

INDEPENDENT AUDIT REPORT


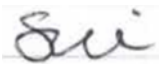
LINDFIELD LEARNING VILLAGE STAGE 2 – SSD 8114

FEBRUARY 2021

Revision History

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Authorisation

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Date	12/03/2021	Date	12/03/2021

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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 consent include building refurbishment, landscaping, utilities and road construction.

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). 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 first Independent Audit for the construction period, covering the period from 12 November 2020 to 23 February 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. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from SINSW, Savills and Hindmarsh Construction.

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.
- Two non-compliances with the CoCs were identified.
- Nine observations in relation to the CoCs were identified.
- One non-conformance and four observations were identified in relation to the commitments and mitigation measures from within the CEMP and Sub-plans.

The Auditor would like to thank the auditees from SINSW, Savills and Hindmarsh Construction 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.

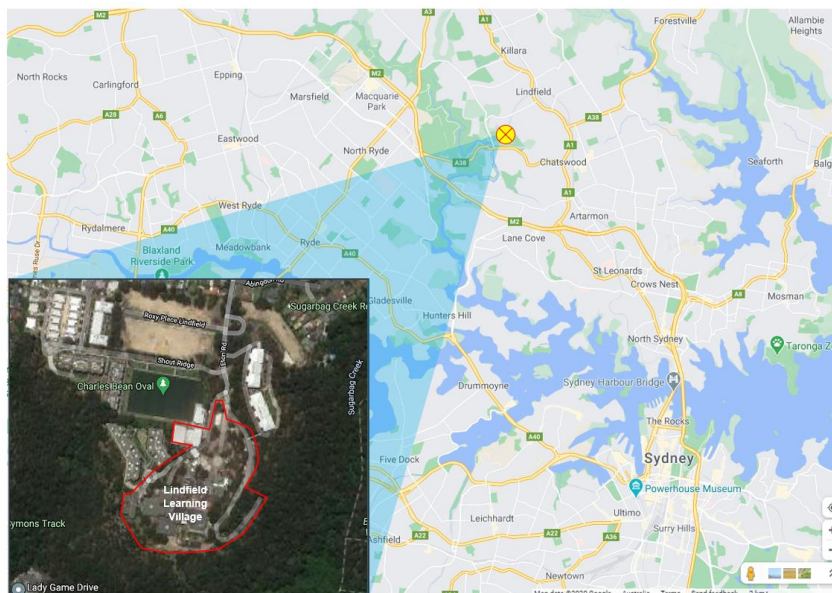


Figure 1 Site location

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 consent include building refurbishment, landscaping, utilities and road construction.

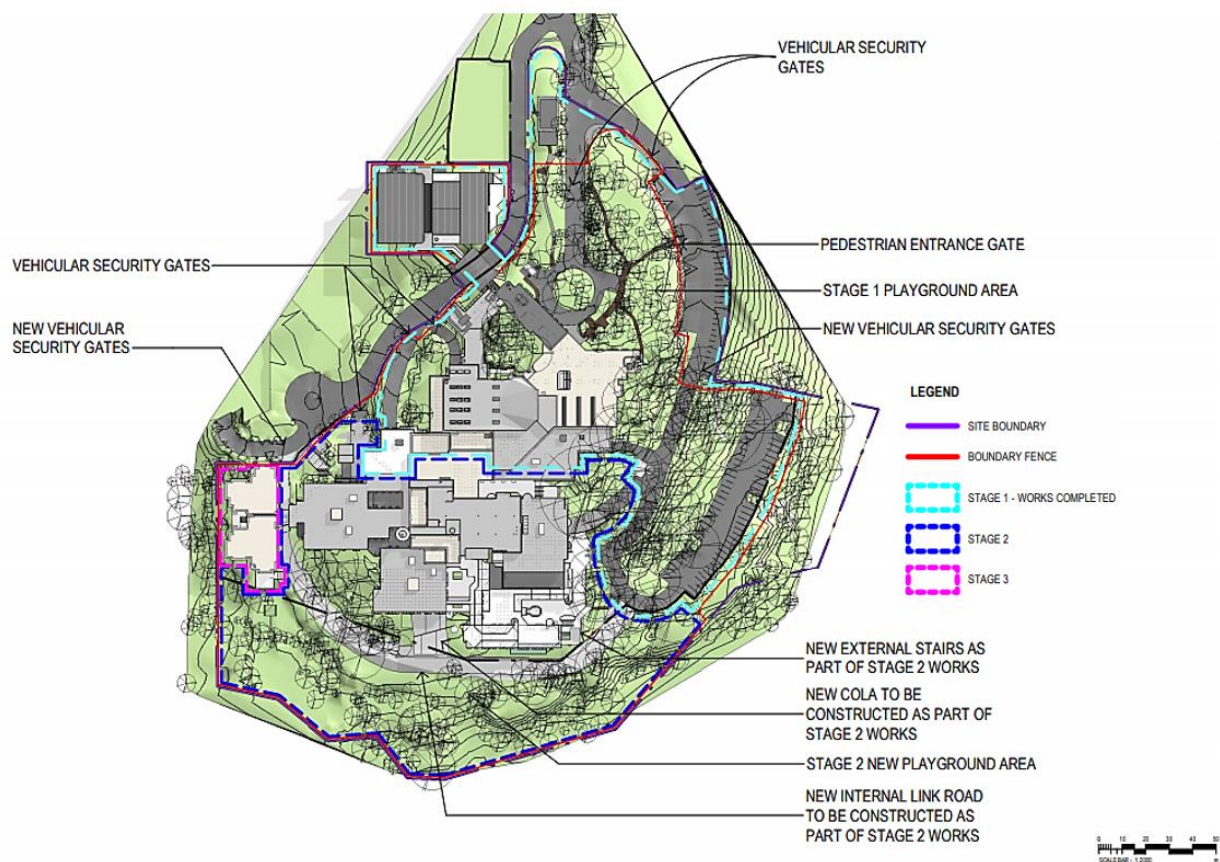


Figure 2 The Project (source: DesignInc)

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) enabling the operational handover of the Project as follows:

- Stage 2A1 (Day1, Term1, 2021):
 - Level 1 Visual Arts rooms excluding 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 (Day1, Term2, 2021):
 - Level 1 all internal areas and outdoor terraces excluding block H&M. Kiln delivery for visual arts workshop
 - Level 2 switch room, GA room, loading dock, external courtyards and access to COLA
 - Level 3 learning spaces excluding block H&M, administration areas, maker space, outdoor terrace, COLA
 - 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
 - External landscaping, lower carpark and loop road.
- Stage 2C (Day1, Term1, 2022):
 - Handover of the final homebase building Block H&M including the remaining landscaping and external works
 - Repurpose of the Stage 1 Partial School
 - Aurora College.

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 3 August 2020. The letter is presented in Appendix C.

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 the granting of Consent on 12 November 2020 to 23 February 2021. 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 3 February 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 consultation record is presented in Appendix D. No response was provided by the Department.

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, Rev 3, 5 November 2020 (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*, EWWF 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).

2.2.3 Site personnel involvement

The on-site audit activities took place on 10 February 2021. The following personnel took part in the audit:

- Peter Krause – Project Director – SINSW
- Sasha Serrao – Project Manager – Savills
- Craig Young – SQE Supervisor – Hindmarsh Construction
- Reg Struwig – Project Engineer – Hindmarsh Construction
- Robert Najjar – Project Engineer – Hindmarsh Construction
- Andrew Barkby – Site Manager – Hindmarsh Construction
- 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 E.

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 10 February 2021. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix F.

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 Appendices A and B.

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 all the conditions from Schedule 2 of SSD 10349 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CTPMSP
- CNVMSP
- CWMSP
- BEMESP
- FEMSP
- CSWMSP
- BMSP.

The evidence sighted against each requirement is detailed within Appendices A and Appendix B.

