

# INDEPENDENT AUDIT No. 3 – AUDIT REPORT

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LINDFIELD LEARNING VILLAGE PHASE 2 AND 3 – SSD  
8114

MAY 2022

## Authorisation

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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): operation of a school of 350 students from Kindergarten to Year 12
- Stages 2 and 3 (Phases 2A, 2B and 2C): operation of a school of 1,000 students from Kindergarten to Year 12
- Stages 2 and 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) were the principal construction contractor. Construction works were completed in late 2021. Operations have been staged by way of an approved Staging Report. Stage 2C (the final stage of operations) commenced on 28 January 2022.

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

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

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

This Audit Report is the third Independent Audit completed on Phase 2 and 3 of SSD 8114 and is the first full operational audit. The audit covers the period from commencement of Stage 2C operations (i.e.: 28 January 2022) to the end of May 2022. The Independent Audit was completed to fulfill the requirements of CoC C38 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project

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

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

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

- In relation to the status of findings from the second Independent Audit:
  - All previously open findings are considered closed (with comments).
- In relation to the third Independent Audit:
  - There were 174 CoCs assessed.
  - Four non-compliances were identified. These relate to training of operational personnel, the Project website and reviewing of documentation.
  - One observation was identified. This related to management of sedimentation and weeds to prevent negative impacts on the Lane Cove National Park.

The Auditor refers to the findings against CoC D32, D33, D34 and E17 within Appendix A. The Level 3 Accredited Practitioner (Bushfire Planning and Design) has verified that the Asset Protection Zone design and as-built is adequate from the fire safety perspective. The APZs appear to have been maintained during the audit period. It is of the Auditors understanding that the Dunston Grove APZ is the responsibility of that property's owners corporation (not SINSW).

The School is not permitted to operate under catastrophic fire rating days. There have been no instances of a catastrophic fire danger rating days identified during the audit period.

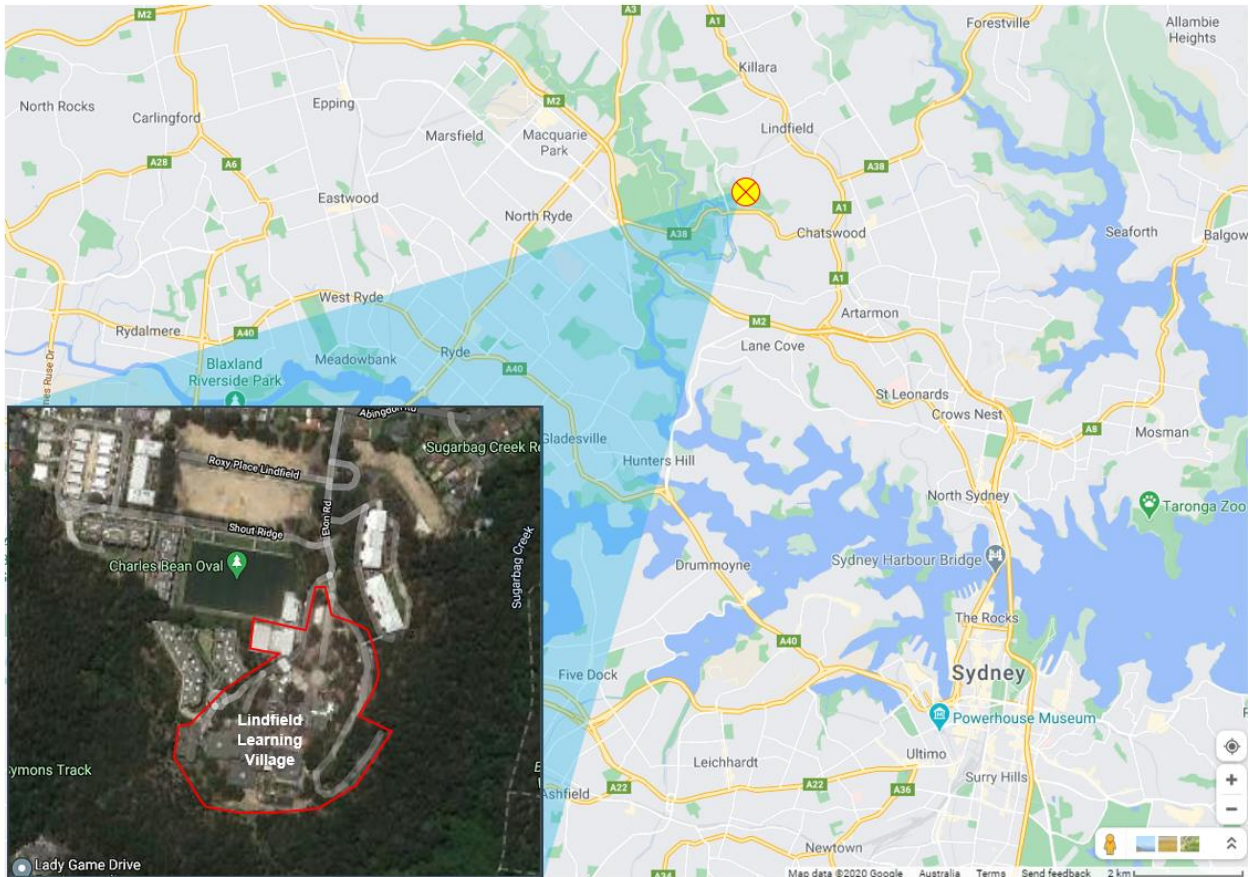
As set out in Section 3.2, the Auditor is not able to verify whether NPWS are satisfied with Hindmarsh's actions to address historical deficiencies in the operational stormwater design and landscaping. That being said, the body of evidence indicates that Hindmarsh and SINSW have provided ample information and opportunity for NPWS to consider and respond to should any issues be outstanding. Refer also finding IA3\_1 in relation to more recent sedimentation and weed risks on the Lane Cove National Park and recommendations to address this matter.

The Auditor would like to thank the auditees from SINSW and Savills 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): operation of a school of 350 students from Kindergarten to Year 12
- Stages 2 and 3 (Phases 2A, 2B and 2C): operation of a school of 1,000 students from Kindergarten to Year 12
- Stages 2 and 3 (Phase 3): operation of a school of 2,100 students from Kindergarten to Year 12.

Phases 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) were the Principal Contractor. Construction commenced on 26 November 2020. Works conducted under the SSD 8114 include building refurbishment, landscaping, utilities and road construction. These were completed in late 2021.

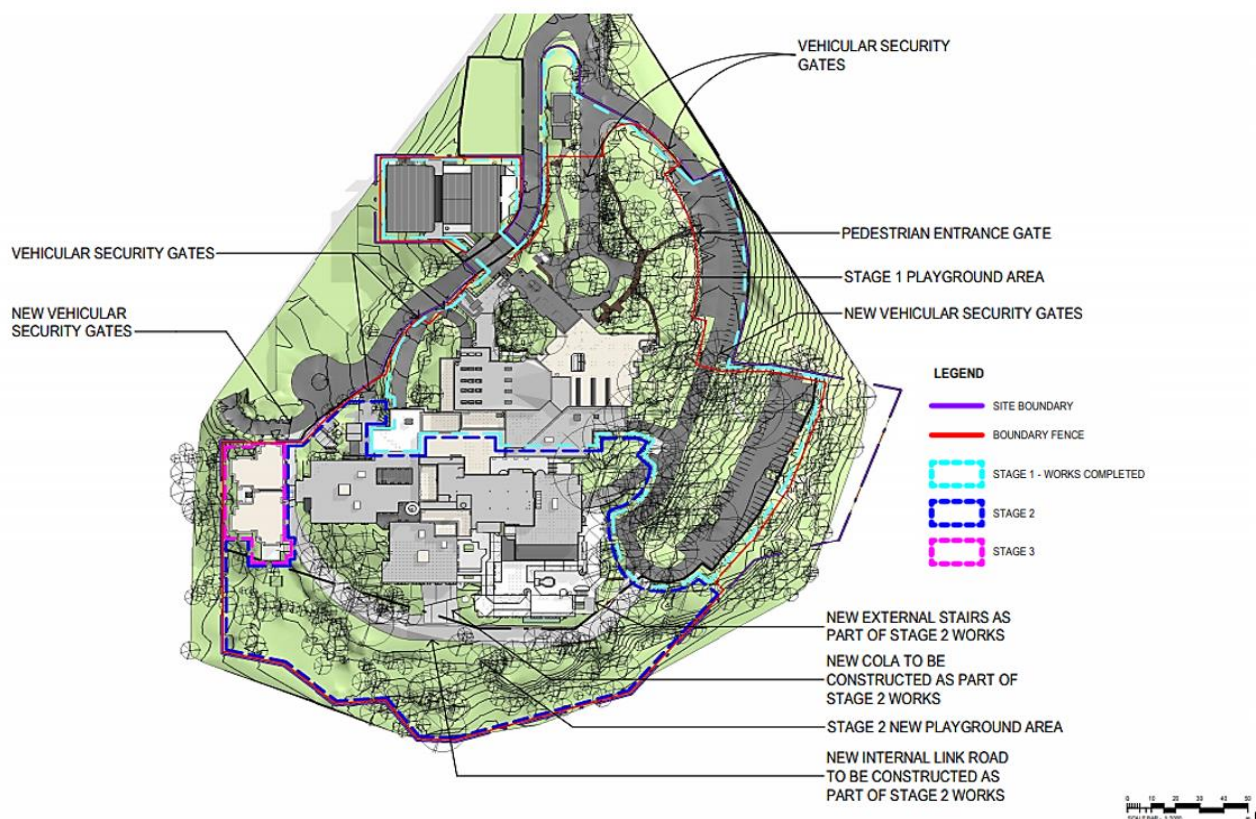


Figure 2 The Project (source: DesignInc)

## 1.2 Staging

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

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



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

Note: the approved Staging Report states that *Stage 2C “excludes the Pacific Highway Upgrade, per condition B28, as identified in Appendix B of the approved Staging Report. This work will be completed as an independent construction item and will not impact the proposed operational staging other than the pre-identified limitation on student capacity noted in condition A39. The student population must not exceed 1050 until evidence has been provided to the Certifier that the upgrade to the intersection of Pacific Highway and Grosvenor Road required under condition B28*

*has been completed to the satisfaction of TfNSW*” (NSW Department of Education, March 2021, Operation Staging Report Lindfield Learning Village SSD 8114, p.7).

Operations of stage 2A1 commenced 27 January 2021. Operations of stages 2A2, 2B were notified for commencement on 19 April 2021. Operations of stage 2B2 was notified with commencement in on 7 June 2021. Stage 2C (the final stage of operations) commenced on 28 January 2022.

### 1.3 Approval requirements

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

### 1.4 Audit team

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

The Audit Team comprises:

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

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

### 1.5 Audit objectives

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

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

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

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

### 1.6 Audit scope

This Independent Audit relates to the Project operations from 28 January 2022 to the end of May 2022 (the Audit Period). Pre-construction and construction related requirements do not form part of the Independent Audit scope.

