1)		Urbis Demolition Methodology plan – no date.	<p>(a) intervention for secondary reception (Level 4) – drawing 20203-AR-2140K and Urbis Demolition Methodology Plan.</p> <p>(b) intervention for removal of concrete wall adjacent to spiral stair (Level 4) – drawing 20203-AR-2104J and Urbis Demolition Methodology Plan.</p> <p>(c) partial demolition of link between Stages 1 and 5 for emergency vehicle access; and – drawings 20203-AR-2101H, 20203-AR-2101m, AR-2-3200M, AR-2-3210E and Urbis Demolition Methodology Plan.</p> <p>(d) partial demolition (for the purposes of light creation.) of south façade (Level 1)</p> <p>Heritage NSW approval received 19/11/20.</p>	
B33	Works which have the potential to reduce the internal and external significant fabric of the item (not including the landscape setting) must be designed to be reversible in the future.	2A1	Document titled: 01_SSD8114_201025_Condition Satisfaction Table (B32, B33, B34).	Auditee provided the following statement: “All design documentation has been completed in accordance with the Heritage Impact Statement stating that all works in line with this condition to be reversible in the future”.	C
B34	Prior to the commencement of demolition of significant heritage fabric on site, the management and mitigation measures identified in the Conservation Management Plan (including appended documents) prepared by Urbis, dated 14 April 2020 must be implemented.	2A1	<p>Conservation Management Plan dated 16/11/2018 revision 02 by Urbis.</p> <p>Document titled: 01_SSD8114_201025_Condition Satisfaction Table (B32, B33, B34).</p> <p>Crown Certificate 2000325-3, MBC, 24/11/20</p>	<p>Auditee provided the following statement: “Demolition plans have been submitted to Urbis and incorporated in the Conservation Management Plan and have been submitted as part of the SSDA to be reviewed by Heritage NSW & Council”.</p> <p>The demolition of significant heritage fabrics commenced from 26/11/20 (as per notice of commencement of construction).</p>	C
Project Arborist					
B35	Prior to the commencement of any works, a project arborist must be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this consent. The project arborist must have a minimum AQF Level 5 qualification a minimum of 5 years’ experience. Details of the arborist including name, business name and contact details must be provided to the Certifier.	2A1	<p>McArdle Abrosity Consultancy engagement statement dated 07/09/20.</p> <p>Certifier submission correspondence dated 26/10/20.</p>	<p>McArdle Arborist Consultancy engagement confirmation statement dated 7/09/20.</p> <p>Details of arborist submitted to the Certifier dated 26/10/20, prior to construction commencement dated 26/11/20.</p>	C

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PART C DURING CONSTRUCTION					
Site Notice					
C1	<p>A site notice(s):</p> <ul style="list-style-type: none"> (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 	All	Site inspection 23/06/21 and 15/07/21	The site notice was observed during the site inspection by the Auditor. The site notice included the information required by this condition and meets the specifications re format, materials, position etc.	C
Operation of Plant and Equipment					
C2	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.	All	<p>Hammertech plant register and tracking system</p> <p>Teletrack system</p> <p>Hammertech Induction system</p>	<p>The Hammertech system enables the scheduling and notification of maintenance of plant, based on their service hours. It includes plant risk assessment records, maintenance check records, 5 x pieces of plant are on site. All are within their service period.</p> <p>Induction records are maintained on Hammertech. The system includes the check and recording of plant operator tickets.</p> <p>Teletrack system involves a QR code system whereby the plant can only be turned on if the remote QR code access requirements are permitted. Only designated operators (with necessary operator tickets) are granted with the code.</p>	C
Demolition					
C3	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 B10.	All	<p>Demolition Management Plan, Kontro, 09/09/20</p> <p>Letter of endorsement, Birzulis, 14/10/20</p>	A demolition works plan was prepared in accordance with AS2601. The plan was endorsed by the project structural engineer.	C

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Construction Hours					
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>	All	<p>Site induction script Rev 4</p> <p>Hammertech heritage slide pack (part of induction)</p> <p>Aconex file Hindmarsh-transmit-000660</p> <p>Complaints register June 2021</p> <p>Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020</p>	<p>The Project management team has demonstrated that permissible hours are communicated to the Project workforce.</p> <p>The Project management team advised that extended construction hours on Saturdays and Sundays are being utilised pursuant to the COVID-19 Development – Construction Work Days Order 2020, which came into force from 31/03/20.</p> <p>Non-compliance: A streetsweeper was operating outside the permitted hours on 09/04/21. A complaint was received on the same day. The streetsweeper was directed to cease at that time. The Project management team considered this activity to be permissible under CoC C6(b); however, it is the Auditor's opinion that the use of the streetsweeper does not comply with that requirement.</p> <p>Non-compliance: A worker was operating a powered saw prior to 7am on 22/02/21. It is understood that a complaint was received from a passerby. The Project team determined that the noise emissions were inaudible at the nearest residential sensitive receiver located on Dunston Grove approximately 50 meters from the site boundary. The Auditor issued an RFI for evidence to verify their determination; however, no evidence was provided to the Auditor to support their determination. Given the <i>Work Health and Safety (Managing Noise and Preventing Hearing Loss at Work) Code of Practice 2015</i>, Section 3.1, Table 2 notes that a chainsaw has a typical sound level of 110 dB and a lawnmower has a typical sound level of 90 dB therefore it seems unlikely that powered saw would be inaudible at a distance of approximately 50m.</p> <p>Non-compliance: The Project management team confirmed that a subcontractor entered site illegally to remove a piece of equipment outside of construction hours on 24/06/21.</p>	NC

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C5	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: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	All	Noise Monitoring Result Reports, White Noise, Nov 20 – Feb 21	The Project management team advised that extended construction hours on Saturdays and Sundays are being utilised pursuant to the COVID-19 Development – Construction Work Days Order 2020, which came into force from 31/03/20. The noise monitoring reports sighted identifies noise levels during the restricted hours within this condition are >5dB(A) above the RBL. However it is the Auditor's opinion that this restriction on the time period is negated by the COVID order.	C
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	All	Interview with auditees 23/06/21 Complaints register current to June 2021	Refer response to CoC C4. No scheduled OOHW occurred during the audit period.	C
C7	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.	All	Interview with auditees 23/06/21 Complaints register current to June 2021	Refer response to CoC C4. No scheduled OOHW occurred during the audit period.	NT
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	All	Toolbox / Prestart talk records 23/06/21, 17/06/21, 20/05/21, 22/04/21	Prestart talks are conducted regularly and communicate project related risks (such as noise (including normal and restricted hours), dust, heritage, traffic, working near operational school, etc.) to the work force. No complaints regarding this requirement were received during the audit period.	C
Implementation of Management Plans					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).	All	Refer to evidence sighted in CoA A25, Part C of this Audit Table and Appendix B. CEMP section 7.3 (weekly inspection req): Onsite online EHS / site diary system and the SQE inspections. CEMP section 13 (reporting req): PCG reports. CSWMSP Section 6.5.5 (inspections and maintenance) inspection register and record 07/04/21	Based on the evidence available for review the Auditor considers the Project to be implementing the CEMP and Sub-plans. Inspections are being completed each week. The inspections cover heritage, air quality, noise and vibration, traffic, dangerous goods handling and storage, biodiversity, waste hazardous materials, plant inspection and management, spoil and water management, quality, covering loads, housekeeping. Each is signed off by the site management and PM. This is compliant with the CEMP.	C

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			<p>FERSP section 7.1 (evacuation drills) and emergency drill record 07/05/21</p> <p>Bushfire Emergency Management and Evacuation Plan Appendix 2 (evacuation drills) and emergency drill record 07/05/21</p> <p>Bushfire Emergency Management and Evacuation Plan section 6.2 (Bushfire EMS), and EM bushfire dashboard.</p> <p>Noise Monitoring Result Reports Jan 21, Feb 21.</p> <p>Complaints register current to June 2021</p>	<p>The inspections show that inspections were completed following the large storm events in March 21 in accordance with the CSWMSP.</p> <p>Monthly PCG reporting is being submitted to Savills and SINSW. It covers off all the project KPIs. This is compliant with the CEMP.</p> <p>An evacuation drill was completed on 07/05/21 in accordance with the FERSP and the BEMEP. This is compliant with the 2 x plans.</p> <p>Monitoring had been completed until the end of February 2021, in accordance with the CNVMSP.</p> <p>The EM bushfire dashboard is in place consistent with the BEMEP. This is compliant with the BEMEP.</p> <p>Monitoring had been completed until the end of February 2021, in accordance with the CNVMSP.</p> <p>Several complaints have been received regarding traffic management, material tracking, noise. It appears that based on the evidence presented elsewhere that these were appropriately addressed with the exception of an investigation into out of hours works (refer CoC C4).</p>	
Construction Traffic					
C10	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.	All	<p>Site inspection 23/06/21 and 15/07/21</p> <p>Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA</p> <p>Complaints register June 2021</p>	<p>A shuttle bus is used by the Project for transporting construction personnel from Lindfield Station to and from the site.</p> <p>Signage was observed throughout the precinct informing construction personnel of parking restrictions.</p> <p>No complaints have been received during the audit period concerning the parking of workers personal vehicles.</p>	C
Hoarding Requirements					
C11	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(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.</p>	All	<p>Site inspection 23/06/21 and 15/07/21</p>	No third party advertising or graffiti was observed during the site inspection.	C
No Obstruction of Public Way					

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C12	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.	All	Site inspection 23/06/21 and 15/07/21 Complaints register June 2021	No obstructions were observed during the site inspection. No complaints regarding access or obstructions received during the audit period.	C
Construction Noise Limits					
C13	The development must be constructed to achieve the construction noise management levels detailed in the <i>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.	All	Site inspection 23/06/21 and 15/07/21 Complaints register June 2021 Site induction script Rev 4 Hammertech heritage slide pack (part of induction) Hammertech plant register and tracking system Teletrack system Hammertech Induction system Toolbox / Prestart talk records 23/06/21, 17/06/21, 20/05/21, 22/04/21 Noise Monitoring Result Reports Jan 21, Feb 21.	The nature of the works are such that exceedances of the NMLs are anticipated to occur from time to time. The Project appears to be implementing controls to limit these impacts. Noise management is included in Project training material and communicated to the workforce. Quackers are being deployed. The plant used appeared fit for purpose, well maintained and operated (other than the non-compliance with CoC C8). Hours are being adhered to other than two events (refer CoC C4) Monitoring had been completed until the end of February 2021, in accordance with the CNVMSP.	C
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential areas on Dunstan Grove and Tubs View outside of the construction hours of work outlined under condition C4.	All	Complaints register June 21 Site induction script Rev 4 Hammertech heritage slide pack (part of induction)	The Project has demonstrated that permissible hours are communicated to the Project workforce. No complaints regarding truck hours received during the audit period.	C
C15	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.	All	Site inspection 23/06/21 and 15/07/21	Three items of mobile plant were observed to be operating on site at the time of the site inspection. No tonal reverse beacons were observed.	C
Vibration Criteria					
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	All	Site inspection 23/06/21 and 15/07/21 Interview with auditees 23/06/21 Complaints register June 21	No vibration intensive works have occurred in proximity to non-project structures or receivers (i.e.: other than LLV Stage 2) during the audit period. No complaints regarding vibration received.	C