3.2 Non-compliances, Observations and Actions

This Section, including Table 1, 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 and B.

- There were 174 CoCs assessed.
- Two non-compliances with the CoCs were identified.
- Nine observations in relation to the CoCs were identified.
- One non-conformance and four observations were identified in relation to the commitments and mitigation measures from within the CEMP and Sub-plans.

Table 1 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
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	OPEN
2	CoC A24	Observation	<p>CoC A24 requires that the Project must make (among other things) a complaints register, updated monthly, publicly available on its website.</p> <p>The Auditor observed that the public facing complaints register's description of the nature of complaints, and to a lesser degree a description of the action taken in response to the complaint, does not provide meaningful insight as to the actual complaint and action taken.</p>	This matter was rectified by the Project prior to the Audit report being finalized.	SINSW	CLOSED
3	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	OPEN
4	CoC C5	Observation	CoC C5 states that, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:	None	NA	CLOSED

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			<p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p> <p>The project advises that extended construction hours on Saturdays and Sundays are being utilized 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.</p>			
5	CoC C8	Non-compliance	<p>CoC C8 states that rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>a) 9am to 12pm, Monday to Friday;</p> <p>b) 2pm to 5pm Monday to Friday; and</p> <p>c) 9am to 12pm, Saturday.</p> <p>Rock breaking was observed to be occurring at 08:50am during the site inspection.</p>	Upon becoming aware of the issue, Hindmarsh stopped the activity.	NA	CLOSED
6	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	OPEN
7	CoC C19	Non-compliance	<p>CoC C19 states that (among other things) for the duration of the construction works:</p> <p>c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the 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;</p> <p>d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of 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.</p>	The Project installed trunk protection and obtained a statement of adequacy from a qualified arborist, prior to the finalization of the Audit Report.	Hindmarsh	CLOSED

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			Excavation works within tree protection zones on the north east boundary of the new road were underway during the site inspection. The project arborist was not engaged to supervise these works.			
8	CoC C20	Observation	<p>CoC C20 requires that rock outcrops must be protected during construction activities and appropriately fenced.</p> <p>There are significant rock outcrops within and beyond the project boundary which are fenced. There are also smaller rock formations within the work site that are not protected. The Auditor requested that the Project team confirm which specific rock outcrops require protection. The project team advised that it has: <i>requested further clarification in relation to this condition. Both the EIS and the Aboriginal Archaeological Due Diligence Assessment both advise that there is nil to low probability of significant outcrops being within the site. HCA have protected the main outcrops within the site in line with this condition. Urbis, the project Heritage and Aboriginal, consultant have been onsite several times during construction and raised no concerns with the current management. The Auditor also conducted a brief review of the RtS and supporting technical studies, along with the Department's Assessment Report and was not able to confirm this matter.</i></p>	<p>The Project advises that it sought clarification from the Department whom were unable to provide a definitive answer about specific rock outcrops and stated that all rock outcrops are required to be protected.</p> <p>All rock outcrops were protected prior to finalization of the Audit Report.</p>	SINSW	CLOSED
9	CoC C31	Observation	<p>CoC C31 requires that 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.</p> <p>Housekeeping was observed to be required during the site inspection. Small amounts of waste had extended beyond the fencing, whilst still within the project boundary.</p>	Hindmarsh initiated a clean-up of the site during the site inspection	NA	CLOSED
10	CoC D28	Observation	<p>CoC D28 requires that 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:</p> <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 Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in the Operational Waste Management Plan prepared by Foresight Environmental, dated 22 July 2019. 	None	NA	CLOSED

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			The Operational Waste Management Plan identifies collection (i.e.: commercial waste transporter collection), not disposal at destination. The Operational Waste Management Plan identifies general classifications from typical commercial facilities or that defined by commercial waste operators rather than any specific classifications from the Waste Classification Guidelines. Whilst not necessarily inconsistent with the relevant legislation and subordinate guidelines, the Operational Waste Management Plan does not reference the POEO Act, Waste Regulation or Waste Classification Guidelines. The Auditor considers the Operational Waste Management Plan to be fit for purpose in its current form.			
11	CoC D35	Observation	CoC D35 requires that 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 be prepared in consultation with the NSW SES and Council and in accordance with Floodplain Risk Management Guideline (OEH, 2007). It is the Auditors position that the consultation undertaken did not provide a reasonable amount of time for the stakeholders to respond prior to commencement of operations (~1 week was provided). The Auditor notes that further time has passed since provision of the document to the stakeholders and no comments have been provided.	None	NA	CLOSED
13	CEMP Section 13.1	Observation	Section 13.1 of the CEMP states: <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 The check sheets are signed off by the SQE Manager and Site Manager (rather than the Project Manager).	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	OPEN
14	CWMSP Section 5.6	Observation	Section 5.6 states that the site manager will post educational signage in relation the recycling activities on site in breakout areas, lunch rooms etc. No signage is posted up regarding recycling as the skip bins go through segregation and recycling off site (no need for education on site).	Updated signage was installed in lunchroom in line with the current recycling methods utilised on site. This was completed prior to finalizing the Audit Report	Hindmarsh	CLOSED

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
15	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> <p>1. 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:</p> <ul style="list-style-type: none"> a) Dunstan Grove – to the north west of the site. b) Tubbs View – to the north east of the site. <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>	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	OPEN
16	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	OPEN

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
17	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	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:

- CEMP
- CTPMSP
- CNVMSP
- CWMSPP
- BEMESP
- FEMSP
- CSWMSP
- BMSP.

The plans are generally adequate for the works being undertaken, with the exception of the observation made in relation to the CNVMSP. The Auditor also notes the observations and non-conformances identified against certain elements with the Sub-plans. Refer to findings 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 during the audit period.

The EPA wrote to SINSW (no date provided on that letter) regarding a complaint received on Sunday 15 November 2020 about construction noise emanating from the Project. The Auditor notes that the Auditee states that these works were related to works that were self-determined by SINSW under Part 5 of the EP&A Act, separate to the SSD.

SINSW responded to the EPA on 14 January 2021, advising that

- works were occurring on a Sunday pursuant to the Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020
- the extended hours were communicated in a works notification to nearby residents on Tuesday 13 October 2020
- SINSW and its contractors regularly remind workers in proximity of nearby residents and the need to be mindful of noise levels.
- the project team has checked on-site noise monitors for any excessive noise on 15 November 2020 and results indicate that noise levels were not elevated during day-time or evening hours.

The Auditor notes the observations in Table 2 for CoC A23 and B14 that relate to the Projects ability to verify actual noise sources on site and likely impacts at receiver.

3.5 Other matters considered relevant by the Auditor or DPIE

Other than the findings identified (presented in Table 2 of this Report) there were no other matters considered relevant by the Auditor. No issues were raised by the Department during the consultation in preparation for this Independent Audit.

3.6 Complaints

At the time of the Independent Audit only five complaints had been received. Upon completion of the final Audit Report, the Auditor notes that a further 11 complaints had been uploaded onto the complaints register which related to visual amenity, noise, asbestos and traffic. The Project considers all but one of the complaints to be closed, with one complaint relating to visual amenity remaining open until design development can resolve this issue (if required).

The complaints register is available on the Project website.

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

3.7 Incidents

The Project identified one notifiable incident during the audit period (relating to potential exposure of worker to asbestos). This was 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 (current works being site establishment, demolition and minor earth works) 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 2 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.	Vegetation management has been implemented in line with CoCs D32 and D33.	Y
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 has provided written evidence that tree removal and protection is compliant with the consent.	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
		Retirement of ecosystem credits was sighted.	
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 IFC plans. Elements 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 are consistent with that identified in the construction noise and vibration assessment.	Y
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 in fact 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 is the first Independent Audit for the construction period, covering the period from 12 November 2020 to 23 February 2021.

The overall outcome of the Independent Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel from SINSW, Savills and Hindmarsh Construction.