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.

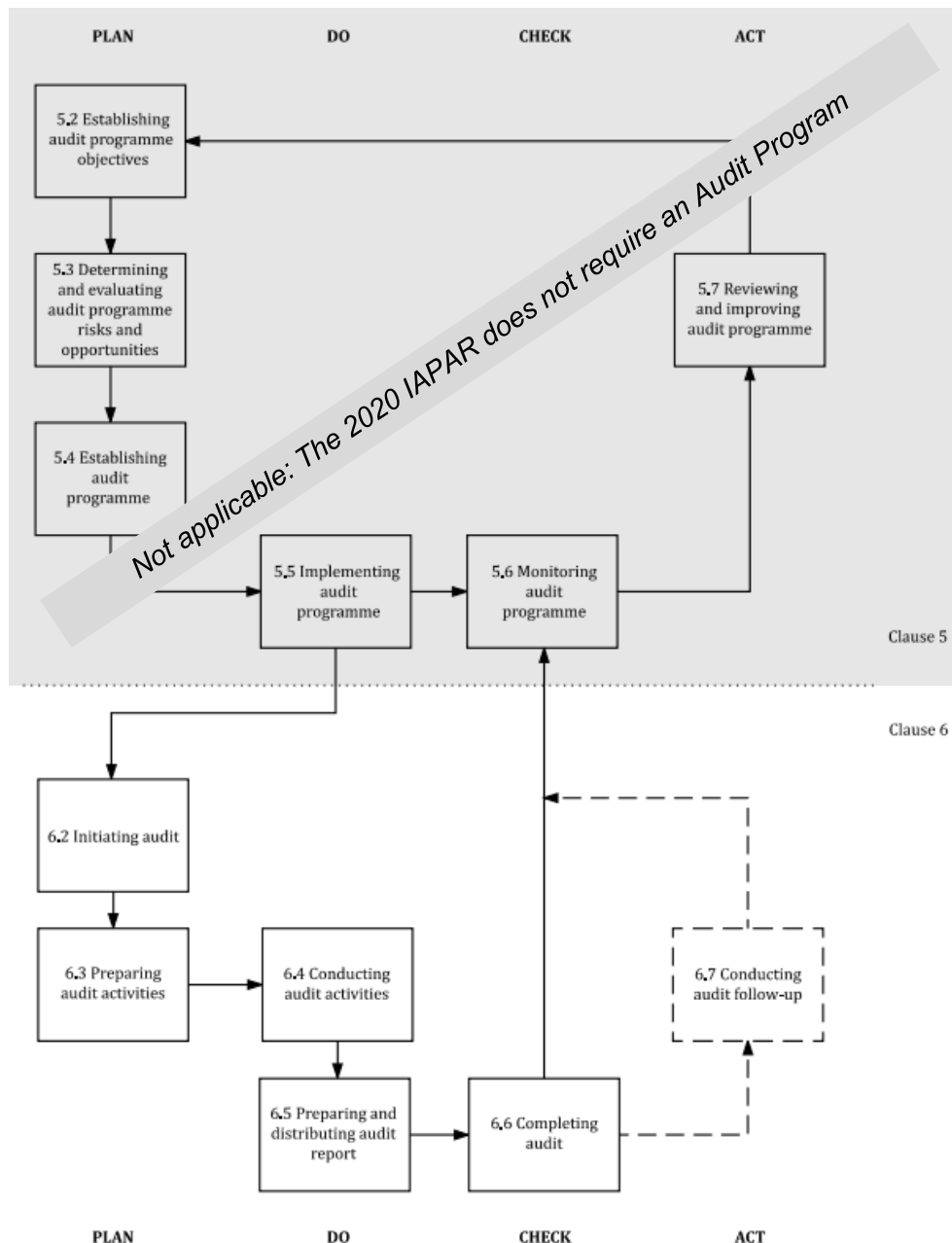


Figure 3 Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 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 23 March 2022 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit in accordance with IAPAR Section 3.2. The records are presented in Appendix C. A summary of the key issues raised is presented in Table 1.

*Table 1 Key issues and areas of focus raised during consultation*

Stakeholder	Issues and Focus	How Addressed
Department of Planning and Environment	<p>The Department requested the Independent Audit be conducted Please ensure the audit is conducted in accordance with Condition C38 of Development Consent SSD 8114, which requires the audit to be carried out in accordance with the Department's Independent Audit Post Approval Requirements.</p> <p>In addition to the above, the Department also requested focus be given to compliance with the Asset Protection Zone and bush fire conditions, in particular confirmation that in the event of a catastrophic fire danger rating (if it has occurred since operation commenced) the school has been non-operational.</p>	<p>The Independent Audit was conducted in accordance with the CoC 38 and the 2020 IAPAR. Refer to Section 3.5 regarding applicability of the Partial Consent.</p> <p>Compliance with Asset Protection Zones requirements and bushfire conditions have been assessed. Refer Appendix A.</p> <p>There have been no instances of a catastrophic fire danger rating having occurred during the audit period.</p>

### 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).

- *Community Communication Strategy Lindfield Learning Village Stage 2, School Infrastructure NSW*, 13 October 2020 (the CCS)
- *School Transport Plan*, Arup, 13 January 2021
- *Stormwater Operational Maintenance Plan*, Burzulis, 18 January 2021
- *Operational Waste Management Plan*, Foresight Environmental, 22 July 2019
- Landscape plan drawing series titled LS-0001 to LS-8802 and specification sheets
- *Management and Evacuation Plan*. Blackash, 21/01/21
- *Operational Flora and Fauna Management Plan (OFFMP)*, Kleinfelder, 07 December 2018 and addendum 18 July 2019
- *Bushfire APZ Certification*, Blackash, 22 January 2021 (2A1), 12 April 2021 (2A2 and 2B), 20 May 2021 (2B2).
- *Vegetation Management Plan*, Blackash, 04 January 2021
- *(Bushfire) Management and Evacuation Plan*, Blackash, 21 January 2021.

### 2.2.3 Site personnel involvement

The on-site audit activities took place on 2 May 2022. The following personnel took part in the audit:

- Robin Roy – Assistant Project Director – SINSW
- Sasha Serrao – Project Manager – Savills
- Deb Smithers – Business Manager – Lindfield Learning Village.

### 2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

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 2 May 2022. The on-site audit activities included an inspection of the site and activities. Photos are presented in Appendix D.

## 2.2.7 Document review

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

## 2.2.8 Generating audit findings

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

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

## 2.2.9 Compliance evaluation

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

Status	Description
<b>Compliant</b>	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.
<b>Non-compliant</b>	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.
<b>Not Triggered</b>	A requirement has an activation or timing trigger that has not been met during the temporal scope of the audit being undertaken (may be a retrospective or future requirement), 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.

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

### **2.2.11 Completing the audit**

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

### **3. AUDIT FINDINGS**

#### **3.1 Approvals and documents audited and evidence sighted**

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

#### **3.2 Non-compliances, Observations and Actions**

This Section, including Tables 2 and 3, 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.

- In relation to the status of findings from the second Independent Audit:
  - All previously open findings are considered closed (with comments).
- In relation to the third Independent Audit:
  - There were 174 CoCs assessed.
  - Four non-compliances were identified. These relate to training of operational personnel, the Project website and reviewing of documentation.
  - One observation was identified. This related to management of sedimentation and weeds to prevent negative impacts on the Lane Cove National Park.

Table 2 Status of previously open findings from the second Independent Audit

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
IA2 finding #8	CoC A1	Non-compliance	<p>CoC A1 requires that in addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.</p> <p><b>The operational stormwater design was prepared and submitted to the Certifier. The Certifier provided written satisfaction. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the as built design which were resulting in stormwater impacting on the Lane Cove National Park (evidence of sedimentation, scouring and transport of gross pollutants were sighted).</b></p> <p><b>The auditee reviewed the draft Audit Report and provided the following response to this finding:</b></p> <ul style="list-style-type: none"> <li><i><b>“The stormwater was constructed as per the approved design. Deficiencies within the design only become evident after the system is installed. Deficiencies are rectified by the Contractor as soon as possible after they are identified. In the interim construction sediment and erosion control devices are maintained until demobilisation and regular environmental inspections undertaken to monitor activity.</b></i></li> <li><i><b>Whilst minimal scouring and sedimentation was identified during the inspection with NPWS 15/07, all were occurring either within the site fence line or within the SINSW site boundary. Therefore the Project Team request that this item be changed to an observation as all reasonable and feasible measures were implemented to minimise any material harm to the environment.</b></i></li> <li><i><b>Hindmarsh and the Civil Engineer will review the as-built plans and provide a list of actions to address deficiencies to the satisfaction of NPWS.</b></i></li> <li><i><b>Hindmarsh will implement the approved action items onsite”.</b></i></li> </ul> <p><b>The Auditor acknowledges the auditee’s response and supports the proposed actions to manage the deficiencies. However, the Auditor retains the position that the deficiencies represent a non-compliance on the basis that:</b></p> <ul style="list-style-type: none"> <li><b>The CoC requires that in addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment</b></li> <li><b>Impacts to the environment beyond the Project boundary were observed during the site inspection conducted in conjunction with NPWS</b></li> <li><b>NPWS personnel communicated to the Auditor during the site inspection that they had previously identified impacts on the Lane Cove National Park beyond the Project boundary during their routine inspections in the area</b></li> <li><b>The Lane Cove National Park is a sensitive environmental receptor with significant biological, aboriginal, heritage and recreational<sup>1</sup> value and, as such, the impacts may be considered to be material harm under the definitions of the Consent (i.e.: actual or potential harm to the environment that is not trivial, <u>or</u> that which requires &gt;\$10k to make good)</b></li> </ul>	Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the stormwater management system.	SINSW / Hindmarsh  30/09/21	<p><b>CLOSED WITH COMMENTS</b></p> <p>On 23/08/21 NPWS emailed Hindmarsh confirming the recommended actions to address the issue/s.</p> <p>On 01/10/21 Hindmarsh emailed NPWS to state that it had confirmation from the bushfire consultant and civil engineer that the site satisfied relevant APZ and stormwater requirements.</p> <p>A joint site walk was conducted with the project team and NPWS on 03/11/21.</p> <p>On 09/11/21 Hindmarsh emailed NPWS to confirm actions stemming from the joint inspection.</p> <p>On 03/03/22 Hindmarsh emailed NPWS to provide an update on the close out of agreed actions. Several items appear to require ongoing action (installation of trash rack, school bush regeneration).</p> <p>On 14/03/21 NPWS emailed Hindmarsh indicating that it would conduct another inspection (date not confirmed). This is the most current evidence sighted by the Auditor.</p> <p>Whether NPWS conducted a follow up inspection or have accepted the actions completed is unable to be determined by the Auditor. However the body of evidence indicates that Hindmarsh and SINSW have provided ample information and opportunity for NPWS to consider and respond to should any issues be outstanding.</p> <p>The Auditor does however observe (from the site inspection on the third Independent Audit):</p> <ul style="list-style-type: none"> <li>sedimentation and scouring on the site boundary arising from the significant February and March 2022 storm events, and</li> <li>weed propagation on the site boundary which requires</li> </ul>