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C17	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.	All	Site inspection 23/06/21 and 15/07/21	No compaction within 30m of residences required.	NT
C18	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 B14 of this consent.	All	Construction Noise and Vibration Management Sub-Plan dated 10/03/21, White Noise Acoustics.	The CNVMSP recommends vibration monitoring in circumstances where safe working distances cannot be achieved. Based on the observed Project layout during the site inspection there were no circumstances where this may occur (other than for the operation phases of LLV Stage 2, which forms part of the Project).	C
Tree Protection					
C19	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies 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; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arborist Impact and Tree Risk Assessment prepared by McArdle Arboricultural Consultancy, dated 30 August 2019; and the advice of the project arborist appointed under condition B35; (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of the project arborist appointed under condition B35. 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 the project arborist appointed under condition B35 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. 	All	<p>Site inspection 23/06/21 and 15/07/21</p> <p>Tree Protection Compliance, 20113, VJ, MCardle.</p> <p>Letter Arbor Pride to Hindmarsh, 18/02/21</p>	<p>No street trees had been trimmed or removed during the audit period.</p> <p>The Arborist who prepared the Arborist Impact and Tree Risk Assessment has been retained for delivery of the project. They attended the site on 18/02/21 and advised that tree protection measures were satisfactory.</p> <p>No works within TPZ were occurring during the site inspection.</p>	C
Rock Outcrops					
C20	Rock outcrops must be protected during construction activities and appropriately fenced.	All	<p>Photo series 09/03/21</p> <p>Site inspection 23/06/21 and 15/07/21</p>	<p>The rock outcrops outside the Project's temporary fencing (which is within the Project boundary) were protected.</p> <p>Photos show temporary fencing was in place for rock outcrops within the Project footprint during construction.</p> <p>Works around the outcrops are now complete.</p>	C

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Air Quality					
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	Site inspection 23/06/21 and 15/07/21 Interview with auditees 23/06/21 Complaints register June 2021 Onsite online EHS / site diary system and the SQE inspections.	The Project has connections to water supply for dust suppression. No dust was observed during the site inspection. No complaints regarding dust received. Inspections are being completed each week. The inspections cover heritage, air quality, noise and vibration, traffic, dangerous goods handling and storage, biodiversity, waste hazardous materials, plant inspection and management, spoil and water management, quality, covering loads, housekeeping.	C
C22	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	All	Site inspection 23/06/21 and 15/07/21 Interview with auditees 23/06/21 Complaints register June 2021 Onsite online EHS / site diary system and the SQE inspections.	Inspections are being completed each week. The inspections cover heritage, air quality, noise and vibration, traffic, dangerous goods handling and storage, biodiversity, waste hazardous materials, plant inspection and management, spoil and water management, quality, covering loads, housekeeping. Exposed surfaces are limited. Limited amount of material is being disposed of off-site. It is a legal requirement that loads are covered. No tracking was observed. Sufficient controls were observed during the inspection to prevent excessive material tracking. Roads were clean. Three complaints were received during the audit period concerning material tracking on Dunstan Grove. It is understood that a streetsweeper was engaged to clean the road.	C
Unexpected Contamination Procedure					
C23	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.	All	Waste Classification Certificate, E24943.E05.003. Waste Classification Certificate, E24943.E05.004.	Special Waste (asbestos in soil) had been identified and partially removed within the first audit period. The removal was completed during the audit period and as such, does not alter the risk profile for the school. No change	C
Imported Soil					
C24	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	All	Material import sample report, ADE, 25/03/19 Import Material Classification Certificate, E24943.E05.002. ANL material certificate, 27/05/21 (garden mix)	Imported material is brought from tunnel spoil from Sydney Metro and reclassified on site. The material is approved for reuse by the EPA. The material is the same as from the previous audit period. Imported garden mix has been supported with a VENM statement.	C

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Disposal of Seepage and Stormwater					
C25	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	All	Site inspection 23.06/21 Interview with auditees 23/06/21 Civil arrangements plan, C214	There are no construction phase sediment basins on site and no need to pump water. Existing stormwater arrangements are retained due the existing building being refurbished. No new connections to Council's assets.	C
Emergency Management					
C26	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.	All	Site induction script Rev 4 Hammertech heritage slide pack (part of induction)	Evacuation arrangements are included in the induction. No change.	C
Stormwater Management System					
C27	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: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and hydraulic engineer; (b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions (c) be in accordance with applicable Australian Standards; and (d) ensure that the discharge of stormwater into the bushland is controlled and undertaken to minimise bushland and water quality impacts in accordance with the Guidelines for developments adjoining land managed by the Office of Environment and Heritage; and (e) 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 	2A1	MBC register DA summary, 25/01/21 Civil certificate, Birzulis, 18/01/21 Consultation and site inspection with NPWS 15/07/21	Observation: The operational stormwater design was prepared and submitted to the Certifier. The Certifier provided written satisfaction. However, during the site inspection conducted with NPWS it was agreed between the Auditor and the Project management team that there were issues with the as built design which were resulting in stormwater impacting on the adjacent Lane Cove National Park such as sediment loading, scouring and gross pollutants. Refer to Appendix E, Photographs 9-13.	C
Aboriginal Cultural Heritage					
C28	A representative of the Local Aboriginal Land Council must be invited to observe any excavations greater than one meter in depth. Any invitation must be provided at least 14 days prior to excavations occurring and reasonable arrangements agreed for the observation of excavations 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.	All	Metropolitan LALC, Letter 02/11/20 and 08/02/21	Representatives from the Metropolitan LALC attended site during excavations and provided written advice that there were no heritage constraints and that no further inspections are required. No further excavation occurred during the current audit period (backfill only).	C
Unexpected Finds Protocol – Aboriginal Heritage					
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement	All	Unexpected Finds Protocol dated 11/09/20 by P. Clifton Associates. Metropolitan LALC, Letter 02/11/20 and 08/02/21 Interview with auditees 23/06/21	No unexpected finds to date.	NT

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.				
Unexpected Finds Protocol – Historic Heritage					
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	All	Unexpected Finds Protocol dated 11/09/20 by P. Clifton Associates. Metropolitan LALC, Letter 02/11/20 and 08/02/21 Interview with auditees 23/06/21	No unexpected finds to date.	NT
Waste Storage and Processing					
C31	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.	All	Site inspection 23/06/21 and 15/07/21	Waste was segregated and stored on site. No issues with housekeeping observed during the site inspection.	C
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	All	Just Skip Bins Monthly Waste Report, Feb 21, March 21, April 21 Waste Classification Certificate, E24943.E05.003. Waste Classification Certificate, E24943.E05.004.	The evidence shows that soils have been classified in accordance with the waste classification guidelines and classified this as GSW and Special Waste. Other waste generated to date is pre-classified under the Waste Classification Guidelines. Skip bin waste was being disposed of to two licensed facilities, and identified quantities and recycling rates (resource recovery centres in Camelia and Asquith, both of which hold EPLs to receive the relevant waste types)	C
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	All	Site inspection 23/06/21 and 15/07/21 Interview with auditees 23/06/21	Limited volumes of concrete have been handled due to the structure having existed prior to the Project. Concrete waste trays were utilized whereby the concrete is cured then placed in skips for recycling. No concrete waste or washwater disposed of on site.	C
C34	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.	All	Just Skip Bins Monthly Waste Report, Feb 21, March 21, April 21 Asbestos Containing Material (ACM) Waste dockets (Feb and March 2021 (numerous))	Skip bin waste was being disposed of to two licensed facilities, and identified quantities and recycling rates. No issues. ACM was excavated and removed during the audit period. The material is disposed of to Horsely Park Landfill, which is licensed under the POEO Act.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C35	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.	All	Asbestos Removal Control Plan, Kontro, 26/11/20 ACM Waste dockets (Feb and March 2021 (numerous)) Airborne Fibre Monitoring Report, Air Monitoring Report, Airsafe, February 2021	The Asbestos Removal Control Plan has been prepared consistent with SafeWork requirements. It details how asbestos is safely handled and removed, monitoring and disposal etc. Monitoring results indicate that air quality is compliant with the thresholds. No issues.	C
Outdoor Lighting					
C36	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.	All	Electrical Services Certificate of Design by Erbas dated 15/09/20. Obtrusive effects of Outdoor Lighting Erbas statement dated 17/11/20. Certifier satisfaction correspondence dated 16/10/20 Complaints register June 2021	The Erbas Electrical Services Certificate of Design dated 15/09/20 and the Obtrusive Effects of Outdoor Lighting statement dated 17/11/20 submitted to the certifier on 13/10/20 and Certifier satisfaction confirmed dated 16/10/20 prior to construction works commencing on 26/11/20. Construction lighting was such that it does not have line of sight to receivers. Refer response to CoC D6, regarding complaints re internal operational lighting.	C
Independent Environmental Audit					
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	2A2 & 2B	Letter, DPIE to SINSW dated 17/12/20	WolfPeak were approved as the auditors before commencement of any auditing works.	C
C38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	All	This audit Independent Audit Report Lindfield Learning Village Stage 2 – SSD 8114, WolfPeak, 15/03/21	This audit was conducted in accordance with the Independent Audit Post Approval Requirements (May, 2020). The Department had no comments concerning the first Independent Audit Report.	C
C39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	All	Interview with auditees 23/06/21 Email, DPIE to WolfPeak, 22/06/21	The Planning Secretary has not been requested to, nor approved, changes to frequencies during the audit period.	NT
C40	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 C38 of this consent; or condition C39 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 60 days after submission to the Planning Secretary	All	Letter SINSW to DPIE, 16/03/21 (audit report and response lodgement). DPIE post approval portal lodgement 18/03/21 (Audit Report and response lodgment)	The report and the response to the findings were submitted. In the correspondence SINSW notify the publication of both.	C