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.
- Two non-compliances with the CoCs were identified.
- Nine observations in relation to the CoCs were identified.
- One non-conformance and four observations were identified in relation to the commitments and mitigation measures from within the CEMP and Sub-plans.

The Auditor would like to thank the auditees from SINSW, Savills and Hindmarsh Construction 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	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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	Other than the non-compliances against CoC C8 and C19, the Project has demonstrated that it is taking all reasonable and feasible steps to minimize or prevent harm to the environment.	C
Terms of Consent					
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the Response to Submissions, Supplementary Response to Submissions and Further Supplementary Response to Submissions; d) in accordance with the approved plans in the table below: 	All	<p>Evidence referred to elsewhere in this Audit Table</p> <p>Interview with auditees 10/02/21</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>Two non-compliances were identified. In all other respects the Project is complying with the consent. On this basis the Auditor is of the opinion that compliance with this condition is being achieved.</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

	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				
	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-2-0005	G	LANDSCAPE ANALYSIS	25/08/2020				
	LA-2-0006	H	LANDSCAPE MASTER PLAN	25/08/2020				
	LA-2-0007	B	LANDSCAPE MASTER PLAN	25/08/2020				
	LA-2-0008	G	CIRCULATION DIAGRAM	25/08/2020				
	LA-2-0009	H	WSUD DIAGRAM	25/08/2020				
	LA-2-0010	G	LANDSCAPE BLOW UP PLAN 1	25/08/2020				
	LA-2-0011	G	LANDSCAPE BLOW UP PLAN 2	25/08/2020				
	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-2-0015	G	LANDSCAPE BLOW UP PLAN 6	25/08/2020				
	LA-2-0016	G	LANDSCAPE BLOW UP PLAN 7 - PARKOUR TRAIL	25/08/2020				
	LA-2-0017	G	LANDSCAPE BLOW UP PLAN 8	25/08/2020				
	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-2-1005	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	25/08/2020				
	LA-2-4002	A	TREE LOCATION PLAN 2	25/08/2020				
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:				All	Interview with auditees 10/02/21	There have been no written directions from the Secretary.	NT

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	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 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, 20000325-4, MBC Crown Certificate 2000325-3, MBC, 24/11/20	Part 6, Division 8A of the EPAA 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 for construction) - 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 10/02/21	No disputes have been identified.	NT
Evidence of Consultation					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and	All	Refer to evidence sighted for CoCs B5, B13, B14, B17, B31, C29, D18, D33, D34, D35	The auditee has 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).	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			Refer to findings against D35 regarding observations on the efficacy of the engagement.	
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, December 20 and Rev 2 dated 18/01/21 Letter, DPIE to SINSW, 22/12/20 Letter, DPIE to SINSW, 18/01/21	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 revised Staging Report.	C
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (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, December 20 and Rev 2 dated 18/01/21 Letter, DPIE to SINSW, 22/12/20 Letter, DPIE to SINSW, 18/01/21	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 revised Staging Report.	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, December 20 and Rev 2 dated 18/01/21 Letter, DPIE to SINSW, 22/12/20 Letter, DPIE to SINSW, 18/01/21 Site inspection 10/02/21	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 revised Staging Report. The works appear to be in compliance with the Staging Report.	C
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, December 20 and Rev 2 dated 18/01/21 Letter, DPIE to SINSW, 22/12/20 Letter, DPIE to SINSW, 18/01/21 Site inspection 10/02/21	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 revised 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					

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
A13	<p>(a) The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	All	<p>Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21</p> <p>Letter, DPIE to SINSW, 22/12/20</p> <p>Letter, DPIE to SINSW, 18/01/21</p>	The revised Staging Report was submitted to the Department for approval. DPIE approved the revision on 18/01/21	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	<p>Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21</p> <p>Letter, DPIE to SINSW, 22/12/20</p> <p>Letter, DPIE to SINSW, 18/01/21</p>	The revised Staging Report was submitted to the Department for approval. DPIE approved the revision on 18/01/21	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	<p>Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21</p> <p>Letter, DPIE to SINSW, 22/12/20</p> <p>Letter, DPIE to SINSW, 18/01/21</p>	The revised Staging Report was submitted to the Department for approval. DPIE approved the revision on 18/01/21	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	<p>Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21</p> <p>Letter, DPIE to SINSW, 22/12/20</p> <p>Letter, DPIE to SINSW, 18/01/21</p>	The revised Staging Report was submitted to the Department for approval. DPIE approved the revision on 18/01/21	C
Structural Adequacy					
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 2000325-3, MBC, 24/11/20</p>	A design statement was prepared by the structural engineers and verified by the Certifier.	C
External Walls and Cladding					

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	External finishes Schedule, NBR5 Architecture, 28/09/20 James Hardie Compliance Statement, March 2018. Crown Certificate 2000325-3, MBC, 24/11/20	A design schedule with specification was prepared by the architect and verified by the Certifier.	C
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 30 September 2020.	All	Fire Engineering Conformance Reports (external and internal), Stephen Grubits & Associates, 26/01/21	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.	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	Design and Construction Statement, Erbas, 17/11/20 Fire Engineering Conformance Reports (external and internal), Stephen Grubits & Associates, 26/01/21	The services engineers and fire engineers designed in accordance with the Code. No issues were raised.	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
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 10/02/21	There have been no written directions from the Secretary.	NT
Monitoring and Environmental Audits					
A23	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	All	Part 9, Div 9.4 of the EPAA Evidence referred to elsewhere in this Audit Table. Noise Monitoring Result Reports, White Noise, Nov 20, Dec 20, Jan 21. Airborne Fibre Monitoring Report, Air Monitoring Report, AMA, 12/01/21	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. Asbestos in air monitoring reports show that the relevant standard has been applied to the monitoring. No readings above the criteria recorded. This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				Observation: 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.	
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; (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 <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	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 (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) Non-compliance: 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 <p>Observation: The public facing complaints register's description of the nature of complaints, and to a lesser degree a description of the action taken in response to the complaint, does not provide meaningful insight as to the actual complaint and action taken.</p>	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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 14/01/21, 16/12/20, 15/12/20, 01/12/20, 30/11/20, 20/12/20, 05/01/21	The project induction suite of docs cover off key issues and requirements from the Consent. The Consent was provided to all subcontractors on 26/11/20. Prestart talks are conducted regularly and communicate project related risks (such as noise, dust, heritage, traffic 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	Hammertech incident register, current to 09/02/21 Letter SINSW to DPIE 10/12/20 and 24/12/20	The incident register identified 1 x notifiable incident (relating to potential exposure of worker to asbestos). This was notified to the Department on 10/12/20 which was within the timeframe required by the condition. A follow up notification was provided on 24/12/20. The notification includes the details specified in Appendix 2.	C
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	All	Hammertech incident register, current to 09/02/21 Letter SINSW to DPIE 10/12/20 and 24/12/20	The incident register identified 1 x notifiable incident (relating to potential exposure of worker to asbestos). This was notified to the Department on 10/12/20 which was within the timeframe required by the condition. A follow up notification was provided on 24/12/20. The notification includes the details specified in Appendix 2.	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 10/02/21	No non-compliances identified by the auditee during the audit period.	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 10/02/21	No non-compliances identified by the auditee during the audit period.	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 10/02/21	No non-compliances identified by the auditee during the audit period.	NT
Revision of Strategies, Plans and Programs					

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
A31	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B33; (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>Hammertech incident register, current to 09/02/21</p> <p>Letter SINSW to DPIE 10/12/20 and 24/12/20</p> <p>https://www.planningportal.nsw.gov.au/major-projects/project/4416</p>	The only triggering event under the audit phase is the submission of the incident report on 10/12/20. A review will need to occur within 3 months of this event.	NT
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>Notes:</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>Hammertech incident register, current to 09/02/21</p> <p>Letter SINSW to DPIE 10/12/20 and 24/12/20</p> <p>https://www.planningportal.nsw.gov.au/major-projects/project/4416</p>	The only triggering event under the audit phase is the submission of the incident report on 10/12/20. A review will need to occur within 3 months of this event.	NT
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					
A37	Building identification signage is not approved as part of this consent.	All	Lindifeld 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	NT