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

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			<ul style="list-style-type: none"> <li><b>The deficiencies in the stormwater design were not adequately identified (or responded to) by Project personnel. The need for action was only identified following NPWS personnel expressing their concern.</b></li> </ul>			<p>routine inspection and maintenance.</p> <p>Refer Table 3 below.</p>
IA2 finding #10	CoC C27	Observation	<p>CoC C27 requires that within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and hydraulic engineer;</li> <li>(b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions</li> <li>(c) be in accordance with applicable Australian Standards; and</li> <li>(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</li> <li>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines</li> </ul> <p><b>The operational stormwater design was prepared and submitted to the Certifier. The Certifier provided written satisfaction. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the as built design which were resulting in stormwater impacting on the Lane Cove National Park (evidence of sedimentation, scouring and transport of gross pollutants were sighted).</b></p>	Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the stormwater management system.	SINSW / Hindmarsh 30/09/21	<p>CLOSED WITH COMMENTS</p> <p>Refer update above for CoC A1 as relevant for C27, D29, E15.</p>
IA2 finding #11	CoC D29	Observation	<p>CoC D29 requires that prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.</p> <p><b>This finding relates to the same overarching issue as that identified for CoC A1 and C27.</b></p> <p><b>The landscapers confirmed that the landscaping was completed in accordance with the landscape designs within CoC B25. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the landscaping which were potentially impacting on the Lane Cove National Park. Evidence of unidentified spray seed / grass, lack of ground cover, in particular on the Dunstan Grove Asset Protection Zone (APZ), and deficient planting on steep slopes and site boundary and lack of rock armor on certain drainage lines were sighted.</b></p> <p><b>The auditee reviewed the draft Audit Report and provided the following response to this finding:</b></p> <ul style="list-style-type: none"> <li><i><b>“The landscaping works have been completed in accordance with the approved plans. The spray seeding was utilised as a form of stabilisation for erosion and sediment control however, this will be removed based on the inspection and subsequent advice by NPWS. The APZ within Dunstan Grove is administered under a separate approval. Landscape maintenance was undertaken in these locations to minimise ground fuel to comply with APZ standard requirements and was certified by a suitably qualified person.</b></i></li> <li><i><b>Future maintenance of the Dunstan Grove APZ, including annual certification to an IPA, is the responsibility of Crimson Hill Residential Strata Committee.</b></i></li> <li><i><b>Hindmarsh and the Civil Engineer will review the as-built plans and provide a list of actions to address deficiencies to the satisfaction of NPWS and Dunstan Grove.</b></i></li> <li><i><b>Hindmarsh will implement the approved action items onsite”.</b></i></li> </ul>	Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the landscaping.	SINSW / Hindmarsh 30/09/21	<p>CLOSED WITH COMMENTS</p> <p>Refer update above for CoC A1 as relevant for C27, D29, E15.</p>

Item	Ref.	Type	Details of item (with finding in bold text)	Proposed or completed action	By whom and by when	Status
			<b>The Auditor acknowledges the auditee's response and supports the proposed actions to manage the deficiencies.</b>			
IA2 finding #12	CoC E1	Non-compliance	<p>CoC E1 requires that prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people (excluding out of school hours care), the Applicant is to prepare an Out of Hours Event Management Plan (school use) and submit it to the Council and Planning Secretary in consultation with Council (sic).</p> <p><b>Two Out of Hours Events Management Plans (OOHEMPs) have been developed using the plan initially established under the Stage 1 Partial Consent. Consultation was completed with Council prior to their development. However there is no evidence available to demonstrate that the OOHEMP was submitted to the Department.</b></p>	Submit the OOHEMP/s to the Department.	SINSW 31/08/21	<p>CLOSED.</p> <p>Sighted evidence of submission of the OOHEMP to the Department dated 02/08/21.</p> <p>The Community OOHEMP was withdrawn.</p> <p>There have been no triggering events during the audit period.</p>
IA2 finding #13	CoC E15	Observation	<p>CoC E15 requires that the Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required for the duration of occupation of the development.</p> <p><b>This finding relates to the same overarching issue as that identified for CoC A1, C27 and D29.</b></p> <p><b>The landscape area was handed over at Stage 2B2 (in June 2021) and has a 12 month handover period and is being maintained by the builder. Large portions of the landscaping appear to be well maintained. However, at the site inspection conducted in conjunction with NPWS, it was evident that there were deficiencies with the landscaping which were potentially impacting on the Lane Cove National Park. Evidence of unidentified spray seed / grass, lack of ground cover (in particular on the Dunston Grove APZ) and deficient planting on steep slopes and site boundary and lack of rock armor on certain drainage lines were sighted. Refer to Appendix E, Photographs 9-13.</b></p> <p><b>The auditee reviewed the draft Audit Report and provided the following response to this finding:</b></p> <ul style="list-style-type: none"> <li><i><b>"The landscaping works have been completed in accordance with the approved plans. The spray seeding was utilised as a form of stabilisation for erosion and sediment control however, this will be removed based on the inspection and subsequent advice by NPWS. The APZ within Dunston Grove is administered under a separate approval. Landscape maintenance was undertaken in these locations to minimise ground fuel to comply with APZ standard requirements and was certified by a suitably qualified person.</b></i></li> <li><i><b>Future maintenance of the Dunstan Grove APZ, including annual certification to an IPA, is the responsibility of Crimson Hill Residential Strata Committee.</b></i></li> <li><i><b>Hindmarsh and the Civil Engineer will review the as-built plans and provide a list of actions to address deficiencies to the satisfaction of NPWS and Dustan Grove.</b></i></li> <li><i><b>Hindmarsh will implement the approved action items onsite".</b></i></li> </ul> <p><b>The Auditor acknowledges the auditee's response and supports the proposed actions to manage the deficiencies.</b></p>	Hindmarsh and NPWS agreed that a review of the as-built plans would be conducted, actions to address deficiencies would be completed and a follow up inspection would be arranged with NPWS to verify their satisfaction of the landscaping.	SINSW / Hindmarsh 30/09/21	<p>CLOSED WITH COMMENTS</p> <p>Refer update above for CoC A1 as relevant for C27, D29, E15.</p>



Table 3 Findings from the third Independent Audit (operations)

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA3_1	A1	Observation	<p>Requirement: <i>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.</i></p> <p><b>Observation: During the inspection conducted on 02/05/22 it was noted that:</b></p> <ul style="list-style-type: none"> <li>• <b>sedimentation and scouring was evidence on the site boundary, likely to have been a result of the significant February and March 2022 storm events, and</b></li> <li>• <b>weed propagation on the site boundary requires routine inspection and maintenance. Refer E18.</b></li> </ul>	Undertake landscape inspection and maintenance internal to site and external to the fence line (but within the project boundary) to address sedimentation and weed propagation risk on the Lane Cove National Park.	SINSW  As soon as possible.	OPEN
IA3_2	A25	Non-compliance	<p>Requirement: <i>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.</i></p> <p><b>Non-compliance: The Auditor requested evidence to demonstrate that operational staff had been trained in the requirements of the consent relevant to the activities they carry out (e.g.: School Transport Plan (D24), Operational Waste Management Plan (D28), Operational Flora and Fauna Management Plan (D30), Operational Bush Fire Emergency Management and Evacuation Plan (D34)). Whilst the Auditor acknowledges that operational plans have been issued to the School, there is no evidence available to show that operational personnel have been made aware of or instructed to comply with the relevant requirements from the listed documents.</b></p>	Deliver training and awareness to operational staff relevant to their roles and responsibilities.	SINSW  31/12/22	OPEN
IA3_3	A31	Non-compliance	<p>Requirement: <i>Within three months of:</i></p> <ul style="list-style-type: none"> <li>(a) <i>the submission of a compliance report under condition A33;</i></li> <li>(b) <i>the submission of an incident report under condition A27;</i></li> <li>(c) <i>the submission of an Independent Audit under condition C37;</i></li> <li>(d) <i>the approval of any modification of the conditions of this consent; or</i></li> <li>(e) <i>the issue of a direction of the Planning Secretary under condition A2 which requires a review,</i></li> </ul> <p><i>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.</i></p> <p><b>Non-compliance: There was no evidence of a review having been conducted or notified following submission of the Operational Compliance Report No. 1, second Independent Audit or approval of Mod-5.</b></p>	Conduct (and notify) a review in accordance with A31.	SINSW  Within 3 months of submission of this Audit Report.	OPEN
IA3_4	A35	Non-compliance	<p>Requirement: <i>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.</i></p> <p><b>Non-compliance: The Operational Compliance Report No. 1 is not available on the Project website.</b></p>	Update the Project website to include the Operational Compliance Report No. 1.	SINSW  As soon as possible.	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA3_5	E18	Non-compliance	<p>Requirement: <i>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 must be submitted to the Planning Secretary for information.</i></p> <p><b>Non-compliance:</b> The vegetation management plan was prepared in January 2021. There is no evidence available that demonstrates that an annual review of the vegetation management plan has been completed or submitted to the Department. Further, there is evidence that weeds are propagating on the southern boundary (outside of the school fence line). It is apparent that these are not being managed by the landscape contractor as these sit outside the school fence line.</p>	<p>Complete review of the vegetation management and report to the Department on the outcome of the review.</p> <p>Complete weed surveys and treatment internal to the site and along the site boundary to prevent migration into the Lane Cove National Park.</p>	SINSW  As soon as possible.	OPEN

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

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

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

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

The plans are adequate for the works being undertaken.

### 3.4 Summary of notices from agencies

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

### 3.5 Other matters considered relevant by the Auditor or DPIE

#### 3.5.1 Issues raised by the Department during consultation

##### **Asset Protection Zones and fire prevention / management / mitigation**

The Auditor refers to the findings against CoC D32, D33, D34 and E17 within Appendix A. The Level 3 Accredited Practitioner (Bushfire Planning and Design) has verified that the Asset Protection Zone design and as-built is adequate from the fire safety perspective. The APZs appear to have been maintained during the audit period.

It is of the Auditors understanding that the Dunston Grove APZ is the responsibility of that property's owners corporation (not SINSW).

##### **Catastrophic fire danger rating days**

The School is not permitted to operate under catastrophic fire rating days. There have been no instances of a catastrophic fire danger rating days identified during the audit period.

#### 3.5.2 Resolution of NPWS concerns over stormwater run-off and landscaping

As set out in Section 3.2 above, the Auditor is not able to verify whether NPWS are satisfied with Hindmarsh's actions to address historical deficiencies in the operational stormwater design and landscaping. That being said, the body of evidence indicates that Hindmarsh and SINSW have provided ample information and opportunity for NPWS to consider and respond to should any issues be outstanding. Refer also finding IA3\_1 in relation to more recent sedimentation and weed risks on the Lane Cove National Park and recommendations to address this matter.