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C41	Independent Audit Reports and the Applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	All	Independent Audit Report Lindfield Learning Village Stage 2 – SSD 8114, WolfPeak, 15/03/21 Letter SINSW to DPIE, 16/03/21 (audit report and response lodgment). DPIE post approval portal lodgment 18/03/21 (Audit Report and response lodgment)	The report and the response to the findings were submitted. In the correspondence SINSW notify the publication of both.	C
C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	All	Site inspection 23/06/21 and 15/07/21	The Project is in construction and this audit assesses compliance of operational conditions (where triggered).	NT
Operational Readiness Work					
C43	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); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (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; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (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.	All	Completion Certificate 20000325-5, MBC Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1) Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen) Interview with auditees 23/06/21	The auditees advise that there has been no operational readiness requirement for the Project. Stages are completed and Occupation Certificates issued prior to any operations occurring. Refer to compliance with conditions under Part D.	NT
C44	Operational readiness work must only be undertaken in accordance with the details submitted under condition C43 and the following requirements: (a) no more than 12 staff are involved in operational readiness work on site at any one time; (b) no more than 5 vehicles must access the school related to the operational readiness work; (c) no students or parents are permitted on the site; and (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.	All	Completion Certificate 20000325-5, MBC Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1) Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen) Interview with auditees 23/06/21	The auditees advise that there has been no operational readiness requirement for the Project. Stages are completed and Occupation Certificates issued prior to any operations occurring. Refer to compliance with conditions under Part D.	NT

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PART D PRIOR TO COMMENCEMENT OF OPERATION					
Notification of Occupation					
D1	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.	2A1, 2A2, 2B, 2B2, 2C	<p>DPIE Post approval portal lodgment record 23/12/20</p> <p>Letter SINSW to DPIE (18/03/21 (notification of 2A2 and 2B).</p> <p>Letter SINSW to DPIE (05/05/21) (notification of 2B2).</p> <p>Letter SINSW to DPIE (02/06/21) (notification of 2C).</p>	<p>Notice was provided on 23/12/20. Operations of 2A1 commenced 27/01/21.</p> <p>2A2, 2B operations were notified for commencement on 19/04/21.</p> <p>2B2 commencement was notified with commencement in 07/06/21</p> <p>2C commencement has been notified but has yet to commence.</p>	C
External Walls and Cladding					
D2	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.	2A1, 2A2, 2B, 2B2, 2C	<p>2A1 2A2 and 2B:</p> <p>External finishes Schedule, NBRS Architecture, 28/09/20</p> <p>James Hardie Compliance Statement, March 2018.</p> <p>Code Mark, Certificate of Conformity, 02/07/19</p> <p>YH Interiors installation certificate, 14/01/21</p> <p>Email Hindmarsh to Certifier (21/01/21)</p> <p>Crown Certificate 2000325-3, MBC, 24/11/20</p> <p>NBRS Architect Cladding Statement, 22/04/21 (completion of stages 2A and 2B.</p> <p>2b2:</p> <p>Email Hindmarsh to Certifier, 03/06/21</p> <p>20203 COLA Cladding statement.</p>	A design schedule with specification was prepared by the architect and verified by the Certifier. The subcontractors confirmed installation and this was verified by the Certifier.	C
D3	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.	2A1, 2A2, 2B, 2B2, 2C	<p>2A1, 2A2 2B: ADPIE post approval portal lodgment, 27/01/21</p> <p>2B2: DPIE post approval lodgment 0806/21</p>	The information was submitted to DPIE within seven days of Certifier acceptance.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Works as Executed Plans					
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	2A1, 2A2, 2B, 2B2, 2C	<p>Stormwater inspection certificates Burzulis, 20/01/21</p> <p>Completion Certificate 20000325-5, MBC</p> <p>Stormwater inspection certificates x 2 Burzulis, 13/04/21</p> <p>Email Hindmarsh to Certifier, 16/04/21</p> <p>Stormwater inspection certificates x 4 Burzulis, 20/04/21</p> <p>Email Hindmarsh to Certifier, 25/05/21</p>	An inspection certificate was completed for stages 2A1, 2A2, 2B2 and submitted to the Certifier.	C
Warm Water Systems and Cooling Systems					
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the <i>Public Health Act 2010, Public Health Regulation 2012 and Part 1</i> (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the <i>NSW Health Code of Practice for the Control of Legionnaires' Disease</i> .	2A1	Cooling and heating water systems compliance statement, Erbas, 15/12/20	The compliance statement states that the air conditioning systems for the entire LLV stage 2 Project does not use warm, cooled, chilled or condensed water.	NT
Outdoor Lighting					
D6	<p>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 or bushland and:</p> <ul style="list-style-type: none"> (a) complies with the latest version of <i>AS 4282-2019 - Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (a) 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. 	2A1, 2A2, 2B, 2B2, 2C	<p>Electrical Services Certificate of Design by Erbas dated 15/09/20.</p> <p>Obtrusive effects of Outdoor Lighting Erbas statement dated 17/11/20.</p> <p>Raston Group Install certificate, 19/01/21</p> <p>Completion Certificate 20000325-5, MBC</p> <p>Complaints register June 2021</p>	<p>The Erbas Electrical Services Certificate of Design dated 15/09/20 and the Obtrusive Effects of Outdoor Lighting statement dated 17/11/20 submitted to the certifier on 13/10/20. it was verified as installed by design by the contractor and verified by the Certifier.</p> <p>Several complaints were received regarding internal lighting to the operational school. The Project is investigating design and operational improvements to prevent impact Timers, sensors, tinting).</p>	C

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Mechanical Ventilation					
D7	<p>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:</p> <p>(a) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	2A1, 2A2, 2B, 2B2, 2C	<p>2A1</p> <p>JEC installation certificate, 19/01/21</p> <p>Completion Certificate 20000325-5, MBC</p> <p>2A2 and 2B</p> <p>Installation certificate, JEC Air conditioning, 09/04/21</p> <p>2B2</p> <p>Installation certificate, JEC Air conditioning, 14/06/21</p>	<p>The installer provided a statement confirming compliance with the standard for each stage. No dispensation was required from Fire and Rescue NSW.</p> <p>The install was verified by the Certifier.</p>	C
Operational Noise – Design of Mechanical Plant and Equipment					
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.</p>	2A1, 2A2, 2B, 2B2, 2C	<p>JEC installation certificate, 19/01/21</p> <p>Completion Certificate 20000325-5, MBC</p> <p>SSDA Certificate Mechanical Services Stage 2A1 and 2B, JEC, 09/04/21</p> <p>SSDA Certificate Mechanical Services Stage 2B2, JEC, 18/05/21</p>	<p>The installer provided a statement confirming compliance with the noise impact assessment for each stage. They note that the noise impact assessment refers to some plant that does not form part of the project and therefore is not included in the install statement.</p> <p>The install was verified by the Certifier.</p>	C
Fire Safety Certification					
D9	<p>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.</p>	2A1, 2A2, 2B, 2B2, 2C	<p>Fire Safety Certificate 21/01/21</p> <p>Fire Safety Certificate 16/04/21 (covers stages 2A2 and 2B)</p> <p>Fire Safety Certificate 21/05/21 (covers stages 2B2)</p> <p>Submission to Council, 26/01/21, 16/04/21 and 25/05/21</p> <p>Submission to FRNSW, 26/01/21, 16/04/21, 25/05/21</p> <p>Photo of install 27/05/21</p>	<p>A Fire Safety Certificate was prepared and submitted to the identified stakeholders. It is posted next to the fire indicator panel.</p>	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Structural Inspection Certificate					
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of 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 approval authority and the Council after:</p> <ul style="list-style-type: none"> (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. 	2A1, 2A2, 2B, 2B2, 2C	<p>Burzulis Structural installation certificate, 19/01/21</p> <p>Completion Certificate 20000325-5, MBC</p> <p>Structural inspection certificate stage 2A2 and 2B, Burzulis, 13/04/21</p> <p>Email Hindmarsh to Council, 20/04/21</p> <p>Structural inspection certificate stage 2B2, Burzulis, 18/05/21</p> <p>Email Hindmarsh to Council, 26/05/21</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p>	The certificate was prepared by the structural engineer for each stage and verified by the Certifier.	C
Compliance with Food Code					
D11	<p>Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the <i>AS 4674 Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>	2A1, 2A2, 2B	<p>Compliance Certificate VET Kitchen, 26/02/21</p> <p>Compliance Certificate Kitchen Type 1 and café, 11/02/21</p>	Compliance certificates were obtained for each food premise prior to commencement of operations of the relevant stage.	C
Post-construction Dilapidation Report					
D12	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council. 	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)</p>	Not triggered	NT