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				area, form or shape, or new signs are proposed.	
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	A modification to fulfill this requirement was submitted on 23/12/20. Operations commenced on 27/01/21. The application is under assessment by the DPIE.	NT
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.	SSD 8114 approval on 12/11/20. SINSW notified DPIE on 24/11/20 of the commencement of construction on 26/11/20.	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	01_SSD8114_201124_Condition Satisfaction Table_(B1, B2)	Auditee statement "staging is N/A for construction. Notification pending for staged Operation to be submitted closer to date."	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, 20000325-4, MBC Crown Certificate 2000325-3, MBC, 24/11/20	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
External Walls and Cladding					
B4	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.	2A1	Non-Combustibility Compliance Report dated March 2018. External Finishes Schedule dated 28/09/20.	Construction of external walls including facades and claddings compliance report prepared and approved by the Certifier through issue of the Crown Certificate.	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
			<p>VitraGroup Finishes product specification sheet.</p> <p>EcoTec Façade Panel and Fixing System Certificate of Conformity No. CM40221 revision 1 dated 20/08/18.</p> <p>SINSW submission correspondence dated 14/10/20.</p> <p>Crown Certificate, 20000325-4, MBC</p> <p>Crown Certificate 2000325-3, MBC, 24/11/20</p> <p>SINSW notification to DPIE dated 24/11/20.</p>	SINSW submitted the documentation given to the Certifier to DPIE on 24/11/20.	
Protection of Public Infrastructure					
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(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;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	2A1	<p>Consultation notification letter Erbas to Hindmarch 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 confirms 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

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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; (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: <ul style="list-style-type: none"> (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 	2A1	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 dated 13/11/20 contains Mechanisms to facilitate communicate between the Applicant, the relevant Council and the community – Section 4 and 5.</p>	C
Ecologically Sustainable Development					
B8	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> (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	<p>On 19/11/20 the Project submitted a request to extend the Green Star rating (B8a)). The Project has not met this requirement.</p> <p>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 is pending.</p>	C
Outdoor Lighting					
B9	<p>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.</p>	2A1	<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>Certifier satisfaction correspondence dated 16/10/20.</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 certified on 13/10/20 and Certifier satisfaction confirmed dated 16/10/20 prior to construction works commencing on 26/11/20.</p>	C
Demolition					
B10	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person</p>	2A1	Bizulis engineer statement dated 14/10/20.	The Demolition Management Plan dated 9/09/20 revision 1 accompanied by the Bizulis	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	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.		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.	engineer statement dated 14/10/20 submitted to: <ul style="list-style-type: none">The Certifier dated 14/10/20DPIE dated 24/11/20	
Environmental Management Plan Requirements					
B11	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). <i>Notes:</i> <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-approvalThe Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	2A1	<i>Environmental Management Plan Guideline</i> , Environmental Management Plan preparation checklist.	Environmental Management Plan preparation checklist completed (no date) outlining all items included and the corresponding section.	C
Construction Environmental Management Plan					
B12	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: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) community consultation and complaints handling; as set out in the Community Communication Strategy required by condition B8; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (c) Construction Noise and Vibration Management Sub-Plan (see condition B14); (d) Construction Waste Management Sub-Plan (see condition B15); (e) Bush Fire and Flood Emergency Response Sub-Plan (see condition B16); (f) Construction Soil and Water Management Plan (see condition B17); (g) Biodiversity Management Sub-Plan (see condition B18); (h) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated materials is appropriately managed; (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.	2A1	Environmental Management and Sustainability Plan dated 14/10/20 revision 4. Certifier submission correspondence dated 26/10/20 and 29/10/20 DPIE submission correspondence dated 24/11/20 Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA. Construction Noise and Vibration Management Sub-Plan dated 05/11/20 revision 3 by White Noise Acoustics. Construction Waste Management Sub-Plan dated 15/10/20 revision 4 by Foresight Environmental. Bushfire Emergency Management and Evacuation Plan dated 14/10/20 revision 1.0 by Blackash Bushfire Consulting.	The Environmental Management and Sustainability Plan (EMSP) dated 14/10/20 revision 4 was submitted to: <ul style="list-style-type: none">the Certifier on 26/10/20 and 29/10/20.DPIE on 24/11/20. CEMP submitted prior to construction commencement on 26/11/20. The CEMP contains the following: (a) Details of: (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	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
			<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>Unexpected Finds Protocol dated 11/09/20 by P. Clifton Associates.</p>	<p>required by condition B8 – Section 10</p> <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.</p> <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> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p>	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> <p>(a) be prepared by a suitably qualified and experienced person(s) – Section 1.0</p> <p>(b) be prepared in consultation with Council and TfNSW – consultation</p>	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	<ul style="list-style-type: none"> (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; 		.	<p>records demonstrate consultation with Ku-ring-gai Council correspondence commencement date 21/08/20 and Transport for NSW correspondence commencement date 08/09/20</p> <ul style="list-style-type: none"> (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 (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 05/11/20 revision 3 by 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 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 	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				<p>for the duration of the construction – Section 5.1.</p> <p>(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> <p>Observation: 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>	
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	The Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP) must address, but not be limited to, the following:	2A1	Bushfire Emergency Management and Evacuation Plan dated 14/10/20	Bush fire emergency response is satisfied by the Bushfire Emergency Management and Evacuation Plan (BEMEP) dated 14/10/20	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	<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. 		<p>revision 1.0 by Blackash Bushfire Consulting.</p> <p>Flood Emergency Management Plan dated 04/11/20 revision O by EFWF.</p>	<p>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: <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; 	2A1	Construction Soil and Water Management Plan dated 19/10/20 revision B by Birzulis Associates.	Construction Soil and Water Management Plan dated 19/10/20 revision B contains the following:	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	<ul style="list-style-type: none"> (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 			<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 	
B18	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) details of: <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; (b) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected; (c) procedures for: <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 	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> <ul style="list-style-type: none"> (a) details of: <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 	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	(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).			<p>required under condition C19 – Section 2 and 2.2.</p> <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 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

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				(c) minimise road traffic noise; and – Section 1.8 and 2.6. (d) ensure truck drivers use specified routes – Section 2.5.	
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	Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA. Certifier submission correspondence dated 14/10/20.	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. CTMP dated submitted to Certifier on 14/10/20.	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	Revised Noise Impact Assessment prepared dated 18/08/20 revision 8 by White Noise Acoustic. Certifier satisfaction correspondence dated 16/20/20. Operational Noise- Design of Mechanical Plant & Equipment Statement dated 11/10/20 by Erbas.	Revised Noise Impact Assessment prepared dated 18/08/20 revision 8 Section 6.1 details mechanical plant and equipment mitigation measures. 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.	C
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	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

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)												
B24	<p>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.</p> <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														
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	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	C												