### 3.6 Complaints

No complaints were recorded during the audit period. The complaints register was available on the Project website for review:

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

### 3.7 Incidents

No incidents were recorded during the audit period.

### 3.8 Actual versus predicted impacts

The Independent Audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the environmental impact assessment for the Project (outlined in the Response to Submissions Phases 2 and 3 of Lindfield Learning Village SSD 16\_8114, Urbis, 16 September 2019 and associated studies). A summary of the assessment is presented in Table 4.

*Table 4 Summary of predicted versus actual impacts*

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Bushfire and Landscape Management	Establishment of an Asset protection Zone via clearing of vegetation.	Based on the information provided by the Level 3 Accredited Practitioner (Bushfire Planning and Design), APZs appear to be satisfactory.	N
Biodiversity	81 trees are proposed to be retained and protected for Phases 2 and 3 of the proposal. The 10 trees proposed to be removed will be replaced by the following at other locations around the site.	The project arborist who prepared the Arboricultural Report within the RtS was retained through project delivery and provided written evidence that tree removal and protection is compliant with the consent.  Retirement of ecosystem credits was sighted.	Y
Non-Aboriginal Heritage	There will be direct and indirect impacts to built heritage, but elements will be retained and / or incorporated into the final design.	Elements of interpretation and retention have been included in the approved plans, which are the basis of the Issued for Construction and As-Built plans. Elements of interpretation and retention were also sighted during the inspection. It is understood that the design includes heritage consistent with the RtS and that this has been verified by the Certifier.	Y
Aboriginal Heritage	No Aboriginal items, sites or constraints identified. No impacts predicted.	No unexpected finds to date.	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Noise and Vibration	Operational noise would be above the applicable criteria but consistent with typical school design in the Kuring-gai LGA.	Refer D8, E9 and E10. Noise levels appear to be satisfactory. No complaints have been recorded.	Y
Traffic and access	<p>Residents along Eton Road and Grosvenor Road would inevitably experience a higher peak hour traffic volume. However, the daily road volumes are expected to be similar during the operational period of the UTS campus.</p> <p>As a conservative estimate, some on 50 staff and 66 students parking on-street, would equate to 36% of the 319 available on-street parking spaces being occupied by the learning village (within a 500 metre catchment). On-street parking utilisation would likely be lower than when the UTS campus was operational.</p> <p>Extending the right turn bay along the Pacific Highway into Grosvenor Road would improve the performance of the intersection to a level of service C or better.</p>	<p>The School Transport Plan was prepared for all stages. It was approved by the Department on 19/01/21.</p> <p>The Project has engaged a traffic coordinator to monitor the implementation of the School Transport Plan.</p> <p>The annual review of the School Transport Plan was completed on 28/01/22 and the review did not identify any actions other than ongoing monitoring from the School Travel Coordinator.</p> <p>The Transport Working Group met on 07/12/21 and 28/10/21. The Group includes members from TfNSW, Councils, the Travel Coordinator, and project representatives. Term 4 surveys were completed. Deficiencies in bus availability continues to be an issue. TfNSW are continuing to investigate and advise that current demand does not justify additional services. As such reliance on car travel is still high.</p> <p>The travel access guide is a tool that communicates travel options, consistent with the STP. The access, parking, kiss and drop arrangements are as described in the STP. Gates are as described. Carpool parking spots receive priority (to encourage shared use). Travel Access Guides were updated for welcome packs for 2022.</p> <p>Note that current staging and operations exclude the Pacific Highway Upgrade, per condition B28. This work will be completed as an independent construction item and the pre-identified limitation on student capacity noted in condition A39 has been maintained. The student population does not exceed 1050.</p>	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
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 third Independent Audit completed on Phase 2 and 3 of SSD 8114 and is the first full operational audit. The audit covers the period from commencement of Stage 2C operations (i.e.: 28 January 2022) to the end of May 2022.

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

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

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

- In relation to the status of findings from the second Independent Audit:
  - All previously open findings are considered closed (with comments).
- In relation to the third Independent Audit:
  - There were 174 CoCs assessed.
  - Four non-compliances were identified. These relate to training of operational personnel, the Project website and reviewing of documentation.
  - One observation was identified. This related to management of sedimentation and weeds to prevent negative impacts on the Lane Cove National Park.

As set out in Section 3.2 above, the Auditor is not able to verify whether NPWS are satisfied with Hindmarsh's actions to address historical deficiencies in the operational stormwater design and landscaping. That being said, the body of evidence indicates that Hindmarsh and SINSW have provided ample information and opportunity for NPWS to consider and respond to should any issues be outstanding.

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

## 5. LIMITATIONS

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## **APPENDIX A – SSD 8114 CONDITIONS OF CONSENT**

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																												
SCHEDULE 2																																																																	
PART A ADMINISTRATIVE CONDITIONS																																																																	
Obligation to Minimise Harm to the Environment																																																																	
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	All	Evidence referred to elsewhere in the Audit Table	<p>The Project has demonstrated that it is taking all reasonable and feasible steps to minimize or prevent harm to the environment, noting the below.</p> <p><b>Observation: During the inspection conducted on 02/05//22 it was noted that:</b></p> <ul style="list-style-type: none"><li><b>sedimentation and scouring was evidence on the site boundary, likely to have been a result of the significant February and March 2022 storm events, and</b></li><li><b>weed propagation on the site boundary requires routine inspection and maintenance. Refer E18.</b></li></ul>	C																																																												
Terms of Consent																																																																	
A2	<p>The development may only be carried out:</p> <p>a) in compliance with the conditions of this consent;</p> <p>b) in accordance with all written directions of the Planning Secretary;</p> <p>c) generally in accordance with the Response to Submissions, Supplementary Response to Submissions and Further Supplementary Response to Submissions;</p> <p>d) in accordance with the approved plans in the table below:</p> <table><tr><td colspan="4">Architectural Plans and Landscape Plans prepared by DesignInc   Lacoste Stevenson   bmc2</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td><td>Date</td></tr><tr><td>AR-2-2104J</td><td>C</td><td>STAGE 2 - EXISTING &amp; DEMOLITION PLAN - LEVEL 4 - ZONE J - EARLY WORKS</td><td>07/08/2020</td></tr><tr><td>AR-2-2204J</td><td>B</td><td>STAGE 2 - EXISTING &amp; DEMOLITION RCP - LEVEL 4 - ZONE J - EARLY WORKS</td><td>07/08/2020</td></tr><tr><td>AR-2-2304J</td><td>C</td><td>STAGE 2 - GA PLAN - LEVEL 4 - ZONE J</td><td>07/08/2020</td></tr><tr><td>DA-2-100</td><td>C</td><td>SITE PLAN</td><td>17/04/2020</td></tr><tr><td>DA-2-101</td><td>D</td><td>INDICATIVE CONSTRUCTION MANAGEMENT PLAN</td><td>17/04/2020</td></tr><tr><td>DA-2-102</td><td>D</td><td>PHASE 1-3 SITE PLAN</td><td>09/10/2020</td></tr><tr><td>DA-2-200</td><td>B</td><td>PHASE 2 &amp; 3 - PROPOSED FLOOR PLAN LEVEL 0</td><td>28/08/2019</td></tr><tr><td>DA-2-201</td><td>D</td><td>PHASE 2 &amp; 3 - PROPOSED FLOOR PLAN LEVEL 1</td><td>17/04/2020</td></tr><tr><td>DA-2-202</td><td>D</td><td>PHASE 2 &amp; 3 - PROPOSED FLOOR PLAN LEVEL 2</td><td>17/04/2020</td></tr><tr><td>DA-2-203</td><td>D</td><td>PHASE 2 &amp; 3 - PROPOSED FLOOR PLAN LEVEL 3</td><td>17/04/2020</td></tr><tr><td>DA-2-204</td><td>E</td><td>PHASE 2 &amp; 3 - PROPOSED FLOOR PLAN LEVEL 4</td><td>09/10/2020</td></tr><tr><td>DA-2-205</td><td>D</td><td>PHASE 2 &amp; 3 - PROPOSED FLOOR PLAN LEVEL 5</td><td>17/04/2020</td></tr><tr><td>DA-2-206</td><td>D</td><td>PHASE 2 &amp; 3 - PROPOSED FLOOR PLAN LEVEL 6</td><td>17/04/2020</td></tr></table>	Architectural Plans and Landscape Plans prepared by DesignInc   Lacoste Stevenson   bmc2				Dwg No.	Rev	Name of Plan	Date	AR-2-2104J	C	STAGE 2 - EXISTING & DEMOLITION PLAN - LEVEL 4 - ZONE J - EARLY WORKS	07/08/2020	AR-2-2204J	B	STAGE 2 - EXISTING & DEMOLITION RCP - LEVEL 4 - ZONE J - EARLY WORKS	07/08/2020	AR-2-2304J	C	STAGE 2 - GA PLAN - LEVEL 4 - ZONE J	07/08/2020	DA-2-100	C	SITE PLAN	17/04/2020	DA-2-101	D	INDICATIVE CONSTRUCTION MANAGEMENT PLAN	17/04/2020	DA-2-102	D	PHASE 1-3 SITE PLAN	09/10/2020	DA-2-200	B	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 0	28/08/2019	DA-2-201	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 1	17/04/2020	DA-2-202	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 2	17/04/2020	DA-2-203	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 3	17/04/2020	DA-2-204	E	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 4	09/10/2020	DA-2-205	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 5	17/04/2020	DA-2-206	D	PHASE 2 & 3 - PROPOSED FLOOR PLAN LEVEL 6	17/04/2020	All	<p>Evidence referred to elsewhere in this Audit Table</p> <p>Interview with auditees 02/05/22</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>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p> <p>Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B)</p> <p>Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2)</p> <p>Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)</p>	<p>Whilst some non-compliances were identified during this audit, these are not considered by the Auditor to be substantial in nature or significant in number. Other than these few events, compliance was being achieved, and on this basis the Auditor does not consider it appropriate to assign a non-compliance with this condition.</p> <p>There have been no written directions from the Planning secretary.</p> <p>The Project appears to be consistent with the EIS and RtS.</p> <p>The IFC plans are based on the approved plans.</p> <p>The Certifier has verified that the design has been constructed through issue of the Crown Certificates.</p>	C
Architectural Plans and Landscape Plans prepared by DesignInc   Lacoste Stevenson   bmc2																																																																	
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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																																																														