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Protection of Public Infrastructure					
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <p><i>Note:</i></p> <ul style="list-style-type: none"> • This condition does not apply to any damage to roads caused as a result of general road usage 	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)</p>	Not triggered	NT
Road Damage					
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)</p>	Not triggered	NT
Protection of Property					
D15	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)</p>	Not triggered	NT
Utilities and Services					
D16	Prior to commencement of operation, a compliance certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	2A1	<p>Consultant Advice Notice, 17/12/20, Erbas</p>	The evidence states that the existing infrastructure is sufficient and, therefore the existing Section 73 certificate obtained for LV Stage 1 is sufficient	NT
Roadworks and Access					
D17	Prior to the commencement of operation, (unless otherwise agreed by the Planning Secretary) the upgrade works to the intersection of Eton Road and Dunstan Grove must be completed in accordance with the details approved under condition B29.	2A1	<p>Email, Ku-rin-gai Council to SINSW, 21/01/21</p> <p>Stormwater intersection Certificate, Burzulis, 20/01/21.</p>	Council confirmed that the roadworks were completed. This was provided prior to operations on 27/01/21.	C
D18	Prior to the commencement of operation, an independent Road Safety Audit (RSA), prepared by a suitably qualified consultant, must be undertaken of the internal access road from the main entry at Eton Road to the turnaround, in consultation with TfNSW, and any recommendations of the RSA must be implemented. The RSA and evidence of implementation of recommendations must be submitted to the Certifier prior to any occupation.	2A1, 2A2, 2B, 2B2	<p>Lindfield Learning Village Stages 2 and 3, 2A Road Safety Audit, AMWC RS, 25/01/21</p> <p>Email, SINSW to Savills dated 21/01/21</p>	A Road Safety Audit was completed for 2A1 by qualified and experienced Level 3, road safety auditors. The Project has identified, within the audit report, actions that will be implemented in response to issues raised. TfNSW was consulted on the RSA during concept design.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>SINSW Post approval consultation record, 2019 – 15/02/21</p> <p>Lindfield Learning Village Stages 2 and 3, 2A2 and 2B Road Safety Audit, AMWC RS, 15/04/21</p> <p>Consultation record with TfNSW for 2A2 and 2B (17/02/21 – 14/04/21)</p> <p>Letter Arup to Hindmarsh, 19/04/21 (2A2 2B close out)</p> <p>Lindfield Learning Village Stages 2 and 3 2B2 Road Safety Audit, AMWC RS, 02/06/21</p> <p>Consultation record with TfNSW for 2B2 (27/05/21 – 08/06/21)</p> <p>Letter Arup to Hindmarsh, 02/06/21 (2B2 close out)</p>	<p>Road Safety Audits were completed for 2A2 and 2B, and again for 2B2 by qualified and experienced Level 3, road safety auditors. The Project management team has identified, within the audit report, actions that will be implemented in response to issues raised.</p> <p>TfNSW was consulted on both of the RSAs during their preparation. Arup provided written confirmation that the recommendations had been addressed.</p>	
D19	<p>Prior to the commencement of operation, evidence must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> (a) the proposed alterations and additions to the internal access road, including the provision of separate bus and parent/career drop-off/facilities have been completed; (b) the proposed fire trail connection between Dunstan Grove and the extended internal access road has been completed; (c) the internal road design, including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and drop-off/pick-up bay dimensions, is in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage; and (d) the swept path of the longest service vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as maneuverability through the site, is in accordance with Austroads. 	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)</p>	The Staging Report has this to be fulfilled prior to stages 2C	NT
Pedestrian Infrastructure Upgrades					
D20	<p>Prior to the commencement of operation, the Applicant must provide (unless otherwise agreed by the Planning Secretary) pedestrian infrastructure upgrades to accommodate the expansion of the school and further improve connectivity to Lindfield Public School. The upgrades must be finalised in consultation with Council and include (but not limited to) the provision of:</p> <ul style="list-style-type: none"> (a) a footpath along the southern side of Eton Road from Austral Avenue to the existing footpath north of Abingdon Road; and (b) a footpath along the southern side of Grosvenor Road between Austral Avenue and Bent Street; (c) provision of pedestrian crossing on Eton Road at Austral Road and (d) provision of a pedestrian crossing on Abingdon Road at Eton Road. 	2A2, 2B	<p>Email Savills to Council, 08/06/21 (request of confirmation of satisfaction)</p> <p>Email Council to Savills, 10/06/21 (satisfaction of completion of works and consultation)</p> <p>Traffic Committee meeting minutes November 2020.</p>	Council undertook the pedestrian upgrade works. Confirmation was provided by Council that they had completed the works in accordance with the condition. The works were completed within 3 months of commencement of Stage 2A2.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D21	Detailed design of pedestrian crossing facilities as required by condition D20 must be submitted to the Ku-ring-gai Traffic Committee for recommendation and approval by Council.	2A2, 2B	Email Savills to Council, 08/06/21 (request of confirmation of satisfaction) Email Council to Savills, 10/06/21 (satisfaction of completion of works and consultation) Traffic Committee meeting minutes November 2020.	Council undertook the pedestrian upgrade works. Confirmation was provided by Council that they had completed the works in accordance with the condition. The works were completed within 3 months of commencement of Stage 2A2.	C
D22	Works agreed under condition D20 and D21 must be completed within three months of the commencement of operation to the satisfaction of Council.	2A2, 2B	Email Savills to Council, 08/06/21 (request of confirmation of satisfaction) Email Council to Savills, 10/06/21 (satisfaction of completion of works and consultation) Traffic Committee meeting minutes November 2020.	Council undertook the pedestrian upgrade works. Confirmation was provided by Council that they had completed the works in accordance with the condition. The works were completed within 3 months of commencement of Stage 2A2.	C
Bicycle Parking and End-of-Trip Facilities					
D23	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: a) the provision of a minimum 42 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; d) appropriate pedestrian and cyclist advisory signs are to be provided; and <i>Note:</i> • all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	2C	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The Staging Report has this to be fulfilled prior to stages 2C	NT
School Transport Plan					
D24	Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW; (b) include arrangements to promote the use of active and sustainable transport modes, including: (i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) based on those included in the Further Supplementary Response to Submissions; (ii) specific tools and actions to help achieve the objectives and mode share targets; (iii) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. (c) include operational transport access management arrangements, including:	2A1	School Transport Plan, Arup, 13/01/21 Letter, DPIE to SINSW, 19/01/21	The School Transport Plan was prepared to address the requirements of this condition for all stages. It was approved by the Department on 19/01/21	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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;</p> <p>(ii) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>(iii) the location and operational management procedures of the drop-off and pick-up parking including staff management/traffic controller arrangements.</p> <p>(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;</p> <p>(v) delivery and services vehicle and bus access and management arrangements;</p> <p>(vi) management of approved access arrangements;</p> <p>(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;</p> <p>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(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</p> <p>(e) a monitoring and review program that includes:</p> <p>(i) travel mode surveys (undertaken at a suitable time to reflect typical school operations) to determine the level of achievement of travel mode share targets;</p> <p>(ii) car parking demand surveys (undertaken during and after school hours) to identify any school parking demand that spills out onto the road network;</p> <p>(iii) review of the adequacy of school bus services to cater for school demand; and</p> <p>(iv) identification of measures to be taken where travel mode targets are not met, parking issues have been identified on neighbouring private land, access ways or the surrounding road network or where demand exceeds the capacity of bus services.</p>				
Stormwater Operation and Maintenance Plan					
D25	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) must be submitted to Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>	2A1	<p>Stormwater Operational Maintenance Plan, Burzulis, 18/01/21</p> <p>Completion Certificate 20000325-5, MBC</p>	<p>The SOMP was prepared for all stages and includes the:</p> <ul style="list-style-type: none"> • maintenance schedule • record and reporting details; • relevant contact information; and • Work Health and Safety requirements <p>The Certifier verified the SOMP as evidence through issuance of the Crown Certificate.</p>	C
Signage					
D26	<p>Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.</p>	2A1, 2A2, 2B, 2C	<p>Photo series D26 and D27</p> <p>Site inspection 23/06/21 and 15/07/21</p>	<p>Wayfinding signage installed for Stage 2A1, 2A2, 2B, 2B2 sighted.</p>	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D27	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.	2A1, 2A2, 2B, 2B2, 2C	Photo series D26 and D27 Site inspection 23/06/21 and 15/07/21	Wayfinding signage installed for Stage 2A1, 2A2, 2B, 2B2 sighted.	C
Operational Waste Management Plan					
D28	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: <ul style="list-style-type: none"> (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 <i>Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the Operational Waste Management Plan prepared by Foresight Environmental, dated 22 July 2019. 	2A1	Operational Waste Management Plan, 22/07/19, Foresight Environmental.	The Operational Waste Management Plan prepared for all stages remains unchanged from the version prepared during the EIS and details remain the same. It identifies <ul style="list-style-type: none"> typical type and quantity of waste to be generated during operation handling, storage and collection the materials to be reused or recycled, either on or off site Management and Mitigation Measures included in same plan prepared as part of the RtS. 	C
Landscaping					
D29	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.	2A2, 2B, 2B2, 2C	Installation certificate, Stonewill, 16/04/21 Landscape plan drawing series titled LS-0001 to LS-8802 and specification sheets.	Observation: The landscapers confirmed that the landscaping was completed in accordance with the landscape designs specified in CoC B25; however, during the site inspection conducted in conjunction with NPWS, it was observed that there were deficiencies with the landscaping which were potentially impacting on the National Park. Evidence of unidentified spray seed / grass, deficient planting on steep slopes (thus not providing adequate stabilization) and lack of rock armor on certain drainage lines were sighted.	C
D30	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping undertaken on-site, to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;	2A1	Operational Landscape Management Plan, Kleinfelder, 12/11/18 (and addendum 18/07/19) Completion Certificate 20000325-5, MBC	The Operational Landscape Management Plan was prepared for all stages prior to consent and it includes ongoing monitoring and maintenance measures to manage revegetation and landscaping. The Certifier verified acceptance through issuance of the Completion Certificate.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Flora and Fauna Management Plan					
D31	<p>Prior to commencement of operation, the Applicant must submit an Operational Flora and Fauna Management Plan (OFFMP) to the Certifier that include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to:</p> <ul style="list-style-type: none"> (a) retention of areas of native vegetation for threatened flora and fauna within the site; (b) weed control; (c) feral animal control; (d) pathogen management procedures; (e) monitoring; and (f) rehabilitation actions. 	2A1	<p>Operational Flora and Fauna Management Plan (OFFMP), Kleinfelder, 07/12/20</p> <p>Completion Certificate 20000325-5, MBC</p>	<p>OFFMP was prepared for all stages and submitted to the Certifier. It details</p> <ul style="list-style-type: none"> • retention of areas of native vegetation for threatened flora and fauna • weed control; • feral animal control; • pathogen management procedures; • monitoring; and • rehabilitation actions 	C
Asset Protection Zones					
D32	<p>Prior to the commencement of operation, the entire property must be managed as asset protection zone- an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:</p> <ul style="list-style-type: none"> (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2m above the ground; (d) tree canopies should be separated by 2 to 5m; (e) preference should be given to smooth barked and evergreen trees; (f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. (j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed. 	2A1	<p>Bushfire APZ Certification, Blackash, 22/01/21 (2A1).</p> <p>Bushfire APZ Certification, Blackash, 12/04/21 (2A2 and 2B).</p> <p>Bushfire APZ Certification, Blackash, 20/05/21 (2B2).</p> <p>Vegetation Management Plan, Blackash, 04/01/21</p>	<p>The Level 3 Accredited Practitioner (Bushfire Planning and Design) reviewed the landscaping and building works. It refers to Condition D32 and D33 to which it assess compliance. It states that all APZ requirements were satisfied for each stage.</p>	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D33	<p>Prior to commencement of operation, a Vegetation Management Plan prepared by a suitably qualified person and in consultation with a suitably qualified bush fire consultant recognised by the NSW RFS for the ongoing maintenance of asset protection zones within the site and approved under license within the Lane Cove National Park. This must include:</p> <ul style="list-style-type: none"> (a) a plan showing asset protection zones within and outside of the site relied upon by the school for bush fire protection, including management zones within the former UTS campus precinct and clearly identify areas to be managed by the Applicant.; (b) provisions for the annual audit of all APZs within and outside the site by a bush fire consultant recognised by the NSW RFS prior to the declaration of the bush fire season; and (c) provisions for the identification of actions to be taken in order to rectify non-compliances with APZ requirements where identified. 	2A1	<p>Vegetation Management Plan, Blackash, 04/01/21</p> <p>Bushfire APZ Certification, Blackash, 22/01/21 (2A1).</p> <p>Bushfire APZ Certification, Blackash, 12/04/21 (2A2 and 2B).</p> <p>Bushfire APZ Certification, Blackash, 20/05/21 (2B2).</p>	<p>The Level 3 Accredited Practitioner (Bushfire Planning and Design) prepared Vegetation Management Plan for all stages in consultation with RFS. It includes the APZ plans.</p> <p>The annual audit (and any actions stemming from the audit) has yet to be triggered.</p>	C
Operational Bush Fire Emergency Management and Evacuation Plan					
D34	<p>Management and Evacuation Plan must be prepared by a suitably qualified person. The plan must:</p> <ul style="list-style-type: none"> (a) be consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and Australian Standard AS 3745-2010 Planning for Emergencies in Facilities; (b) address evacuation risk with regard to the multi-level configuration of the school; (c) incorporate provisions to address access into the site, the level of available firefighting assistance, and the blockage of evacuation escape routes; (d) provide for updating of the plan on an annual basis following an audit of bush fire protection measures, including maintenance of asset protection zones, water supplies and access roads on and off site; and (e) be submitted to NSW RFS, Council and the Planning Secretary for information. 	2A1	<p>Management and Evacuation Plan. Blackash, 21/01/21</p> <p>Email, Hindmarsh to RFS, 22/01/21</p> <p>Email, Hindmarsh to Ku-ring-gai Council, 22/01/21</p> <p>DPIE post approval portal lodgment 25/01/21</p>	<p>The Management and Evacuation Plan was prepared for all stages by Level 3 Accredited Practitioner (Bushfire Planning and Design). The Plan address the information from items a) – e).</p> <p>The document was submitted to each of the stakeholders.</p>	C
D35	<p>Prior to the commencement of operation, an Operational Flood Evacuation and Emergency Management Plan (OFEMP) must be prepared by a suitably qualified person. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with the NSW SES and Council and in accordance with <i>Floodplain Risk Management Guideline</i> (OEH, 2007); (b) include specific flood emergency measures required to be incorporated into the detailed design to mitigate impacts of a range of flood events up to and including the PMF; (c) include measures to manage flood impacts outside the site to ensure accessibility is maintained; (d) include details of: <ul style="list-style-type: none"> (i) predicted flood levels; (ii) flood warning time and flood notification; (iii) assembly points and evacuation routes; (iv) evacuation and refuge protocols; (v) awareness training for employees and contractors; and (e) be submitted to the NSW SES, Council and the Planning Secretary for information. 	2A1	<p>Operational Flood Evacuation and Emergency Management Plan (OFEMP), EWWF, 20/01/21</p> <p>Ku-ring-gai Council consultation tracker (including supporting emails).</p> <p>SES consultation tracker (including supporting emails).</p>	<p>The OFEMP was prepared for all stages by civil engineers (CVs provided). It is the same document (with updates to capture evolution from Stage 1 and through the assessment of Stage 2).</p> <p>Evidence was presented showing consultation with Council and SES. Despite consulting with the stakeholders, no feedback was provided.</p> <p>The Plan includes</p> <ul style="list-style-type: none"> • flood emergency measures for a range of flood events up to and including the PMF; • measures to manage flood impacts • predicted flood levels; • flood warnings • assembly points and evacuation routes and protocols • training for employees and contractors. 	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Community Consultative Committee (CCC)					
D36	<p>Prior to the commencement of operation, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's <i>Community Consultative Committee Guidelines: State Significant Projects</i> (January 2019). The CCC must begin to exercise functions in accordance with such Guideline before the commencement of operation of Phase 2 and continue to and continue to do so for a period of three years after the commencement of operation of the final stage of operation or other timeframe agreed by the Planning Secretary.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> The CCC is an advisory committee only. In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council, relevant transport agencies and the local community. 	2A2, 2B	<p>https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/lindfield-learning-village-stage-2/apr-2021/FINAL_LLV_CCC_Minutes_Mtg_1_250221.pdf</p> <p>LLV CCC Meeting No. 2 meeting minutes</p>	The CCC has been established and is made up of community members, Project representatives (SINSW, DoE). Council and DPIE were invited and they have yet to attend (1 x meeting to date). It is understood that TfNSW will also attend next meeting.	C
PART E POST OCCUPATION					
Out of Hours Event Management Plan					
E1	<p>Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people (excluding out of school hours care), the Applicant is to prepare an Out of Hours Event Management Plan (school use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the theatre, auditorium, gymnasium or squash courts, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 	2A1, 2A2, 2B, 2B2, 2C	<p>Out of Hours Event Management Plan Lindfield Learning Village_Roar: Community Voice 26/05/21</p> <p>Out of Hours Event Management Plan Lindfield Learning Village_T2 Mountaintop Evening, 23/06/21</p> <p>Email, Council to Savills, 09/07/19</p>	<p>Two Out of Hours Events Management Plans (OOHEMP) have been developed. They each identify the requirements set out in items a-g of this condition. Consultation was completed with Council prior to the development of the Stage 1 OOHEMP. The OOHEMP form has remained unchanged since this time.</p> <p>Non-compliance: There was no evidence available to demonstrate that OOHEMPs had been submitted to the Department.</p>	NC
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	2A1, 2A2, 2B, 2B2, 2C	<p>Out of Hours Event Management Plan Lindfield Learning Village_Roar: Community Voice 26/05/21</p> <p>Out of Hours Event Management Plan Lindfield Learning Village_T2 Mountaintop Evening, 23/06/21</p> <p>Complaints register June 2021</p>	The OOHEMPs include a statement as to how each element will be implemented. No complaints received regarding the out of hours events.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E3	<p>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. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the theatre, auditorium, gymnasium or squash courts, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. 	2A1, 2A2, 2B, 2B2, 2C	Interview with auditees 23/06/21	No triggering events have occurred during the audit period.	NT
E4	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	2A1, 2A2, 2B, 2B2, 2C	Interview with auditees 23/06/21	No triggering events have occurred during the audit period.	NT
Operation of Plant and Equipment					
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	2A1, 2A2, 2B, 2B2, 2C	<p>Interview with auditees 23/06/21</p> <p>Installation certificates and Crown Completion Certificates sighted elsewhere in this Audit Table.</p>	All plant and equipment installed remains under the defect period and is being managed by the construction contractor. Installation has only recently occurred.	C
Warm Water Systems and Cooling Systems					
E6	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.	2A1, 2A2, 2B, 2B2, 2C	Cooling and heating water systems compliance statement, Erbas, 15/12/20	The compliance statement states that the air conditioning systems for the entire LLV stage 2 project does not use warm, cooled, chilled or condensed water.	NT
Community Communication Strategy					
E7	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	2C	Community Communication Strategy dated 13/10/20.	<p>Community Communication Strategy dated 13/10/20 submitted to DPIE dated 24/11/20, 48 hours prior to construction commencement on 26/11/20.</p> <p>The Community Communication Strategy continues to be implemented.</p>	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
School Transport Plan (STP)					
E8	The STP(s) approved under condition D24 as (revised from time to time) must be implemented by the Applicant for the life of the development and reviewed annually unless otherwise agreed in writing by the Planning Secretary. Details and outcomes of the review(s) must be submitted to the Planning Secretary for information.	2A1, 2A2, 2B, 2B2, 2C	School Transport Plan, Arup, 13/01/21 Letter, DPIE to SINSW, 19/01/21 LLV Transport Working Group, 25/05/21 Interview with auditees 23/06/21 Site inspection 23/06/21 and 15/07/21 Travel Access Guide, Term 1, LLV	The School Transport Plan was prepared for all stages to address the requirements of this condition. It was approved by the Department on 19/01/21. The Project has engaged a traffic coordinator from MottMac to monitor the implementation of the School Transport Plan. The Transport Working Group meets monthly. The group includes members from TfNSW, Councils, the Travel Coordinator, and project representatives. Deficiencies in bus availability continues to be an issue. TfNSW are continuing to investigate and advise that current demand does not justify additional buses. As such reliance on car travel is still high. The travel coordinator indicates that charter buses have been deployed to make up the shortfall in services. The travel access guide is a tool that communicates travel options, consistent with the STP. The access, parking, kiss and drop arrangements are as described in the STP. Gates are as described. Carpool parking spots receive priority (to encourage shared use). The annual review is pending.	C
Operational Noise Limits					
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020.	2A1, 2A2, 2B, 2B2, 2C	JEC installation certificate, 19/01/21 SSDA Certificate Mechanical Services Stage 2A1 and 2B, JEC, 09/04/21 SSDA Certificate Mechanical Services Stage 2B2, JEC, 18/05/21	The installer provided a statement confirming compliance with the noise impact assessment. They note that the noise impact assessment refers to some plant that does not form part of the project and therefore is not included in the install statement. The install was verified by the Certifier. Construction is ongoing. Refer response to CoC E10.	C
E10	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary (or other timeframe agreed by the Planning Secretary) within two months of commencement use of each stage of the of the development to verify that operational noise levels of the proposal do not exceed the recommended noise levels for mechanical plant identified in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	2C	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The Staging Report has this to be fulfilled prior to stages 2C.	NT