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	(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.			<p>8114 drawings inclusive of heritage items.</p> <p>(e) include the entirety of the site (fire trails, footpaths, bus stop etc) – Plan LS-0004.</p> <p>(f) identify existing natural features such as rock outcrops – Plan LS-2011 and LS-2002.</p> <p>(g) include contour lines and levels – Plan LS-2001 to LS-2009.</p> <p>(h) include details of terracing or other slope stability measures – LS-8203 and LS-8206.</p> <p>(i) include details for managing stormwater runoff – Plan LS-1001 to LS-1004.</p> <p>(j) include native grasses endemic to the locality – Plan LS-4001 to LS-4009.</p> <p>(k) detail the species to be planted on-site – Plan LS-0011, LS-4001 to LS-4009.</p> <p>(l) include details of all boundary and internal fencing constructed of non-combustible materials – Plan LS-5000 to LS-5005.</p> <p>(m) include details of any landscape furniture/structures such as seating, lighting etc – Plan LS-3001 to LS-3009.</p> <p>(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).</p>	
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> <p>(a) is constructed using solid non-combustible materials;</p> <p>(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;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p>	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>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 NBR Architecture statement dated 09/10/20 confirms that the Operational Waste</p>	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	(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.		NBRA Architecture statement date 09/10/20.	Management Plan revision 9 has been designed in accordance with: (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.	
Construction Access Arrangements					
B27	Prior to the commencement of construction compliance with the following requirements must be submitted to the Certifier: (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 manoeuvrability 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	Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA. Certifier submission correspondence dated 14/10/20.	The Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E contains the following: (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 manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2; and – Appendix C. (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.	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				Submission of the Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E was made to the Certifier on 14/10/20.	
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. 	2C	<p>Interview with auditees 10/02/21</p> <p>Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21</p>	These works are scheduled for December 2022.	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 Bizulis 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 provision of 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 (d) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2. (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed. 	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>; (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 	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				<p>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 manoeuvrability 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</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> <p>(d) partial demolition (for the purposes of light creation.) of south façade (Level 1)</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>Urbis Demolition Methodology plan – no date.</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> <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)</p>	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				<p>– 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,B33,3B4).	Auditee provided the following statement: “All design documentation has been completed in accordance with the Heritage Impact Statement stating that all works inline 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 Certified dated 26/10/20, prior to construction commencement dated 26/11/20.</p>	C
PART C DURING CONSTRUCTION					
Site Notice					
C1	<p>A site notice(s):</p> <p>(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;</p> <p>(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;</p>	All	Site photo 20120334	The site noticed was sighted. It includes the information required by this condition and meets the specifications re format, materials, position etc.	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	<p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p>				
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, 39 x pieces of plant are on site. None have overdue maintenance.</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
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> <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>	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 February 21</p> <p>Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020</p>	<p>The project has demonstrated that permissible hours are communicated to the project workforce.</p> <p>The project advises that extended construction hours on Saturdays and Sundays are being utilized pursuant to the COVID-19 Development – Construction Work Days Order 2020, which came into force from 31/03/20.</p>	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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, Dec 20, Jan 21.	Observation: The project advises that extended construction hours on Saturdays and Sundays are being utilized 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 10/02/21 Complaints register February 21	The following OOHW have occurred during the audit period: <ul style="list-style-type: none">internal painting,internal flooring,electrical energization. The project considered these works to be inaudible. No complaints have been recorded regarding out of hours works (noting 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).	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 10/02/21 Complaints register February 21	The following OOHW have occurred during the audit period: <ul style="list-style-type: none">internal painting,internal flooring,electrical energization. The project considered these works to be inaudible and as such there were no affected residents.	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	Site inspection 10/02/21	Non-compliance: Rock breaking was observed to be occurring at 08:50am during the site inspection.	NC
Implementation of Management Plans					

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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.	Based on the evidence available the Auditor considers the Project to be implementing the CEMP and Sub-plans. Observation: 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.	C
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	Site inspection 10/02/21 Construction Traffic and Pedestrian Management Sub-Plan dated October 2020 revision E by TTPA Complaints register February 21	A shuttle bus is used by the Project transporting construction personnel from Lindfield Station to and from the site. Truck stabling was observed within the construction site. Signage was observed throughout the precinct informing construction personnel of parking restrictions. Complaints have been received about the parking of workers personal vehicles. It was investigated by the project and considered closed.	C
Hoarding Requirements					
C11	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	All	Site inspection 10/02/21	No third party advertising or graffiti was observed on site.	C
No Obstruction of Public Way					
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 10/02/21 Complaints register February 21	No obstructions were observed during the site inspection. No complaints regarding access or obstructions received.	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 10/02/21 Audio file 0335 Complaints register February 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.	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
			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 14/01/21, 16/12/20, 15/12/20, 01/12/20, 30/11/20, 20/12/20, 05/01/21 Noise Monitoring Result Reports, Nov 20, Dec 20, Jan 21.	Noise management is included in project training material and communicated to the workforce. Quackers are being deployed. The plant used appears fit for purpose, well maintained and operated (other than the non-compliance with CoC C8). Hours are being adhered to. Monitoring is occurring.	
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 February 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 10/02/21 Audio file 0335	No tonal reverse beacons were observed. An audio file was produced demonstrating a quaker being used on site.	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 10/02/21 Interview with auditees 10/02/21 Complaints register February 21	No vibration intensive works have occurred in proximity to non-project structures or receivers (i.e.: other than LLV Stage 2). No complaints regarding vibration received.	C
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 10/02/21	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 05/11/20 revision 3 by White Noise Acoustics.	The CNVMSP recommends vibration monitoring in circumstances where safe working distances cannot be achieved. Based on the project layout there are 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					

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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 10/02/21</p> <p>Tree Protection Compliance, 20113, VJ, MCardle.</p>	<p>No street trees have been trimmed or removed.</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 22/01/21 and advised that tree protection measures were satisfactory.</p> <p>Non-compliance: Excavation works within tree protection zones on the north east boundary of the new road were underway during the site inspection. The project arborist was not engaged to supervise these works.</p>	NC
Rock Outcrops					
C20	Rock outcrops must be protected during construction activities and appropriately fenced.	All	Site inspection 10/02/21	<p>The main rock outcrops outside the project temporary fencing (which is within the project boundary) are protected.</p> <p>Observation: There are rock outcrops within and beyond the project boundary which are fenced. There are also rock formations within the work site that are not protected. The Auditor requested that the Project team confirm which specific rock outcrops require protection. The project team advised that it has: <i>requested further clarification in relation to this condition. Both the EIS and the Aboriginal Archaeological Due Diligence Assessment both advise that there is nil to low probability of significant outcrops being within the site. HCA have protected the main outcrops within the site in line with this condition. Urbis, the project Heritage and Aboriginal, consultant have been onsite several times during construction and raised no concerns with the current management.</i> The Auditor also conducted a brief review of the RtS and supporting technical studies, along with the Department's Assessment Report and was not able to confirm this matter.</p>	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
Air Quality					
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	Site inspection 10/02/21 Interview with auditees 10/02/21 Complaints register February 21	The project has connections to water supply for dust suppression. No dust was observed during the inspection. No complaints regarding dust received.	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 10/02/21 Interview with auditees 10/02/21 Complaints register February 21	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.	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) has been identified and partially removed. Some material load out is pending (following commercial approval). Once removed this will not alter the risk profile for the school.	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.	Imported material is brought from tunnel spoil from Sydney Metro and reclassified on site. The material is approved for reuse by the EPA.	C
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 10/02/21 Interview with auditees 10/02/21 Civil arrangements plan, C214	There are no basins on site. Existing stormwater arrangements are retained due the existing building being refurbished. No new connections to Councils 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.	C

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Stormwater Management System					
C27	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <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	<p>MBC register DA summary, 25/01/21</p> <p>Civil certificate, Birzulis, 18/01/21</p>	The operational stormwater design was prepared and submitted to the Certifier. The Certifier provided written satisfaction.,	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.	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 management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	All	<p>Unexpected Finds Protocol dated 11/09/20 by P. Clifton Associates.</p> <p>Metropolitan LALC, Letter 02/11/20 and 08/02/21</p> <p>Interview with auditees 10/02/21</p>	No unexpected finds to date.	NT
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	<p>Unexpected Finds Protocol dated 11/09/20 by P. Clifton Associates.</p> <p>Metropolitan LALC, Letter 02/11/20 and 08/02/21</p> <p>Interview with auditees 10/02/21</p>	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 10/02/21	<p>Waste was segregated and stored on site.</p> <p>Observation: Housekeeping was observed to be required during the site inspection. Small amounts of waste had extended</p>	C