Unique ID	Compliance requirement				Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	DA-2-207	C	PHASE 2 & 3 - PROPOSED ROOF PLAN	17/04/2020				
	DA-2-300	C	NORTH & SOUTH BUILDING ELEVATION	17/04/2020				
	DA-2-301	C	EAST & WEST BUILDING ELEVATION	17/04/2020				
	DA-2-400	B	BUILDING SECTIONS - SHEET 1	17/04/2020				
	DA-2-401	B	BUILDING SECTIONS - SHEET 2	17/04/2020				
	LA-2-0006	G	LANDSCAPE ANALYSIS	26/08/2020				
	LA-2-0006	H	LANDSCAPE MASTER PLAN	26/08/2020				
	LA-2-0007	B	LANDSCAPE MASTER PLAN	26/08/2020				
	LA-2-0008	G	CIRCULATION DIAGRAM	26/08/2020				
	LA-2-0009	H	WSUD DIAGRAM	26/08/2020				
	LA-2-0010	G	LANDSCAPE BLOW UP PLAN 1	26/08/2020				
	LA-2-0011	G	LANDSCAPE BLOW UP PLAN 2	26/08/2020				
	LA-2-0012	G	LANDSCAPE BLOW UP PLAN 3	17/04/2020				
	LA-2-0013	G	LANDSCAPE BLOW UP PLAN 4	17/04/2020				
	LA-2-0014	G	LANDSCAPE BLOW UP PLAN 5	17/04/2020				
	LA-2-0015	G	LANDSCAPE BLOW UP PLAN 6	26/08/2020				
	LA-2-0016	G	LANDSCAPE BLOW UP PLAN 7	26/08/2020				
	LA-2-0017	G	LANDSCAPE BLOW UP PLAN 8	26/08/2020				
	LA-2-0018	E	SHELTER DESIGN	22/07/2019				
	LA-2-1000	G	SECURITY FENCE MASTER PLAN	28/04/2020				
	LA-2-1001	G	SECURITY FENCE PLAN 1	17/04/2020				
	LA-2-1002	F	SECURITY FENCE PLAN 2	04/12/2019				
	LA-2-1003	G	SECURITY FENCE PLAN 3	28/07/2020				
	LA-2-1004	G	SECURITY FENCE PLAN 4	17/04/2020				
	LA-2-1005	G	SECURITY FENCE PLAN 5	28/04/2020				
	LA-2-2000	E	LANDSCAPE DETAILS	21/04/2020				
	LA-2-3000	E	PLANTING PALLETTE	21/04/2020				
	LA-2-4001	A	TREE LOCATION PLAN 1	26/08/2020				
	LA-2-4002	A	TREE LOCATION PLAN 2	26/08/2020				
	LA-2-0005	H	LANDSCAPE ANALYSIS	04/12/2020				
	LA-2-0006	I	LANDSCAPE MASTER PLAN SOUTH	04/12/2020				
	LA-2-0007	D	LANDSCAPE MASTER PLAN EAST	09/12/2020				
	LA-2-0008	H	CIRCULATION DIAGRAM	04/12/2020				
	LA-2-0009	I	WSUD DIAGRAM	04/12/2020				
	LA-2-0010	H	LANDSCAPE BLOW UP PLAN 1	04/12/2020				
	LA-2-0011	H	LANDSCAPE BLOW UP PLAN 2	04/12/2020				
	LA-2-0012	H	LANDSCAPE BLOW UP PLAN 3	04/12/2020				
	LA-2-0013	H	LANDSCAPE BLOW UP PLAN 4	04/12/2020				
	LA-2-0016	H	LANDSCAPE BLOW UP PLAN 7	04/12/2020				
			PARKOUR TRAIL					
	LA-2-0017	H	LANDSCAPE BLOW UP PLAN 8	04/12/2020				
	LA-2-0018	F	SHELTER DIAGRAM	04/12/2020				
	LA-2-1000	H	SECURITY FENCE MASTER PLAN	04/12/2020				
	LA-2-1001	H	SECURITY FENCE PLAN 1	04/12/2020				
	LA-2-1002	G	SECURITY FENCE PLAN 2	04/12/2020				
	LA-2-1003	H	SECURITY FENCE PLAN 3	04/12/2020				
	LA-2-1004	H	SECURITY FENCE PLAN 4	04/12/2020				
	LA-2-1005	H	SECURITY FENCE PLAN 5	04/12/2020				
	LA-2-2000	F	LANDSCAPE DETAILS	04/12/2020				
	LA-2-3000	F	PLANTING PALLETTE	04/12/2020				
	LA-2-4001	B	TREE LOCATION PLAN 1	04/12/2020				
	LA-2-4002	C	TREE LOCATION PLAN 2	09/12/2020				
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:  a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and				All	Interview with auditees 02/05/22  Letter DPE to SINSW, 14/04/22 (permission to cease the CCC).	The auditees are not aware of any directions having been issued during the audit period.  On 14/04/22 the Department approved the dissolution of the CCC required under D36.	NT

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and 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
<b>Limits of Consent</b>					
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 DPE 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
<b>Prescribed Conditions</b>					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	All	Part 6, Division 8A of the EPAA Crown Certificate, 20000325-2, MBC, 24/11/20 (2A, 2B, 2C excl excluding significant Heritage Fabric demolition, Biodiversity, Public Domain, and Performance Reports for Fire Engineering and Accessibility) Crown Certificate 2000325-3, MBC, 24/11/20 Crown Certificate 2000325-4, MBC, 01/12/20 (public domain) Crown Certificate 2000325-5, MBC, 26/01/21 Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1) Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen) Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B) Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2) Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)	Part 6, Division 8A of the EPAR relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) - erection of signs (signs are as per approved design) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons for entertainment venues, (not relevant) - shoring and adjoining properties (no properties are adjoining to the Project).	C
<b>Planning Secretary as Moderator</b>					
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 02/05/22	No disputes have been identified.	NT



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Evidence of Consultation</b>					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document for information; and</li> <li>(b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	All	Refer to evidence sighted for CoCs B5, B13, B14, B17, B31, C29, D18, D33, D34, D35, E1	The auditee demonstrated that it has consulted with the required stakeholders for the relevant documents. Records are retained and available which show the consultation complete, the outcome and disagreements (if any).	C
<b>Staging</b>					
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction (unless otherwise agreed to in writing by the Planning Secretary) of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINISW, 26/04/21 (Staging Report approval)	The Staging Report identifies the staging of works and conditions. And includes the information required under CoC A10.  DPE approved the original Staging Report on 22/12/20, and also approved the latest revised Staging Report on 26/04/21.	C
A10	A Staging Report prepared in accordance with condition A9 must: <ul style="list-style-type: none"> <li>(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;</li> <li>(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);</li> <li>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</li> <li>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ul>	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINISW, 26/04/21 (Staging Report approval)	The Staging Report identifies the staging of works and conditions. And includes the information required under CoC A10.  DPE approved the original Staging Report on 22/12/20, and also approved the latest revised Staging Report on 26/04/21.	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINISW, 26/04/21 (Staging Report approval)	The Staging Report identifies the staging of works and conditions. And includes the information required under CoC A10.  DPE approved the original Staging Report on 22/12/20, and also approved the latest revised Staging Report on 26/04/21.  This audit has assessed compliance with the current approved Staging report. The works appear to be in compliance with the Staging Report and delivered in the timeframes in the Staging Report.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINSW, 26/04/21 (Staging Report approval) Site inspection 02/05/22	The Staging Report identifies the staging of works and conditions. And includes the information required under CoC A10.  DPE approved the original Staging Report on 22/12/20, and also approved the latest revised Staging Report on 26/04/21.  This audit has assessed compliance with the current approved Staging report. The works appear to be in compliance with the Staging Report and delivered in the timeframes in the Staging Report.	C
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>					
A13	The Applicant may:  (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);  (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and  (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	All	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINSW, 26/04/21 (Staging Report approval)  Construction Noise and Vibration Management Sub Plan, White Noise, 10/03/21 (the CNVMSP)  DPE post approval portal lodgment 09/04/21  Interview with auditees 02/05/22	The revised Staging Report was submitted to the Department for approval. DPE approved the revision on 26/04/21.  No Strategies, Plans or Programs were staged, combined or updated using this condition during the audit period.	NT
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	As above	As above	NT
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	As above	As above	NT
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	As above	As above	NT
<b>Structural Adequacy</b>					

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> <li>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.</li> </ul>	All	<p>Structural Design Certificate, Birzilus, 10/09/20</p> <p>Crown Certificate, 20000325-2, MBC, 24/11/20 (2A, 2B, 2C excl excluding significant Heritage Fabric demolition, Biodiversity, Public Domain, and Performance Reports for Fire Engineering and Accessibility)</p> <p>Crown Certificate 2000325-3, MBC, 24/11/20</p> <p>Crown Certificate 2000325-4, MBC, 01/12/20 (public domain)</p> <p>Crown Certificate 2000325-5, MBC, 26/01/21</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p> <p>Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B)</p> <p>Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2)</p> <p>Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)</p>	A design statement was prepared by the structural engineers and verified by the Certifier.	C
<b>External Walls and Cladding</b>					
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All	<p>2A1 2A2 and 2B:</p> <p>External finishes Schedule, NBRs Architecture, 28/09/20</p> <p>James Hardie Compliance Statement, March 2018.</p> <p>Code Mark, Certificate of Conformity, 02/07/19</p> <p>YH Interiors installation certificate, 14/01/21</p> <p>Email Hindmarsh to Certifier (21/01/21)</p> <p>Crown Certificate, 20000325-2, MBC, 24/11/20 (2A, 2B, 2C excl excluding significant Heritage Fabric demolition, Biodiversity, Public Domain, and Performance Reports for Fire Engineering and Accessibility)</p> <p>Crown Certificate 2000325-3, MBC, 24/11/20</p> <p>Crown Certificate 2000325-4, MBC, 01/12/20 (public domain)</p> <p>Crown Certificate 2000325-5, MBC, 26/01/21</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p>	A design schedule with specification was prepared by the architect and verified by the Certifier. The subcontractors confirmed installation and this was verified by the Certifier.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>NBRS Architect Cladding Statement, 22/04/21 (completion of stages 2A and 2B.</p> <p>2B2:</p> <p>Email Hindmarsh to Certifier, 03/06/21</p> <p>20203 COLA Cladding statement.</p> <p>Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B)</p> <p>Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2)</p> <p>Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)</p>		
<b>Design and Construction for Bush Fire</b>					
A19	New construction must comply with the recommendations and specifications as outlined in the Bushfire Design Fire Engineering Report prepared by Stephen Grubits & Associates, dated 30mSeptember 2020.	All	<p>Fire Engineering Conformance Reports (external and internal), Stephen Grubits &amp; Associates, 03/09/21</p> <p>Roof and Façade Bushfire Measures Conformance Report, Stephen Grubits &amp; Associates, 02/06/21</p>	The fire engineers provided reports to verify that the recommendations and specifications (external and internal) as outlined in the Bushfire Design Fire Engineering Report have been conformed with. The conformance report prepared by the bushfire consultant is updated for each stage. The most current version captures all stages handed over to date.	C
A20	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2019.	All	<p>Design and Construction Statement, Erbas, 17/11/20</p> <p>Fire Engineering Conformance Reports (external and internal), Stephen Grubits &amp; Associates, 03/09/21</p> <p>Roof and Façade Bushfire Measures Conformance Report, Stephen Grubits &amp; Associates, 02/06/21</p>	<p>The services engineers and fire engineers designed in accordance with the Code. No issues were raised.</p> <p>The conformance report prepared by the bushfire consultant is updated for each stage. The most current version captures all stages handed over to date.</p>	C
<b>Applicability of Guidelines</b>					
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 02/05/22	There have been no written directions from the Secretary. Refer A3.	NT
<b>Monitoring and Environmental Audits</b>					