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Unobstructed Driveways and Parking Areas					
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	2A1, 2A2, 2B, 2B2, 2C	Site inspection 23/06/21 and 15/07/21 Complaints register June 2021	No obstructions were observed during the site inspection. No complaints regarding access or obstructions received.	C
Dunstan Grove Fire Trail Access					
E12	The fire trail access to Dunstan Grove must not be used for vehicular access except in the event of an emergency.	2A1, 2A2, 2B, 2B2, 2C	Site inspection 23/06/21 and 15/07/21	The fire trail access was still under construction at the time of the site inspection.	NT
Ecologically Sustainable Development					
E13	Unless otherwise agreed by the Planning Secretary, within six 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 B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	2C	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The Staging Report has this to be fulfilled prior to stages 2C.	NT
Outdoor Lighting					
E14	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.	2A1, 2A2, 2B, 2C	Electrical Services Certificate of Design by Erbas dated 15/09/20. Obtrusive effects of Outdoor Lighting Erbas statement dated 17/11/20. Raston Group Install certificate, 19/01/21 Completion Certificate 20000325-5, MBC Complaints register June 2021	The Erbas Electrical Services Certificate of Design dated 15/09/20 and the Obtrusive Effects of Outdoor Lighting statement dated 17/11/20 submitted to the certifier on 13/10/20. it was verified as installed by design by the contractor and verified by the Certifier. Several complaints were received regarding <u>internal lighting</u> to the operational school. The Project is investigating design and operational improvements to prevent impact Timers, sensors, tinting).	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Landscaping					
E15	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required for the duration of occupation of the development.	2A1, 2A2, 2B, 2B2, 2C	Interview with auditees 23/06/21 Site inspection 23/06/21 and 15/07/21	Observation: The landscape area was handed over at Stage 2B2 (in June 2021) and has a 12 month handover period and is being maintained by the builder. Large portions of the landscaping were observed to be well maintained during the site inspection conducted with NPWS; however, it was evident that there were deficiencies with the landscaping which were potentially impacting on the National Park. Evidence of unidentified spray seed / grass, lack of ground cover (in particular on the Dunston Grove APZ) and deficient planting on steep slopes and site boundary and lack of rock armor on certain drainage lines were sighted. Refer to Appendix E, Photographs 9-13.	C
Heritage					
E16	The Applicant must ensure that the heritage characteristics of the site are managed and protected in accordance with the Conservation Management Plan (including appended documents) prepared by Urbis, dated 14 April 2020.	2A1, 2A2, 2B, 2B2, 2C	Site inspection 23/06/21 and 15/07/21	The heritage characteristics were observed in the operational part of the school during the inspection (Light fixtures, carpet, railing, leather couches, old doors, timber ceilings etc.). The Conservation Management Plan identifies a range of recommendations to manage degradation of the heritage value over time. These include not undertaking certain maintenance activities which involve removing / replacing fabrics and ensuring maintenance occurs on infrastructure such as stormwater and plumbing so that unplanned degradation doesn't occur. No unauthorised works were observed and the building remains under construction / and subject to eh defects period. No issues identified.	C
Asset Protection Zones					
E17	The asset protection zones required by condition D32 shall be maintained for the duration of occupation of the development.	2A1, 2A2, 2B, 2B2, 2C	Bushfire APZ Certification, Blackash, 22/01/21 (2A1). Bushfire APZ Certification, Blackash, 12/04/21 (2A2 and 2B). Bushfire APZ Certification, Blackash, 20/05/21 (2B2).	The Level 3 Accredited Practitioner (Bushfire Planning and Design) prepared Vegetation Management Plan. It includes the APZ plans. The APZ has only just been established at the time of the site inspection.	C
Vegetation Management Plan					