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				beyond the fencing, whilst still within the project boundary.	
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, January 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. All other waste generated to date is pre-classified under the Waste Classification Guidelines. Skip bin waste is being disposed of to two licenced facilities, and identifies quantities and recycling rates.	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 10/02/21	Limited volumes of concrete have been handled. Concrete waste trays were observed. 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, January 21 ACM Waste dockets (numerous)	Skip bin waste is being disposed of to two licenced facilities, and identifies quantities and recycling rates. No issues. ACM excavated material is disposed of to Horsely Park Landfill, which is licenced under the POEO Act.	C
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 (numerous) Airborne Fibre Monitoring Report, Air Monitoring Report, AMA, 12/01/21	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 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 Dec 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 certified on 13/10/20 and Certifier satisfaction confirmed dated 16/10/20 prior to construction works commencing on 26/11/20. Construction lighting is such that it does not have line of sight to receivers. No complaints received.	C
Independent Environmental Audit					

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21 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	This audit was conducted in accordance with the Independent Audit Post Approval Requirements.	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 10/02/21 Email, WolfPeak to DPIE 03/02/21	The Planning Secretary has been requested to, nor approved, changes to frequencies.	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	-	These actions occur following completion of the audit	NT
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	-	These actions occur following completion of the audit	NT
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 10/02/21	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	All	Completion Certificate 20000325-5, MBC Interview with auditees 10/02/21	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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	(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.				
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 Interview with auditees 10/02/21	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
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, 2C	DPIE Post approval portal lodgment record 23/12/20	Notice was provided on 23/12/20. Operations of 2A1 commenced 27/01/21. 2A2 and 2B are scheduled to commence term 2.	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, 2C	External finishes Schedule, NBR5 Architecture, 28/09/20 James Hardie Compliance Statement, March 2018. Completion Certificate 20000325-5, MBC	A design schedule with specification was prepared by the architect and 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, 2C	DPIE post approval portal lodgment, 27/01/21	The information was submitted to DPIE within 7 days of sending to the Certifier.	C
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, 2C	Stormwater inspection certificate, Burzulis, 20/01/21 Completion Certificate 20000325-5, MBC	An inspection certificate was completed. It was stated by the Project that stormwater drainage was unchanged for Stage 2A1. The Certifier accepted through issuance of the Occupation Certificate.	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

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, 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, 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>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>	C
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> <ul style="list-style-type: none"> (a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. 	2A1, 2A2, 2B, 2C	<p>JEC installation certificate, 19/01/21</p> <p>Completion Certificate 20000325-5, MBC</p>	<p>The installer provided a statement confirming compliance with the standard. 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, 2C	<p>JEC installation certificate, 19/01/21</p> <p>Completion Certificate 20000325-5, MBC</p>	<p>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.</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, 2C	<p>Fire Safety Certificate 21/01/21</p> <p>Submission to Council, 26/01/21</p> <p>Submission to FRNSW, 26/01/21</p> <p>Photo of install</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
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>	2A1, 2A2, 2B, 2C	<p>Burzulis Structural installation certificate, 19/01/21</p> <p>Completion Certificate 20000325-5, MBC</p>	<p>The certificate was prepared by the structural engineer and verified by the Certifier.</p>	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	(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.				
Compliance with Food Code					
D11	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.	2A2, 2B	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	Not triggered	NT
Post-construction Dilapidation Report					
D12	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: <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	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	Not triggered	NT
Protection of Public Infrastructure					
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <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. <i>Note:</i> <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	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	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	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	Not triggered	NT
Protection of Property					

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	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	Consultant Advice Notice, 17/12/20, Erbas Staging Report	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	Email, Ku-rin-gai Council to SINSW, 21/01/21 Stormwater intersection Certificate, Burzulis, 20/01/21.	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, 2C	Lindfield Learning Village Stages 2 and 3 Road Safety Audit, AMWC RS, 25/01/21 Email, SINSW to Savills dated 21/01/21 SINSW Post approval consultation record, 2019 – 15/02/21	A Road Safety Audit was completed 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
D19	Prior to the commencement of operation, evidence must be submitted to the Certifier that: (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.	2A2, 2B	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	The Staging Report has this to be fulfilled prior to stages 2A2 and 2B	NT
Pedestrian Infrastructure Upgrades					
D20	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:	2A2, 2B	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	The Staging Report has this to be fulfilled prior to stages 2A2 and 2B	NT

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	(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.				
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	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	The Staging Report has this to be fulfilled prior to stages 2A2 and 2B	NT
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	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	The Staging Report has this to be fulfilled prior to stages 2A2 and 2B	NT
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> <ul style="list-style-type: none"> <i>all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</i> 	2C	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	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.	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. It was approved by the Department on 19/01/21	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	<p>(c) include operational transport access management arrangements, including:</p> <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 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 	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				The Certifier verified the SOMP as evidence through issuance of the Crown Certificate.	
Signage					
D26	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	2A1, 2A2, 2B, 2C	Photo series D26 and D27	Photos of wayfinding signage installed for Stage 2A1 sighted.	C
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, 2C	Photo series D26 and D27	Photos of wayfinding signage installed for Stage 2A1 sighted.	C
Operational Waste Management Plan					
D28	<p>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:</p> <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.	<p>The Operational Waste Management Plan remains unchanged from the version prepared during the EIS as all details remain the same. It identifies</p> <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. <p>Observation: The Operational Waste Management Plan identifies collection (i.e.: commercial waste transporter collection), not disposal at destination. The Operational Waste Management Plan identifies general classifications from typical commercial facilities or that defined by commercial waste operators rather than any specific classifications from the Waste Classification Guidelines. Whilst not necessarily inconsistent with the relevant legislation and subordinate guidelines, the Operational Waste Management Plan does not reference the POEO Act, Waste Regulation or Waste Classification Guidelines. The Auditor considers the Operational Waste Management Plan to be fit for purpose in its current form.</p>	C
Landscaping					

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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, 2C	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	The Staging Report has this to be fulfilled prior to stages 2A2 and 2B and 2C	NT
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	Landscape Management Plan was prepared 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 for the Stage	C
Operational Flora and Fauna Management Plan					
D31	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: (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	Operational Flora and Fauna Management Plan (OFFMP), Kleinfelder, 07/12/20 Completion Certificate 20000325-5, MBC	OFFMP was prepared and submitted to the Certifier. It details <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	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: (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;	2A1, 2C	Bushfire APZ Certification, Blackash, 22/01/21	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.	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	<ul style="list-style-type: none"> (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. 				
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>Bushfire APZ Certification, Blackash, 22/01/21</p> <p>Vegetation Management Plan, Blackash, 04/01/21</p>	<p>The Level 3 Accredited Practitioner (Bushfire Planning and Design) prepared Vegetation Management Plan 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, 2C	<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 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; 	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 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 	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	(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.			<ul style="list-style-type: none"> predicted flood levels; flood warnings assembly points and evacuation routes and protocols training for employees and contractors; <p>Observation: It is the Auditors position that the consultation undertaken did not provide a reasonable amount of time for the stakeholders to respond prior to commencement of operations. The Auditor notes that further time has passed and no comments have been provided.</p>	
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	Operation Staging Report, LLV, December 20 and Rev 2 dated 18/01/21	The Staging Report has this to be fulfilled prior to stages 2A2 and 2B.	NT
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 	2A1, 2A2, 2B, 2C	Interview with auditees 11/02/21	No triggering events have occurred during the audit period.	NT