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A23	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	All	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table.</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.</p> <p>No monitoring is required for operations.</p>	C
<b>Access to Information</b>					
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"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(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;</li> <li>(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;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(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;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	All	<p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html">https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html</a></p>	<p>The website contains the information required by this condition.</p> <p>All works are now complete.</p> <p>Note: The Auditor has assumed that 'works' as described in this condition relates to construction and not operations.</p>	C
<b>Compliance</b>					
A25	<p>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.</p>	All	<p>Interview with auditees 02/05/22</p> <p>Aconex correspondence Savills to LLV Dept of Education 11/10/21 (sharing of operational plans)</p>	<p><b>Non-compliance: The Auditor requested evidence to demonstrate that operational staff had been trained in the requirements of the consent relevant to the activities they carry out (e.g.: School Transport Plan (D24),</b></p>	NC



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Email CCC Chair to SINSW, 29/04/22 (minutes of CCC meeting No. 6)	<b>Operational Waste Management Plan (D28), Operational Flora and Fauna Management Plan (D30), Operational Bush Fire Emergency Management and Evacuation Plan (D34). Whilst the Auditor acknowledges that operational plans have been issued to the School, there is no evidence available to show that operational personnel have been made aware of or instructed to comply with the relevant requirements from the listed documents.</b>	
<b>Incident Notification, Reporting and Response</b>					
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	Interview with auditees 02/05/22	The auditees have not identified any incidents as defined by the consent during the audit period.	NT
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	All	As above	As above	NT
<b>Non-Compliance Notification</b>					
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 <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	All	Interview with auditees 02/05/22	No non-compliances were 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 02/05/22	No non-compliances were 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 02/05/22	No non-compliances were identified by the auditee during the audit period.	NT
<b>Revision of Strategies, Plans and Programs</b>					
A31	Within three months of: <ul style="list-style-type: none"> <li>(a) the submission of a compliance report under condition A33;</li> <li>(b) the submission of an incident report under condition A27;</li> <li>(c) the submission of an Independent Audit under condition C37;</li> <li>(d) the approval of any modification of the conditions of this consent; or</li> <li>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ul>	All	Interview with the auditees 23/06/21  Operational Compliance Report No. 1, 27/01/22  DPE post approval portal lodgment 31/01/22 (submission of Operational Compliance Report No. 1).  Independent Audit Report Lindfield Learning Village Stage 2 – SSD 8114, WolfPeak, 03/08/21	<b>Non-compliance: There was no evidence of a review having been conducted or notified following submission of the Operational Compliance Report No. 1, second Independent Audit or approval of Mod-5.</b>	NC

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.		DPE post approval portal lodgement 17/08/21 (Audit Report and response lodgment) MOD-5 Approved 21/12/21		
A32	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.  <i>Notes:</i> <ul style="list-style-type: none"> <li><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></li> </ul>	All	Interview with the auditees 23/06/21 Operational Compliance Report No. 1, 27/01/22 DPE post approval portal lodgment 31/01/22 (submission of Operational Compliance Report No. 1). Independent Audit Report Lindfield Learning Village Stage 2 – SSD 8114, WolfPeak, 03/08/21 DPE post approval portal lodgement 17/08/21 (Audit Report and response lodgment) MOD-5 Approved 21/12/21	Refer above. No reviews have been conducted and therefore no revisions have been made to plans, strategies and programs under this condition.	NT
<b>Compliance Reporting</b>					
A33	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements	All	Operational Compliance Report No. 1, 27/01/22 DPE post approval portal lodgment 31/01/22 (submission of Operational Compliance Report No. 1).	The first Operational Compliance Report was submitted on 31/01/22. This was prepared in accordance with the PAR and submitted within 12 months of commencement of operations (28/01/21).	C
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	Operational Compliance Report No. 1, 27/01/22 DPE post approval portal lodgment 31/01/22 (submission of Operational Compliance Report No. 1).	The first Operational Compliance Report was submitted on 31/01/22. This was prepared in accordance with the PAR and submitted within 12 months of commencement of operations (28/01/21).	C
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	Operational Compliance Report No. 1, 27/01/22 DPE post approval portal lodgment 31/01/22 (submission of Operational Compliance Report No. 1).  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-reports</a>	<b>Non-compliance: The Operational Compliance Report No. 1 is not available on the Project website.</b>	NC
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	Interview with auditees 02/05/22	The auditees have not (yet) requested cessation of Compliance Reports.	NT
<b>Signage</b>					
A37	Building identification signage is not approved as part of this consent.	All	Lindfield Learning Village, External Signage, Exempt Development Requirements, Urbis, 13/01/21	Noted. Signage has been deemed as exempt development by the Project. No changes to area, form or shape, or new signs are proposed.	NT



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Modification of Phase 1 Consent</b>					
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	<a href="https://www.planningportal.nsw.gov.au/major-projects/project/41066">https://www.planningportal.nsw.gov.au/major-projects/project/41066</a> Submission, Urbis, 23/12/20 Modification 3 approved 18/03/21	A modification to fulfill this requirement was submitted on 23/12/20. Operations commenced on 27/01/21. Modification 3 was approved 18/03/21.	C
<b>School Capacity</b>					
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	Lindfield Learning Village Active Enrolment Register, 02/05/22	Current enrollments are at 717 students.	C
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>					
<b>Notification of Commencement</b>					
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	DPE Post approval portal lodgment record 23/12/20 Letter SINSW to DPE (18/03/21 (notification of 2A2 and 2B). Letter SINSW to DPE (05/05/21) (notification of 2B2). Letter SINSW to DPE (02/06/21) (notification of 2C).	Notice was provided on 23/12/20. Operations of 2A1 commenced 27/01/21. 2A2, 2B operations were notified for commencement on 19/04/21. 2B2 commencement was notified with commencement in 07/06/21 2C commencement was submitted in June 2021, with actual operations commencing 28/01/22.	C
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	All including Pacific Highway Upgrade	DPE Post approval portal lodgment record 23/12/20 Letter SINSW to DPE (18/03/21 (notification of 2A2 and 2B). Letter SINSW to DPE (05/05/21) (notification of 2B2). Letter SINSW to DPE (02/06/21) (notification of 2C).	Notice was provided on 23/12/20. Operations of 2A1 commenced 27/01/21. 2A2, 2B operations were notified for commencement on 19/04/21. 2B2 commencement was notified with commencement in 07/06/21 2C commencement was submitted in June 2021, with actual operations commencing 28/01/22.	C
<b>Certified Drawings</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

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<b>External Walls and Cladding</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Protection of Public Infrastructure</b>					
B5	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Pre-Construction Dilapidation Report</b>					
B6	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.	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Community Communication Strategy</b>					
B7	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.  The Community Communication Strategy must: <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant; and</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community</li> </ul> </li> </ul>	2A1	Community Communication Strategy dated 13/10/20.  SINSW LLV Photo Proof series, 17/08/21  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-reports</a>  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-information-packs">https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-information-packs</a>  <a href="https://lindfieldlearningvillage.schools.nsw.gov.au/">https://lindfieldlearningvillage.schools.nsw.gov.au/</a>	Community Communication Strategy identifies ongoing commitments in Section 5. Requirements relevant to operation continue to be implemented. These include welcome packs, updates, operation of the SINSW website, the use of the CRM software and complaints register.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Ecologically Sustainable Development</b>					
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"> <li>(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</li> <li>(b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Outdoor Lighting</b>					
B9	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. Lighting must be designed to minimise light spill into nearby residential and bushland areas.	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Demolition</b>					
B10	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Environmental Management Plan Requirements</b>					
B11	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPE April 2020).</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li>• The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>• The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Construction Environmental Management Plan</b>					
B12	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) Details of: <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> </ul> </li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

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	<ul style="list-style-type: none"> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) community consultation and complaints handling; as set out in the Community Communication Strategy required by condition B8;</li> <li>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);</li> <li>(c) Construction Noise and Vibration Management Sub-Plan (see condition B14);</li> <li>(d) Construction Waste Management Sub-Plan (see condition B15);</li> <li>(e) Bush Fire and Flood Emergency Response Sub-Plan (see condition B16);</li> <li>(f) Construction Soil and Water Management Plan (see condition B17);</li> <li>(g) Biodiversity Management Sub-Plan (see condition B18);</li> <li>(h) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated materials is appropriately managed;</li> <li>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</li> </ul>				
B13	<p>A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council and TfNSW;</li> <li>(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</li> <li>(d) detail heavy vehicle routes, access and parking arrangements;</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>(e) describe the community consultation undertaken to develop the strategies in condition B14(d);</li> <li>(f) include a complaints management system that would be implemented for the duration of the construction; and</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

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	(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.				
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"> <li>(a) the recording of the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</li> <li>(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</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
B16	<p>The Bush Fire and Flood Emergency Response Sub-Plan (BFFERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) address the Planning for <i>Bushfire Protection 2019</i>;</li> <li>(c) address the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);</li> <li>(d) include details of: <ul style="list-style-type: none"> <li>(i) the bush fire and flood emergency responses for the construction phase of the development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and awareness training for employees and contractors, and students.</li> <li>(vi) awareness training for employees and contractors, and students.</li> </ul> </li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(c) describe all erosion and sediment controls to be implemented during construction; including as a minimum, measures in accordance with the publication <i>Managing Urban Stormwater: Soils &amp; Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>(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)</li> <li>(e) detail all off-site flows from the site; and</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

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	(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> <p>(a) details of:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(iii) tree protection measures to be implemented, including those required under condition C19;</li> </ul> <p>(b) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected;</p> <p>(c) procedures for:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(ii) pre clearing surveys and subsequent relocation of fauna to be undertaken under the guidance of a suitably qualified ecologist prior to vegetation removal;</li> <li>(iii) provision of evidence of pre-clearing surveys and relocation of fauna to the Certifier; and</li> <li>(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).</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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"> <li>(a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(b) minimise conflicts with other road users;</li> <li>(c) minimise road traffic noise; and</li> <li>(d) ensure truck drivers use specified routes.</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Construction Parking</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
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	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and	NT



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status												
	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.			construction phases are not part of the Independent Audit scope.													
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT												
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT												
B24	<div>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.</div> <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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
A PCT as specified below	Number of Credits	Area to be impacted	In the below IBRA subregions														
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<b>Landscaping</b>					
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"> <li>(a) include the planting of at least three replacement trees;</li> <li>(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;</li> <li>(c) identify all existing tree/shrub species to be retained;</li> <li>(d) have regard to the heritage setting of the site;</li> <li>(e) include the entirety of the site (fire trails, footpaths, bus stop etc.);</li> <li>(f) identify existing natural features such as rock outcrops;</li> <li>(g) include contour lines and levels;</li> <li>(h) include details of terracing or other slope stability measures;</li> <li>(i) include details for managing stormwater runoff;</li> <li>(j) include native grasses endemic to the locality;</li> <li>(k) detail the species to be planted on-site;</li> <li>(l) include details of all boundary and internal fencing constructed of non-combustible materials;</li> <li>(m) include details of any landscape furniture/structures such as seating, lighting etc.; and</li> <li>(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.</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Operational Waste Storage and Processing</b>					
B26	<p>Prior to the commencement of construction of the operational waste storage area, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> <li>(a) is constructed using solid non-combustible materials;</li> <li>(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;</li> <li>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</li> <li>(d) is naturally ventilated or an air handling exhaust system must be in place; and</li> <li>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Construction Access Arrangements</b>					