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E18	The vegetation management plan approved under condition D33 must be maintained for the duration of operation of the development and reviewed annually unless otherwise agreed by the Planning Secretary. Details and outcomes of the review(s) are to must be submitted to the Planning Secretary for information.	2A1, 2A2, 2B, 2B2, 2C	Vegetation Management Plan, Blackash, 04/01/21 Management and Evacuation Plan. Blackash, 21/01/21 Site inspection 23/06/21 and 15/07/21	The APZ and landscaping area had only just been established at the time of the site inspection. The landscape area was handed over at Stage 2B2 (in June 2021) and has a 12 month handover period and is being maintained by the builder. Refer to CoC E15. The annual review is pending.	C
Fire Safety Certificate					
E19	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.	2A1, 2A2, 2B, 2B2, 2C	Fire Safety Certificate 21/01/21 Fire Safety Certificate 16/04/21 (covers stages 2A2 and 2B) Fire Safety Certificate 21/05/21 (covers stages 2B2) Submission to Council, 26/01/21, 16/04/21 and 25/05/21 Submission to FRNSW, 26/01/21, 16/04/21, 25/05/21 Photo of install 27/05/21	Interim Fire Safety Certificates have been prepared and submitted to the identified stakeholders (refer CoC D9). The certificates are posted next to the fire indicator panel. A final fire safety certificate will be issued upon completion of the Project.	NT
Road Safety Audit					
E20	Within three months of the student population reaching 1050 students and again within three months of the school population reaching 2000 students, an independent Road Safety Audit (RSA), prepared by a suitably qualified consultant, must be undertaken of the local road network surrounding the school and generally centred on Eton Road and intersecting roads south of Austral Road. The RSA must be prepared in consultation with TfNSW and Council and any recommendations must be implemented within three months of the RSA being completed. The RSA and evidence of implementation of recommendations must be submitted to the Certifier and a copy provided to Council and the Planning Secretary for information.	2C	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPIE to SINSW, 26/04/21 (Staging Report approval)	The Staging Report has this to be fulfilled at a later stage.	NT

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Gavin Ng
Principal Compliance Officer
NSW Department of Education
Level 8, 259 George Street
Sydney NSW 2000

17 December 2020

Dear Mr Ng

**Lindfield Learning Village (SSD 8114)
Auditor Approval – Stage 2 Independent Environmental Audit**

I refer to your request for the Secretary's approval of suitably qualified persons to prepare the Stage 2 Independent Environmental Audit (IEA) for the Lindfield Learning Village (SSD 8114).

In accordance with Part C, Condition C37 of SSD 8114 (the 'Consent') and the *Independent Audit Post Approval Requirements*, as it was December 2018, the Secretary has agreed to the following audit team:

- Ms Ann Azzopardi;
- Mr Derek Low;
- Mr Ricardo Prieto-Curiel; and
- Mr Steve Fermio.

Please ensure this correspondence is appended to the IEA.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* as it was December 2018. Failure to meet these requirements will require revision and resubmission.

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

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

If you wish to discuss the matter further, please contact Laura Papoulias on (02) 8289 6879.

Yours sincerely



Rob Sherry
Team Leader Compliance – Government Projects
Planning & Assessment
As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

Derek Low

From: Alex McGuirk [REDACTED]
Sent: Tuesday, 22 June 2021 12:52 PM
To: Derek Low
Subject: RE: Independent Audit of the Lindfield Learning Village (SSD 8114)

Hi Derek,

Thank you for consulting with the Department of Planning, Industry and Environment (Department) on the scope of the audit. Please be advised that the Lindfield Learning Village development consent (SSD-8114) comprises:

- Partial development consent – Phase 1 construction and operation – determined 24 October 2018 (modified 15 January 2020, 18 March 2021)
- Development consent – Phase 2 & 3 staged construction and operation – determined 12 November 2020 (modified 12 March 2021).

As you are aware, the Department's *Independent Audit Post Approval Requirements* (PAR) require:

- an initial audit within 16 or 20 weeks (2018 PAR) or 12 weeks (2020 PAR) of the commencement of construction, then at intervals of no more than 26 weeks
- an initial audit within 52 weeks (2018 PAR) or 26 weeks (2020 PAR) of the commencement of operation, then at intervals of no more than 3 years.

Lindfield Learning Village notifications of commencement have been submitted to the Department nominating the following commencement dates:

- Operation of Phase 1 – record not found
- Construction of Phase 2 & 3 on 26 November 2020 (Schools Infrastructure ref. DOC20/1043963)
 - Operation of Stage 2A1 on 27 January 2021 (Schools Infrastructure ref. DOC20/1316914)
 - Operation of Stage 2A2 and 2B on 19 April 2021 (Schools Infrastructure ref. DOC21/261958)
 - Operation of Stage 2B on 7 June 2021 (Schools Infrastructure ref. DOC21/489868)
 - Operation of Stage 2C on 12 July 2021 (Schools Infrastructure ref. DOC21/4898870).

Please ensure the audit is conducted in accordance with Condition B57 of Partial Development Consent SSD-8114, which requires the audit to be carried out in accordance with 2018 PAR, and Condition C38 of Development Consent SSD-8114, which requires the audit to be carried out in accordance with the 2020 PAR, noting that both PARs require "... an assessment of compliance with all conditions of consent applicable to the phase of the development ..." and that that additional conditions of the Development Consent are triggered by a student population of 1,050. Previously Wolfpeak (Independent Audit Report, v2, 15/03/2021) has identified the student population for Phase 1 as 350 students and for Phase 2 as 1,000 students.

In relation to the audit, the Department requests that you consult with the following:

- Ku-ring-gai Council
- NSW Rural Fire Service (RFS)
- State Emergency Service (SES)
- National Parks and Wildlife Service (NPWS)
- Heritage NSW
- Local Aboriginal Land Council
- Transport for New South Wales (TfNSW)
- Community consultative committee.

Please don't hesitate to contact me should you wish to discuss,

Alex McGuirk
Senior Compliance Officer



Planning,
Industry &
Environment

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Tuesday, 15 June 2021 8:18 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/4416>

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

The on-site component of the audit is scheduled to occur on 23 June 2021 and pertains to post-approval requirements and compliance.

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

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

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

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

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

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Derek Low

From: [REDACTED]
Sent: Wednesday, 30 June 2021 8:48 AM
To: Derek Low
Cc: Jim Lewis; Sasha Serrao; Pete Krause
Subject: Re: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hi Derek

In summary, CCC members have requested that as part of the Independent Audit the following matters are considered to the extent that they relate to the CoA:

- Asset Protection Zones and fire prevention / management / mitigation
- Fire escape management
- Traffic controls
- School transport (including both public and private vehicles)
- Safety
- Access
- Noise impacts on the residents of Dunstan Grove and nearby properties.

CCC members would appreciate being advised when your final report is posted online and available to the public.

Please don't hesitate to be in contact again if needed.

Regards
Abigail

Abigail Goldberg FAICD FPIA, Chair and Director
[REDACTED]

GoldbergBlaise

goldbergblaise.com.au

From: [REDACTED]
Date: Tuesday, 29 June 2021 at 6:50 pm
To: Derek Low <dlow@wolfpeak.com.au>
Cc: [REDACTED]
<Pe [REDACTED]>
Subject: Re: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Thanks, Derek, I will update the CCC members.

Regards
Abigail

Abigail Goldberg FAICD FPIA, Chair and Director
[REDACTED]



GoldbergBlaise

goldbergblaise.com.au

From: Derek Low <dlow@wolfpeak.com.au>

Date: Tuesday, 29 June 2021 at 6:41 pm

To: 

Cc: 

<Pe

Subject: Re: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hi Abigail.