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
	(g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
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, 2C	Interview with auditees 11/02/21	No triggering events have occurred during the audit period.	NT
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, 2C	Interview with auditees 11/02/21	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, 2C	Interview with auditees 11/02/21	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, 2C	Interview with auditees 11/02/21	All plant and equipment installed remains under the defect period and is being managed by the construction contractor.	NT
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, 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	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
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, 2C	School Transport Plan, Arup, 13/01/21 Letter, DPIE to SINSW, 19/01/21 Email Mottmac to Savills, 10/02/21. Interview with auditees 11/02/21	The School Transport Plan was prepared 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 monitoring has identified that, as the students are relying on the general public buses they are in high demand and additional buses are required. 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, 2C	JEC installation certificate, 19/01/21 Completion Certificate 20000325-5, MBC	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	Staging Report	The Staging Report has this to be fulfilled prior to stages 2C.	NT
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, 2C	Site inspection 10/02/21 Complaints register February 21	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, 2C	Site inspection 10/02/21	The fire trail access is still under construction	NT

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, 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	Staging Report	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	Interview with auditees 11/02/21	No areas with outdoor lighting have been completed yet. They remain under construction.	NT
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, 2C	Interview with auditees 11/02/21	The landscape area has yet to be handed over. They remain under construction and will have a 12 month handover period.	NT
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, 2C	Site inspection 10/02/21	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.).	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, 2C	Bushfire APZ Certification, Blackash, 22/01/21 Vegetation Management Plan, Blackash, 04/01/21	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. External construction is ongoing.	C
Vegetation Management Plan					
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, 2C	Management and Evacuation Plan. Blackash, 21/01/21 Site inspection 10/02/21	The Management and Evacuation Plan was prepared by Level 3 Accredited Practitioner (Bushfire Planning and Design). The APZ has only just been established. External construction is ongoing.	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, 2C	Fire Safety Certificate 21/01/21	An interim Fire Safety Certificate was prepared and submitted to the identified stakeholders. It is posted next to the fire indicator panel.	NT

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Compliance Status (C, NC, NT)
				A final fire safety certificate will be issued upon completion of the project.	
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	Staging Report	The Staging Report has this to be fulfilled prior to stages 2C.	NT

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Conformance status
CEMP – Environmental Management & Sustainability Plan (ESMP)					
Section 12.4	Inspection (Evaluation of Compliance) The Weekly SQE Inspection C-CON-F035, is completed by the project team to evaluate compliance. The weekly or daily check sheet is customised to reflect specific project requirements.	All	Hammertech inspection register	The register demonstrates that inspections are occurring more frequently than weekly. (63 x to date over 20 weeks).	C
Section 13.1	Weekly Reporting Requirements <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 	All	Hindmarsh Environmental and Sustainability Check sheets x 13	The check sheets are being completed. They are reported verbally to the project manager. Observation: The check sheets are signed off by the SQE Manager and Site Manager (rather than the Project Manager).	C
Section 16.12	Waste Management Imported Soil must include a classification that only that only VENM, ENM, or other material approved in writing by EPA is brought onto the site. Hindmarsh Construction and its subcontractor are to keep accurate records of the volume and type of fill to be used and make these records available to the Certifier upon request. 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	Material import sample report, ADE, 25/03/19 Import Material Classification Certificate, E24943.E05.002.	Imported material is brought from tunnel spoil from Sydney Metro and reclassified on site. The material is approved for reuse by the EPA.	C
Construction Waste Management Sub-Plan					
Section 5.2	Waste Storage and Collection A designated waste storage area will be established for the collection of all waste and recyclables. The waste storage area shall have appropriate signage to clearly identify the area to construction workers and to prevent unauthorised access to the area. Stockpile size or bin numbers should be minimised by regular removal of waste from site and construction staging plans must allow for the waste storage area to move within the site as the development progresses if necessary. The waste storage area does not have to be enclosed. However, bins should be covered where possible to prevent transmission of dust and fine particles, odour, wind impacts, vermin and vandalism or theft. Bins will be stored on a hardstand area with appropriate sediment control measures implemented to mitigate run-off into stormwater. Any spillages in the waste storage area should be treated immediately using a spill kit. Contaminated or hazardous wastes should be stored in a secure area with appropriate signage.	All	Site inspection 10/02/21	Waste was segregated and stored on site. Storage areas were identified and comprised skip bins. Smaller 600L skip bins are used across the site to transfer material to the main skip bins at the waste collection points. No dust, leakage or spillage or run off was observed. Refer response to CoC C31.	C
Section 5.6	Training and Education All site employees and sub contractors will be required to attend a site specific induction that will outline the components of the WMP and explain the site specific practicalities of the waste reduction and recycling strategies outlined in the WMP. All employees are to have a clear understanding of which products are being reused/recycled on site and where they are stockpiled. They are also to be made aware of waste reduction efforts in regards to packaging. The site manager will post educational signage in relation the recycling activities on site in breakout areas, lunch rooms etc.	All	Site induction script Rev 4 Hammertech heritage slide pack (part of induction) Aconex file Hindmarsh-transmit-000660 Hindmarsh TBT 01/12/20 Site inspection 10/02/21	The project induction suite of docs cover off key issues and requirements from the Consent. Toolbox talks are periodically conducted and cover key risks relevant to the works being carried out. The Consent was provided to all subcontractors on 26/11/20.	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Conformance status
				Observation: No signage is posted up regarding recycling as the skip bins go through recycling off site (no need for education on site).	
Construction Traffic and Pedestrian Management Sub-Plan					
Section 4.1	Construction Vehicles During school drop off (8am-9.30am) and pick up (2.30pm-4pm), construction traffic will not use the portion of Eton Road that runs along the school's frontage. It is noted that the above restriction is not applicable to construction vehicle access to/from Duston Grove.	All	Site inspection 10/02/21	A truck was observed to be held by the Project within the project boundary until after 09:30. No issues.	C
Section 4.2	Other General Requirements for Trucks The contractor will be required to monitor the roadways leading to and from the site on a daily basis and take all necessary steps to rectify any adversely impacted road deposits caused by site vehicles. The roads will also be cleaned on a regular basis to minimise dirt particles depositing externally from the site. Such cleaning will occur in the evenings outside of peak traffic period.	All	Site inspection 10/02/21 Interview with auditees 10/02/21 Complaints register February 21	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.	C
Section 4.4	Site Access Site accesses to the construction site is proposed via the following new and existing 4 gates: <ul style="list-style-type: none"> Dunstan Grove Gate: New primary access for construction materials delivery vehicles and Rural Fire Service vehicles. Gate 1: existing access off Dunstan Grove for workers/visitors access only Gate 2: existing (secondary) access off Dunstan Grove for construction materials delivery vehicles Gate 3: existing access off Eton Road for construction materials delivery vehicles towards the south-eastern end of the site 	All	Site inspection 10/02/21	The current arrangement is consistent with the identified site access.	C
Construction Noise and Vibration Management Sub-Plan					
Section 4.8	Noise and Vibration Monitoring 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: <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. Tubbs View – to the north east of the site. Vibration – Based on the proximity of the surrounding receivers to the works magnitudes of vibration resulting from construction activities required to be undertaken on the site are not expected to approach vibration limits detailed in this report, therefore vibration monitoring is not recommended. 	All	Noise Monitoring Result Reports, White Noise, Nov 20, Dec 20, Jan 21.	Continuous monitoring is occurring at the two locations specified. Observation: The 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.	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Conformance status
	Attended vibration measurements could be undertaken at a receiver location in the event complaints resulting from construction activities resulting from the perception of vibration are experienced by the occupants of buildings within the vicinity of the site.				
Construction Soil and Water Management Sub-Plan					
Section 6.5.5	<p>Maintenance Controls</p> <p>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>	All	<p>Site inspection 10/02/21</p> <p>Hindmarsh Environmental and Sustainability Check sheets x 13</p> <p>Hammertech inspection register</p> <p>Site diary compass / onsite system.</p>	<p>The inspections are conducted almost 3 x times per week and include a check on erosion and sediment controls.</p> <p>The controls observed on site were considered adequate. No evidence of significant erosion or sedimentation observed. Drains were protected. There are no basins or sumps requiring pump out.</p> <p>The site diary checks condition of the site (including photos and various controls). This is completed by each supervisor at the end of the days works. Issues are raised by exception.</p> <p>Observation: 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>	C
Bushfire Emergency Management and Evacuation Sub-Plan					
Section 12.2	<p>During the Bushfire Danger Period</p> <p>During the bushfire danger period including during periods of increased fire danger, the site manager will monitor information sources for bushfire conditions by:</p> <ul style="list-style-type: none"> Display the Emergency Management System information in prominent places throughout the site office Listening to the local radio station, TV and/or monitoring the NSW Rural Fire Service website at www.rfs.nsw.gov.au for information on bushfire activity or fire danger ratings. Knowing the Fire Danger Ratings for the area Staying alert for warnings such as Bush Fire Alert Levels issued by the RFS Watching for signs of fire, especially smoke or the smell of smoke Calling the RFS Bush fire Information Line on 1800 NSW RFS (1800 679 737) 	All	<p>EM system and evacuation plan (available in offices)</p> <p>Interview with auditees 10/02/21</p>	<p>The EM System provides and online alert system that satisfies multiple components in this commitment (display, alerts and warnings). The system is monitored by the SQE Manager and Project Engineer.</p> <p>Other controls and actions are monitored as needed.</p>	C