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B27	<p>Prior to the commencement of construction compliance with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the site, must be in accordance with the latest version of AS 2890.2; and</li> <li>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs is to be addressed.</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Pacific Highway / Grosvenor Road Intersection Works</b>					
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"> <li>(a) the design has been undertaken in accordance with AUSTRROADS and other Australian Codes of Practice;</li> <li>(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</li> <li>(c) a Works Authorisation Deed (WAD) for the abovementioned works has been entered into.</li> </ul> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• Any works associated with the upgrades for Pacific Highway and Grosvenor Road intersection along Pacific Highway are to be at no cost to TfNSW.</li> </ul>	Pacific Highway Upgrade	<p>Interview with auditees 02/05/22</p> <p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPE to SINSW, 26/04/21 (Staging Report approval)</p>	Site management reported that these works are yet to commence.	NT
<b>Eton Road / Dunstan Grove Intersection Works</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>					
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"> <li>(a) the proposed internal roads comply with Table 6.8b of Planning for <i>Bush Fire Protection 2019</i>;</li> <li>(b) all vehicles must enter and leave the site in a forward direction;</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) a minimum of 166 on-site car parking spaces, including at least one accessible space, for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>(d) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with the latest version of AS 2890.2.</p> <p>(e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p>				
<b>Public Domain Works</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Protection of Heritage Fabric</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Project Arborist</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

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<b>PART C DURING CONSTRUCTION</b>					
<b>Site Notice</b>					
C1	<p>A site notice(s):</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</li> <li>(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</li> <li>(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.</li> </ul>	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Operation of Plant and Equipment</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Demolition</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Construction Hours</b>					
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>(b) between 8am and 1pm, Saturdays.</li> </ul> <p>No work may be carried out on Sundays or public holidays.</p>	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
C5	<p>Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <ul style="list-style-type: none"> <li>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</li> <li>(b) between 1pm and 4pm, Saturdays.</li> </ul>	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

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C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: <ul style="list-style-type: none"> <li>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>(c) where the works are inaudible at the nearest sensitive receivers; or</li> <li>(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.</li> </ul>	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> <li>(a) 9am to 12pm, Monday to Friday;</li> <li>(b) 2pm to 5pm Monday to Friday; and</li> <li>(c) 9am to 12pm, Saturday.</li> </ul>	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Implementation of Management Plans</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Construction Traffic</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Hoarding Requirements</b>					
C11	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> <li>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</li> <li>(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.</li> </ul>	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>No Obstruction of Public Way</b>					

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C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Construction Noise Limits</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Vibration Criteria</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Tree Protection</b>					
C19	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT



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	<p>(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;</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>				
<b>Rock Outcrops</b>					
C20	Rock outcrops must be protected during construction activities and appropriately fenced.	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Air Quality</b>					
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
C22	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Unexpected Contamination Procedure</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Imported Soil</b>					



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C24	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</li> <li>(b) keep accurate records of the volume and type of fill to be used; and</li> <li>(c) make these records available to the Certifier upon request.</li> </ul>	All	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Disposal of Seepage and Stormwater</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Emergency Management</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Stormwater Management System</b>					
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"> <li>(a) be designed by a suitably qualified and hydraulic engineer;</li> <li>(b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions</li> <li>(c) be in accordance with applicable Australian Standards; and</li> <li>(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</li> <li>(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</li> </ul>	2A1	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Aboriginal Cultural Heritage</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

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<b>Unexpected Finds Protocol – Aboriginal Heritage</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Unexpected Finds Protocol – Historic Heritage</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Waste Storage and Processing</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT
<b>Outdoor Lighting</b>					
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	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	This Independent Audit relates to operations. Pre-construction and construction phases are not part of the Independent Audit scope.	NT

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				construction phases are not part of the Independent Audit scope.	
<b>Independent Environmental Audit</b>					
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	2A2 & 2B	Letter, DPE to SINSW dated 17/12/20	WolfPeak were approved as the auditors before commencement of any auditing works.	C
C38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	All	This audit  Independent Audit Report Lindfield Learning Village Stage 2 – SSD 8114, WolfPeak, 03/08/21	This audit was conducted in accordance with the Independent Audit Post Approval Requirements (May, 2020).  The Department had no comments concerning the second Independent Audit Report.	C
C39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	All	Interview with auditees 02/05/22  Email, DPE to WolfPeak, 31/03/22	The Planning Secretary has not been requested to, nor approved, changes to frequencies during the audit period.	NT
C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:  (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent; or condition C39 where notice is given;  (b) submit the response to the Planning Secretary; and  (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary	All	Independent Audit Report Lindfield Learning Village Stage 2 – SSD 8114, WolfPeak, 03/08/21  DPE post approval portal lodgement 17/08/21 (Audit Report and response lodgment)  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-reports</a>	The second audit report and the response to the findings were submitted. In the correspondence SINSW notify the publication of both.	C
C41	Independent Audit Reports and the Applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	All	Independent Audit Report Lindfield Learning Village Stage 2 – SSD 8114, WolfPeak, 03/08/21  DPE post approval portal lodgement 17/08/21 (Audit Report and response lodgment)	The second audit report and the response to the findings were submitted within two months of the inspection.	C
C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	All	Interview with auditees 02/05/22	There has been no request to cease the audits.	NT
<b>Operational Readiness Work</b>					
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);	All	Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)  Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)  Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B)	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

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.		Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2) Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C) Interview with auditees 02/05/22		
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	Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1) Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen) Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B) Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2) Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C) Interview with auditees 02/05/22	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
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>					
<b>Notification of Occupation</b>					
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	2A1, 2A2, 2B, 2B2, 2C	DPE Post approval portal lodgment record 23/12/20 Letter SINSW to DPE (18/03/21 (notification of 2A2 and 2B). Letter SINSW to DPE (05/05/21) (notification of 2B2). Letter SINSW to DPE (02/06/21) (notification of 2C).	Notice was provided on 23/12/20. Operations of 2A1 commenced 27/01/21. 2A2, 2B operations were notified for commencement on 19/04/21. 2B2 commencement was notified with commencement in 07/06/21 2C commencement was submitted in June 2021, with actual operations commencing 28/01/22.	C
<b>External Walls and Cladding</b>					
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	2A1, 2A2, 2B, 2B2, 2C	2A1 2A2 and 2B: External finishes Schedule, NBRS Architecture, 28/09/20	A design schedule with specification was prepared by the architect and verified by the Certifier. The subcontractors	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>James Hardie Compliance Statement, March 2018.</p> <p>Code Mark, Certificate of Conformity, 02/07/19</p> <p>YH Interiors installation certificate, 14/01/21</p> <p>Email Hindmarsh to Certifier (21/01/21)</p> <p>Crown Certificate 2000325-3, MBC, 24/11/20</p> <p>NBRS Architect Cladding Statement, 22/04/21 (completion of stages 2A and 2B.</p> <p>2B2:</p> <p>Email Hindmarsh to Certifier, 03/06/21</p> <p>20203 COLA Cladding statement.</p> <p>2C</p> <p>Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)</p> <p>Letter SINSW to DPE, 10/01/22 (submission of external wall and cladding information to the Department).</p>	confirmed installation and this was verified by the Certifier.	
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	2A1, 2A2, 2B, 2B2, 2C	<p>2A1, 2A2 2B: ADPE post approval portal lodgment, 27/01/21</p> <p>2B2: DPE post approval lodgment 0806/21</p> <p>Letter SINSW to DPE, 10/01/22 (submission of external wall and cladding information to the Department).</p> <p>DPE post approval portal lodgement, 12/01/22 (submission of external wall and cladding information to the Department).</p>	The information was submitted to DPE within seven days of Certifier acceptance.	C
<b>Works as Executed Plans</b>					
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	2A1, 2A2, 2B, 2B2, 2C	<p>Stormwater inspection certificates Burzulis, 20/01/21</p> <p>Completion Certificate 20000325-5, MBC</p> <p>Stormwater inspection certificates x 2 Burzulis, 13/04/21</p> <p>Email Hindmarsh to Certifier, 16/04/21</p> <p>Stormwater inspection certificates x 4 Burzulis, 20/04/21</p> <p>Email Hindmarsh to Certifier, 25/05/21</p> <p>Interview with auditees 02/05/22</p>	<p>An inspection certificate was completed for stages 2A1, 2A2, 2B2 and submitted to the Certifier.</p> <p>The auditees state that there were no stormwater / finished ground level works associated with 2C and that this requirement was satisfied at completion of 2B2.</p>	C
<b>Warm Water Systems and Cooling Systems</b>					

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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</i> , <i>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
<b>Outdoor Lighting</b>					
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"> <li>(a) complies with the latest version of <i>AS 4282-2019 - Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</li> <li>(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.</li> </ul>	2A1, 2A2, 2B, 2B2, 2C	<p>Electrical Services Certificate of Design by Erbas dated 15/09/20.</p> <p>Obtrusive effects of Outdoor Lighting Erbas statement dated 17/11/20.</p> <p>Raston Group Install certificate, 19/01/21</p> <p>Installation Certificate, Rasion Group, 19/07/21</p> <p>Complaints register current to 11/04/22</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p> <p>Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B)</p> <p>Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2)</p> <p>Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)</p>	<p>The Erbas Electrical Services Certificate of Design. It was verified as installed by design by the contractor and verified by the Certifier.</p> <p>Three complaints regarding light spill were received during the audit period. The lights were adjusted and there have not been any complaints since October 2021.</p>	C



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<b>Mechanical Ventilation</b>					
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	2A1, 2A2, 2B, 2B2, 2C	<p>2A1</p> <p>JEC installation certificate, 19/01/21</p> <p>2A2 and 2B</p> <p>Installation certificate, JEC Air conditioning, 09/04/21</p> <p>2B2</p> <p>Installation certificate, JEC Air conditioning, 14/06/21</p> <p>2C</p> <p>Installation Certificate, JEC, 19/07/21</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p> <p>Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B)</p> <p>Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2)</p> <p>Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)</p>	<p>The installer provided a statement confirming compliance with the standard for each stage. No dispensation was required from Fire and Rescue NSW.</p> <p>The install was verified by the Certifier.</p>	C
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.</p>	2A1, 2A2, 2B, 2B2, 2C	<p>JEC installation certificate, 19/01/21</p> <p>SSDA Certificate Mechanical Services Stage 2A1 and 2B, JEC, 09/04/21</p> <p>SSDA Certificate Mechanical Services Stage 2B2, JEC, 18/05/21</p> <p>SSDA Certificate Mechanical Services Stage 2C, JEC, 19/07/21</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p> <p>Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B)</p> <p>Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2)</p>	<p>The installer provided a statement confirming compliance with the noise impact assessment for each stage. They note that the noise impact assessment refers to some plant that does not form part of the project and therefore is not included in the install statement.</p> <p>The install was verified by the Certifier.</p> <p>One complaint regarding noisy plant overnight was received during the audit period. The auditees investigated and determined that no plant was operating overnight. No complaints have been received since October 2021.</p>	C