Schedule 2, Condition C42 provides for the cessation of Independent Audits.

Hope this helps.

Regards.

Get [Outlook for Android](#)

From: 

Sent: Tuesday, June 29, 2021 3:34:56 PM

To: Derek Low <dlow@wolfpeak.com.au>

C

<

Subject: Re: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hello Derek

LLV CCC members are considering their response to your request – I hope to get back to you in this regard tomorrow. In the interim, one of the members has made the following query:

“Section 2 talks about the frequency of the audits, but there’s no time frame. I assume it’s in perpetuity, but would like to get certainty around that, please.”

Could you advise please?

Thanks and regards

Abigail

Abigail Goldberg FAICD FPIA, Chair and Director



GoldbergBlaise

goldbergblaise.com.au

From: Derek Low <dlow@wolfpeak.com.au>

Date: Thursday, 24 June 2021 at 4:16 pm

To: [REDACTED]

Cc: [REDACTED]

<Pe

Subject: RE: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hi Abigail.

Thanks for the response. Unfortunately I need to get the report finalised in second week of July, so if you could provide some feedback (if any) no later than 04/07/21 that would be of assistance.

With respect to focusing the CCC on some particular issues. I understand that the CCC has been discussing APZs and traffic, transport and access. I would be happy to have a look at these matters (to the extent that they relate to the consent) if the CCC would like.

Please let me know.

Regards

Derek Low | Principal Environmental Consultant

General Manager



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M: 0402 403 716

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From: [REDACTED]

Sent: Tuesday, 22 June 2021 4:02 PM

To: Derek Low <dlow@wolfpeak.com.au>

Cc: [REDACTED]

Subject: Re: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hello Derek

Thank you for your email.

Please be advised that the next meeting of the LLV CCC is scheduled for 26 August. The most effective way of gaining the input of the Committee would be to add the item to the Agenda and discuss it at the meeting, if this timing is workable.

In addition, I note that your request for input is very broad, technical and wide-ranging across the CoA. It would be helpful if you could narrow the scope relevant to the Committee so that a meaningful response can be made.

Happy to discuss further if needed.

Regards
Abigail

Abigail Goldberg FAICD FPIA, Chair and Director

GoldbergBlaise

goldbergblaise.com.au

From: Derek Low <dlow@wolfpeak.com.au>

Date: Tuesday, 22 June 2021 at 2:16 pm

To: [REDACTED]

Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hello Abigail.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/4416>

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

The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with the CCC on the scope of the audit.

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

In providing input to the scope, I kindly request that:

- the CCC confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

- any feedback from CCC members be provided as a single consolidated set back through the CCC Chair, to allow me to respond.
- The CCC Chair does not share my contact details with the CCC members.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



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P: 1800 979 716

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Derek Low

From: Derek Low
Sent: Tuesday, 22 June 2021 1:43 PM
To: kmc@kmc.nsw.gov.au
Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/4416>

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

The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with Council on the scope of the audit.

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

In providing input to the scope, I kindly request Council confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



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Derek Low

From: Derek Low
Sent: Tuesday, 22 June 2021 1:44 PM
To: heritagemailbox@environment.nsw.gov.au
Subject: FW: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/4416>

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

The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with Heritage NSW on the scope of the audit.

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

In providing input to the scope, I kindly request that Heritage NSW confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



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Derek Low

From: Derek Low
Sent: Tuesday, 22 June 2021 2:07 PM
To: 'officeadmin@metrolalc.org.au'
Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hello Kevin.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/4416>

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

The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with the LALC on the scope of the audit.

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

In providing input to the scope, I kindly request that the LALC confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



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Derek Low

From: Greg Kirby [REDACTED]
Sent: Wednesday, 14 July 2021 4:38 PM
To: Derek Low; Rachel Labrador
Subject: RE: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) - attention Rachel Labrador

Hi Derek

We will both be attending tomorrow.

Regards,
Greg



Greg Kirby
Area Manager
North Western Sydney
NSW National Parks & Wildlife Service

PO Box 3009, West Lindfield 2070
[REDACTED]
www.nationalparks.nsw.gov.au

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

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Tuesday, 13 July 2021 1:14 PM
To: [REDACTED]
<Ra [REDACTED]>
Subject: RE: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) - attention Rachel Labrador

Hi Greg and Rachel. Hope you're both surviving lockdown ok.

Just confirming that we are on for the site visit 15/07 at 1pm. Savills have mentioned that they have yet to receive your acceptance to the meeting invite.

Please let me know.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

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From: Greg Kirby [REDACTED]
Sent: Wednesday, 7 July 2021 4:42 PM
To: Derek Low <dlow@wolfpeak.com.au>; Rachel Labador [REDACTED]
Subject: RE: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) - attention Rachel Labador
Importance: High

Hi Derek

There are a number of site issues we'd like to discuss - when are you available?

BTW who has engaged you from DPIE?

Regards,
Greg



Greg Kirby
Area Manager
North Western Sydney
NSW National Parks & Wildlife Service

PO Box 3009 West Lindfield 2070


W nationalparks.nsw.gov.au

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

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Tuesday, 22 June 2021 2:05 PM
To: Greg Kirby [REDACTED] Rachel Labador [REDACTED]
Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) - attention Rachel Labador

Hi Rachel and Greg.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements* 2020 (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/4416>

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

The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with the NPWS on the scope of the audit.

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

In providing input to the scope, I kindly request that the NPWS confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Derek Low

From: Derek Low
Sent: Tuesday, 22 June 2021 1:58 PM
To: David Boverman
Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hi David.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

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The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with the RFS on the scope of the audit.

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

In providing input to the scope, I kindly request that RFS confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



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Our Ref: ID 949
Your Ref:

28th June 2021

Mr Derek Low
WolfPeak

via email: dlow@wolfpeak.com.au

Dear Mr Low,

REQUEST BY WOLFPEAK FOR NSW SES COMMENT ON SCOPE OF INDEPENDANT AUDIT OF LINDFIELD LEARNING VILLAGE

I refer to your correspondence dated 23rd June 2021 seeking comment on scope of Independent Audit of Lindfield Learning Village.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms, and tsunami in NSW. This role includes, planning for, responding to, and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

For strategic effectiveness the NSW SES aims to work in partnership with local councils in the preparation of floodplain or coastal risk management plans, Local Environmental Plans (LEPs) and Development Control Plans (DCPs).

Due entirely to the need to meet priorities dictated by legislated responsibilities; the NSW SES is unable to provide comment on the scope of Independent Audit of Lindfield Learning Village.

Thank you for your referral and please do not hesitate to contact me 0458 737 188 or via email at nswses.riskreduction@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence.

Yours sincerely,



Maria Frazer
Coordinator Planning
NSW State Emergency Service

Derek Low

From: NSW SES Risk Reduction <rra@ses.nsw.gov.au>
Sent: Monday, 28 June 2021 9:00 AM
To: NSW SES Risk Reduction; Derek Low
Cc: Jacqueline Kenner
Subject: ID 949 Response RE: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)
Attachments: 20210628 Letter to Wolfpeak re Lindfield Learning Village.pdf

Dear Mr Low,

Please find attached NSW SES response to the above referral. Kindly note this email address for all future referrals.

Regards

Maria



Planning and Engagement | Regional Operations
NSW State Emergency Service
email: nswses.riskreduction@ses.nsw.gov.au

www.ses.nsw.gov.au



MISSION - NSW SES SAVING LIVES AND CREATING SAFER COMMUNITIES

VISION – A TRUSTED VOLUNTEER-BASED EMERGENCY SERVICE, WORKING TOGETHER TO DELIVER EXCELLENCE IN COMMUNITY PREPAREDNESS AND EMERGENCY RESPONSE

FOR EMERGENCY HELP IN FLOODS AND STORMS CALL THE NSW SES ON 132 500

From: Jacqueline Kenner <jacqueline.kenner1@one.ses.nsw.gov.au>
Sent: Wednesday, 23 June 2021 9:00 AM
To: NSW SES Risk Reduction <rra@ses.nsw.gov.au>
Subject: FW: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Good Morning

This was sent to me directly. Could it please be put through the register and triaged appropriately.

Regards

Jacqui



Jacqueline Kenner
Planning & Research Officer
NSW State Emergency Service - Metro Zone

Metro Zone Headquarters
Suite 5, Level 9, 1 Rider Boulevard Rhodes NSW 2138
PO BOX 3696 Rhodes NSW 2138
www.ses.nsw.gov.au



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FOR EMERGENCY HELP IN FLOODS AND STORMS CALL THE NSW SES ON 132 500

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From: Derek Low <dlow@wolfpeak.com.au>
Sent: Tuesday, 22 June 2021 2:00 PM
To: Jacqueline Kenner [REDACTED]
Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

EXTERNAL EMAIL: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Jacqueline.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements* 2020 (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/4416>

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

The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with the SES on the scope of the audit.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent,

including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request that the SES confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au



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Derek Low

From: Derek Low
Sent: Tuesday, 22 June 2021 2:11 PM
To: [REDACTED]
Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hello Joanna.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

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The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with the Transport on the scope of the audit.

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

In providing input to the scope, I kindly request that the Transport confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

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Derek Low

From: Derek Low
Sent: Tuesday, 22 June 2021 1:47 PM
To: 'stakeholder.relations@transport.nsw.gov.au'
Subject: Independent Audit of the Lindfield Learning Village (Phase 2 and 3) (SSD 8114)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the Lindfield Learning Village (Phase 2 and 3) (SSD 8114) (the Project).

I am currently preparing to undertake the second independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

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The on-site component of the audit is scheduled to occur between late June and mid July 2021 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR and the Department's request, I am consulting with Transport for NSW on the scope of the audit.