Unique ID	Compliance requirement	Stage	Evidence collected	Independent Audit findings and recommendations	Conformance status
	<ul style="list-style-type: none"> Downloading the free iPhone application from NSW Rural Fire Service – Fires Near Me NSW and keeping aware of fire in the vicinity of the school. 				
Appendix 2	Roles and Responsibilities The Site Manager will ensure that: <ul style="list-style-type: none"> The evacuation plan is updated annually All staff and contractors on site are made aware of the existence of the Evacuation Plan and the Evacuation procedures to be adopted in the event of an emergency. Yearly training is to be provided for all staff in the implementation of the Evacuation Plan. The 'Evacuation Procedure' and map are displayed in strategic locations throughout school Evacuation procedures are tested regularly. Evacuation Drills conducted twice a year (1 each semester) and recorded in the Department's in Case of Emergency (ICE) system. Deficiencies in the Evacuation Plan/evacuation management systems are reviewed, and changes implemented to address these deficiencies Sirens (alarm system) on Fire units are tested and maintained on a regular basis A copy of the current plan is distributed to the local emergency management committee and emergency services. 	All	Site induction script Rev 4 Project visitor pre-start (completed by the auditor on 10/02/21) Evacuation drill 03/11/20 Vanguard alarm system (plus system test alerts 04/02/21 and 20/01/21)	The evacuation plan is less than 1 year old. The induction includes evacuation details. The visitor prestart completed by the auditor included details on evacuation and assembly. A drill was completed on 03/11/20 for bushfire a bomb threat. The drill identified actions to be implemented (including extra sirens, training of traffic controllers and additional signage). These were completed. The Vanguard system is the alarm system it shows what alarms are live (or not) along with distress systems. The system is tested by running an alert. No issues. Non-conformance: 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.	NC
Flood Emergency Management Sub-Plan					
Section 7.1	Evacuation Drills Evacuation drills are designed to increase flood awareness. These drills are to be undertaken biannually for familiarisation of procedures when responding to a flood event.	All	Evacuation drill 03/11/20	A drill was completed on 03/11/20 for bushfire a bomb threat. The same protocols apply to a flood event. The project has been in construction for less than 6 months.	NT
Biodiversity Management Sub-Plan					
Section 4.2	Pre-clearance Surveys All vegetation works within the proposed APZ footprint will be undertaken under the supervision of the Project Environmental Supervisor and / or Project Ecologist, who will inspect the proposed works area for any fauna or potential fauna habitat prior to commencement. Any fauna with potential to be impacted by the proposed works will be relocated, with GPS points of capture and release location taken. The time and species of fauna will be noted, and a photograph of the fauna species will be taken if possible. The results of pre-clearing surveys and a record of all fauna relocated by the Project Ecologist and / or Project Environmental Supervisor will be provided to the certifier for verification.	All	Vegetation Management Plan, Blackash, 04/01/21 Letter, Black Ash to Hindmarsh, 15/02/21	The letter from Black Ash Principal demonstrates that surveys were undertaken in accordance with this requirement. The Principal has demonstrable suitable experience to act as the environmental supervisor.	C

APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



NSW Department of Education
Level 8, 259 George Street
Sydney, NSW, 2000

Attention: Gavin Ng, Principal Compliance Officer

03/08/2020

Dear Mr Ng,

**New Catherine Fields Public School (SSD 9477)
Agreement of Independent Environmental Auditor**

I refer to Mr Jim Lewis's submission dated 10 July 2020 to the Department of Planning, Industry and Environment (the Department) of suitably qualified, experienced and independent auditors to undertake independent audits of the New Catherine Fields Public School.

In accordance with Condition C33 of SSD 9477 (Consent) and the *Independent Audit Post Approvals Requirements* (Department 2020), the Secretary has agreed to the following auditors:

- Mr Steve Fermio
- Mr Derek Low
- Mr Ricardo Prieto-Curiel

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2020). 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 auditor for this Project, each respective project approval requires a request for the agreement to the auditor be submitted to the Department, for the consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor will be considered.

If you have any questions, please contact Bronagh McGeown on (02) 9995 5002.

Yours sincerely



Rob Sherry

APPENDIX D – CONSULTATION RECORDS

From: Derek Low
Sent: Wednesday, 3 February 2021 11:41 AM
To: 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 first 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://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8114%2120201126T010820.775%20GMT>

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 10 February 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 we request that the Department identify those parties.

Regards

Derek Low
Principal Environmental Consultant



E: dlow@wolfpeak.com.au

P: 1800 979 716


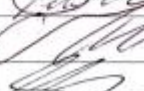






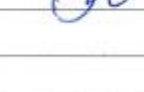




M: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au

APPENDIX E – MEETING SIGN ON SHEET

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	LINDFIELD LEARNING VILLAGE SSD 8/14		
DATE	10/2/21		
LOCATION	LINDFIELD		
OPENING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEREK LAU	Auditor	WOLFPEAK	
Pete Krause	Project Director	SINSW	
CLAUDE YOUNG	SQE SUPERVISOR	HCA	
Sasha Serrao	Project Manager	Savills	
Reg Strumiz	Project Engineer	HCA	
Robert Najjar	Project Engineer	HCA	
Andrew BARREY	Site Manager	HCA	
CLOSING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEREK LAU	Auditor	WOLFPEAK	
Dennis Serrao	Project Manager	Savills	
Sasha Serrao	Project Manager	Savills	
CLAUDE YOUNG	SQE SUPERVISOR	HCA	
Reg Strumiz	Project Engineer	HCA	
Robert Najjar	Project Engineer	HCA	

APPENDIX F – SITE INSPECTION PHOTOGRAPHS



Photo 1: Science lab



Photo 2: Building fitout ongoing



Photo 3: Drain protection



Photo 4: Excavation within tree protection zones without arborist supervision



Photo 5: Spill kit with empty containers to be collected.



Photo 6: Rubbish outside fence but within Project boundary.



Photo 7: Rock outcrops protected by fencing



Photo 8: Tree protection zones in place

APPENDIX G – INDEPENDENT DECLARATION FORMS

Independent Audit Report Declaration Form

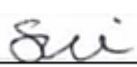
Project name	Lindfield Learning Village Stage 2 (phase 2 and 3)
Consent number	SSD 8114
Description of Project	Staged construction and operation of the Lindfield Learning Village
Project address	Lot 2 and 4 of DP 1151638, 100 Eton Road Lindfield NSW
Proponent	Department of Education
Title of audit	Independent Audit
Date	23/02/2021

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:

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

Notes:

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

Name of 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

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	23/02/2021

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

Notes:

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

Name of 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