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

In providing input to the scope, I kindly request that Transport for NSW confirm if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant
General Manager



E: dlow@wolfpeak.com.au

P: 1800 979 716

M: 0402 403 716

A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000

www.wolfpeak.com.au

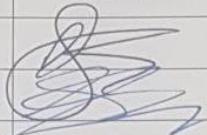
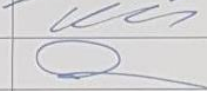




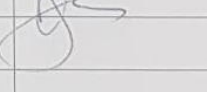
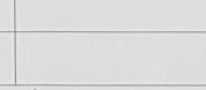


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APPENDIX D – MEETING SIGN ON SHEET

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	LINDFIELD LEARNING VILLAGE SSD 8/14		
DATE	23/6/21		
LOCATION	LINDFIELD		
OPENING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEBBE LAW	AUDITOR	WOLFPEAK	
Sasha Serrao	Project Manager	Savills	
Reg Strawing	Project Engineer	HCA	
Stuart Williams	Site Supervisor	HCA	
CLOSING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
Reg Strawing	Project Engineer	HCA	
Stuart Williams	Site Supervisor	HCA	
Sasha Serrao	Project Manager	Savills	
DEBBE LAW	AUDITOR	WOLFPEAK	

APPENDIX E – SITE INSPECTION PHOTOGRAPHS



Photo 1: Site notice

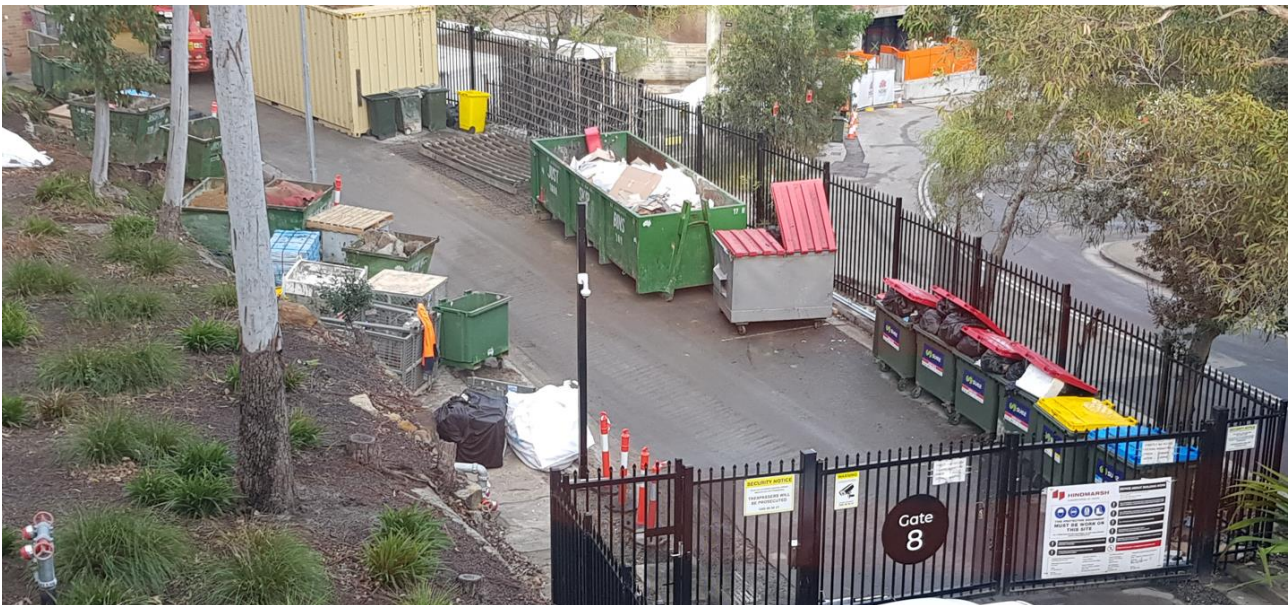


Photo 2: Waste collection bay

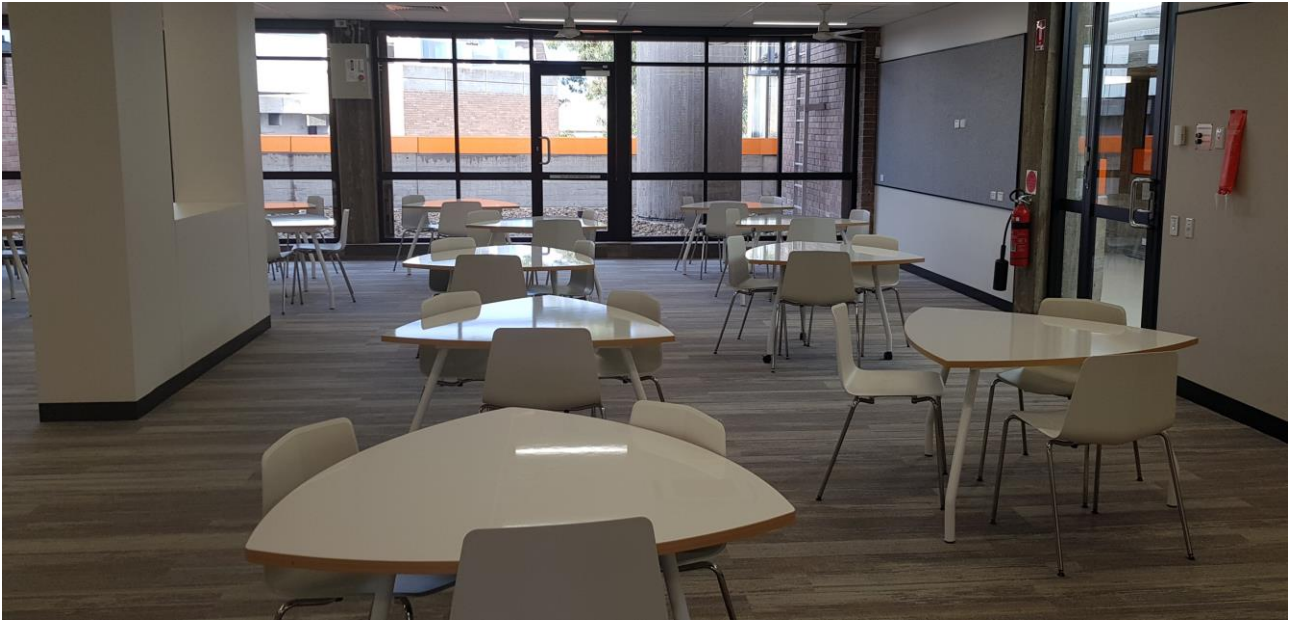


Photo 3: Interval fit out nearing completion



Photo 4: Kitchen facilities



Photo 5: Balcony garden and safety mesh



Photo 6: Overview of landscaping



Photo 7: Internal waiting area for kiss and drop. Note screen for displaying vehicle licence plates to reduce congestion.



Photo 7: Signage



Photo 8: Rural Fire Service dedicated access being finalised.



Photo 9: Dunstan Grove APZ with insufficient ground cover. Remedial work required.



Photo 10: Evidence of high velocity flow leaving the site and entering the Lane Cove National Park. Remedial work required.



Photo 11: Evidence of scouring / high velocity flow leaving the site from on site detention basin. Remedial work required.

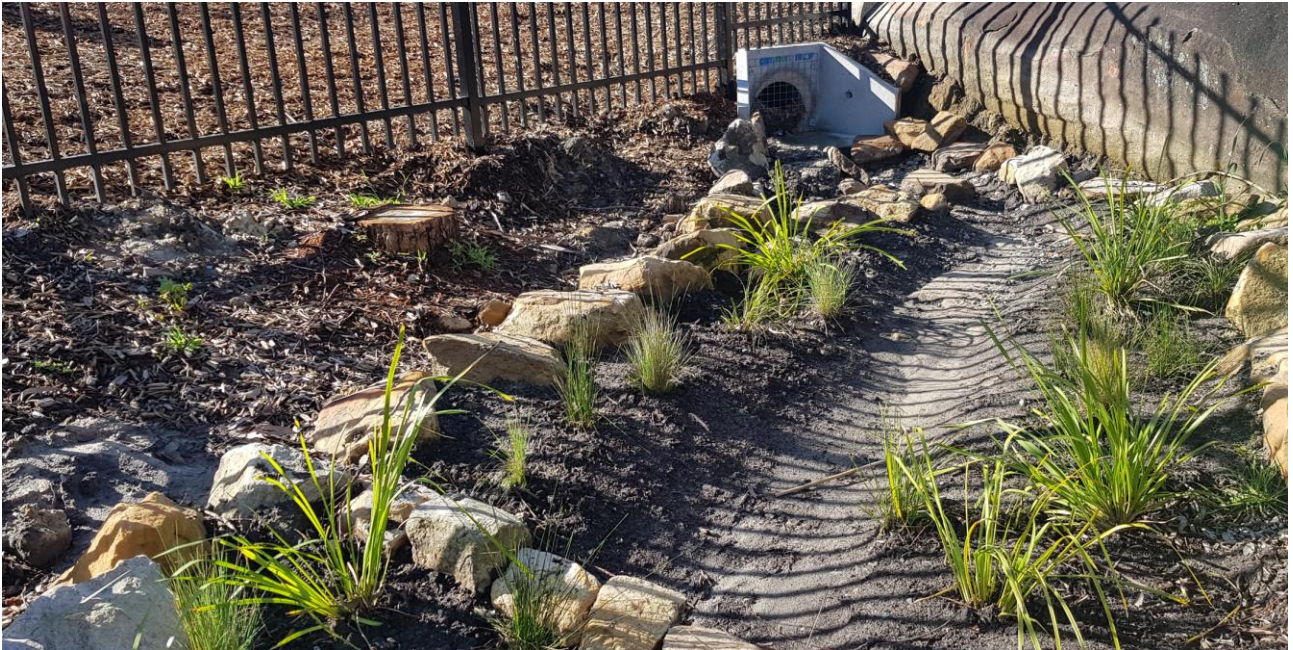


Photo 12: Evidence of short circuit of stormwater drainage resulting in sedimentation. Remedial work required.



Photo 13: Unidentified spray seed material potentially releasing propagules in to the Lane Cove National Park. Assessment required.

APPENDIX F – INDEPENDENT DECLARATION FORMS

Independent Audit Report Declaration Form


Project name	Lindfield Learning Village Stage 2 (phase 2 and 3)
Consent number	SSD 8114
Description of Project	Staged construction and operation of the Lindfield Learning Village
Project address	Lot 2 and 4 of DP 1151638, 100 Eton Road Lindfield NSW
Proponent	Department of Education
Title of audit	Independent Audit
Date	19/07/2021

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor	Derek Low
Signature	
Qualification	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

Independent Audit Report Declaration Form

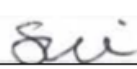
Project name	Lindfield Learning Village Stage 2 (phase 2 and 3)
Consent number	SSD 8114
Description of Project	Staged construction and operation of the Lindfield Learning Village
Project address	Lot 2 and 4 of DP 1151638, 100 Eton Road Lindfield NSW
Proponent	Department of Education
Title of audit	Independent Audit
Date	19/07/21

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- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor	Steve Fermio
Signature	
Qualification	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000