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)		
<b>Fire Safety Certification</b>					
D9	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.	2A1, 2A2, 2B, 2B2, 2C	<p>Fire Safety Certificate 21/01/21</p> <p>Fire Safety Certificate 16/04/21 (covers stages 2A2 and 2B)</p> <p>Fire Safety Certificate 21/05/21 (covers stages 2B2)</p> <p>Fire Safety Certificate 07/09/21 (covers stages 2C)</p> <p>Submission to Council, 26/01/21, 16/04/21, 25/05/21 and 07/09/21</p> <p>Submission to FRNSW, 26/01/21, 16/04/21, 25/05/21, 07/09/21</p> <p>Photo of install 21/12/21</p>	A Fire Safety Certificate was prepared and submitted to the identified stakeholders. It is posted next to the fire indicator panel.	C
<b>Structural Inspection Certificate</b>					
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> <p>(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</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	2A1, 2A2, 2B, 2B2, 2C	<p>Burzulis Structural installation certificate, 19/01/21</p> <p>Structural inspection certificate stage 2A2 and 2B, Burzulis, 13/04/21</p> <p>Email Hindmarsh to Council, 20/04/21</p> <p>Structural inspection certificate stage 2B2, Burzulis, 18/05/21</p> <p>Email Hindmarsh to Council, 26/05/21</p> <p>Structural Inspection Certificate 2C, Burzulis, 08/07/21</p> <p>Crown Completion Certificate 2000325-7, MBC, 12/02/21 (2A1)</p> <p>Crown Completion Certificate 2000325-8, MBC, 01/03/21 (kitchen)</p> <p>Crown Completion Certificate 2000325-9, MBC, 19/04/21 (2A2 and 2B)</p> <p>Crown Completion Certificate 2000325-10, MBC, 03/06/21 (2B2)</p> <p>Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)</p>	The certificate was prepared by the structural engineer for each stage and verified by the Certifier.	C
<b>Compliance with Food Code</b>					
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	2A1, 2A2, 2B	<p>Compliance Certificate VET Kitchen, 26/02/21</p> <p>Compliance Certificate Kitchen Type 1 and café, 11/02/21</p>	Compliance certificates were obtained for each food premise prior to	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			commencement of operations of the relevant stage.	
<b>Post-construction Dilapidation Report</b>					
D12	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>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"> <li>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>(c) to be forwarded to Council.</li> </ul>	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPE to SINSW, 26/04/21 (Staging Report approval)</p> <p>Dilapidation Report, Ausdilaps, 13/07/21</p> <p>Dilapidation Report (Council Assets), Ausdilaps, 13/07/21</p> <p>Email Hindmarsh to Certifier, 15/07/21</p> <p>Email Council to Hindmarsh, 05/08/21 (Council acceptance)</p>	No offsite impacts were identified. The reports were submitted to the Certifier and Council. Council accepted the reports.	C
<b>Protection of Public Infrastructure</b>					
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• <i>This condition does not apply to any damage to roads caused as a result of general road usage</i></li> </ul>	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPE to SINSW, 26/04/21 (Staging Report approval)</p> <p>Dilapidation Report, Ausdilaps, 13/07/21</p> <p>Dilapidation Report (Council Assets), Ausdilaps, 13/07/21</p> <p>Email Council to Hindmarsh, 05/08/21 (Council acceptance)</p>	No offsite impacts were identified. The reports were submitted to the Certifier and Council. Council accepted the reports.	C
<b>Road Damage</b>					
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPE to SINSW, 26/04/21 (Staging Report approval)</p> <p>Dilapidation Report, Ausdilaps, 13/07/21</p> <p>Dilapidation Report (Council Assets), Ausdilaps, 13/07/21</p> <p>Email Council to Hindmarsh, 05/08/21 (Council acceptance)</p>	No offsite impacts were identified. The reports were submitted to the Certifier and Council. Council accepted the reports.	C
<b>Protection of Property</b>					
D15	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	2C	<p>Operation Staging Report, LLV, Rev 6, 31/03/21</p> <p>Letter, DPE to SINSW, 26/04/21 (Staging Report approval)</p> <p>Dilapidation Report, Ausdilaps, 13/07/21</p>	No offsite impacts were identified. The reports were submitted to the Certifier and Council. Council accepted the reports.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Dilapidation Report (Council Assets), Ausdilaps, 13/07/21 Email Council to Hindmarsh, 05/08/21 (Council acceptance)		
<b>Utilities and Services</b>					
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	The evidence states that the existing infrastructure is sufficient and, therefore the existing Section 73 certificate obtained for LLV Stage 1 is sufficient	NT
<b>Roadworks and Access</b>					
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, 2B2	Lindfield Learning Village Stages 2 and 3, 2A 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 Lindfield Learning Village Stages 2 and 3, 2A2 and 2B Road Safety Audit, AMWC RS, 15/04/21 Consultation record with TfNSW for 2A2 and 2B (17/02/21 – 14/04/21) Letter Arup to Hindmarsh, 19/04/21 (2A2 2B close out) Lindfield Learning Village Stages 2 and 3 2B2 Road Safety Audit, AMWC RS, 02/06/21 Consultation record with TfNSW for 2B2 (27/05/21 – 08/06/21) Letter Arup to Hindmarsh, 02/06/21 (2B2 close out)	A Road Safety Audit was completed for 2A1 by qualified and experienced Level 3, road safety auditors. The Project has identified, within the audit report, actions that will be implemented in response to issues raised. TfNSW was consulted on the RSA during concept design.  Road Safety Audits were completed for 2A2 and 2B, and again for 2B2 by qualified and experienced Level 3, road safety auditors. The Project management team has identified, within the audit report, actions that will be implemented in response to issues raised.  TfNSW was consulted on both of the RSAs during their preparation. Arup provided written confirmation that the recommendations had been addressed.	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	2C	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINSW, 26/04/21 (Staging Report approval) Letter Birzulis to Certifier, 02/06/21 (civil elements handover) Letter Arup to Hindmarsh, 31/08/21 (traffic engineering certificate review of parking and end of trip) Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)	The Staging Report has this to be fulfilled prior to stages 2C.  The civil engineers have confirmed that the civil design has been installed as per the requirements of the consent. A traffic engineering certificate was also provided for Parking and end of trip. The Certifier verified compliance through issue of the Crown Completion Certificate.	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.				
<b>Pedestrian Infrastructure Upgrades</b>					
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: <ul style="list-style-type: none"> <li>(a) a footpath along the southern side of Eton Road from Austral Avenue to the existing footpath north of Abingdon Road; and</li> <li>(b) a footpath along the southern side of Grosvenor Road between Austral Avenue and Bent Street;</li> <li>(c) provision of pedestrian crossing on Eton Road at Austral Road and</li> <li>(d) provision of a pedestrian crossing on Abingdon Road at Eton Road.</li> </ul>	2A2, 2B	Email Savills to Council, 08/06/21 (request of confirmation of satisfaction) Email Council to Savills, 10/06/21 (satisfaction of completion of works and consultation) Traffic Committee meeting minutes November 2020.	Council undertook the pedestrian upgrade works. Confirmation was provided by Council that they had completed the works in accordance with the condition. The works were completed within 3 months of commencement of Stage 2A2.	C
D21	Detailed design of pedestrian crossing facilities as required by condition D20 must be submitted to the Ku-ring-gai Traffic Committee for recommendation and approval by Council.	2A2, 2B	Email Savills to Council, 08/06/21 (request of confirmation of satisfaction) Email Council to Savills, 10/06/21 (satisfaction of completion of works and consultation) Traffic Committee meeting minutes November 2020.	Council undertook the pedestrian upgrade works. Confirmation was provided by Council that they had completed the works in accordance with the condition. The works were completed within 3 months of commencement of Stage 2A2.	C
D22	Works agreed under condition D20 and D21 must be completed within three months of the commencement of operation to the satisfaction of Council.	2A2, 2B	Email Savills to Council, 08/06/21 (request of confirmation of satisfaction) Email Council to Savills, 10/06/21 (satisfaction of completion of works and consultation) Traffic Committee meeting minutes November 2020.	Council undertook the pedestrian upgrade works. Confirmation was provided by Council that they had completed the works in accordance with the condition. The works were completed within 3 months of commencement of Stage 2A2.	C
<b>Bicycle Parking and End-of-Trip Facilities</b>					
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: <ul style="list-style-type: none"> <li>a) the provision of a minimum 42 bicycle parking spaces;</li> <li>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;</li> <li>c) the provision of end-of-trip facilities for staff;</li> <li>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</li> </ul> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</li> </ul>	2C	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINSW, 26/04/21 (Staging Report approval) Letter Arup to Hindmarsh, 31/08/21 (traffic engineering certificate review of parking and end of trip) Crown Completion Certificate 2000325-11, MBC, 09/09/21 (2C)	The Staging Report has this to be fulfilled prior to stages 2C. The traffic engineering certificate presented assessed / addressed end of trip facilities. It states that the facilities comply with this requirement. The Certifier verified acceptance through issue of the Completion Certificate.	C
<b>School Transport Plan</b>					
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: <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;</li> <li>(b) include arrangements to promote the use of active and sustainable transport modes, including:</li> </ul>	2A1	School Transport Plan, Arup, 13/01/21 Letter, DPE to SINSW, 19/01/21	The School Transport Plan was prepared to address the requirements of this condition for all stages. It was approved by the Department on 19/01/21	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(i) 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;</p> <p>(ii) specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(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.</p> <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>				
<b>Stormwater Operation and Maintenance Plan</b>					
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>	2A1	<p>Stormwater Operational Maintenance Plan, Burzulis, 18/01/21</p> <p>Completion Certificate 20000325-5, MBC</p>	<p>The SOMP was prepared for all stages and includes the:</p> <ul style="list-style-type: none"> <li>• maintenance schedule</li> <li>• record and reporting details;</li> <li>• relevant contact information; and</li> </ul>	C



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) Work Health and Safety requirements.			<ul style="list-style-type: none"> <li>Work Health and Safety requirements</li> </ul> <p>The Certifier verified the SOMP as evidence through issuance of the Crown Certificate.</p>	
<b>Signage</b>					
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 Site inspection 02/05/22	Wayfinding signage installed for Stage 2A1, 2A2, 2B, 2B2, 2C 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, 2B2, 2C	Photo series D26 and D27 Site inspection 02/05/22	Wayfinding signage installed for Stage 2A1, 2A2, 2B, 2B2, 2C sighted.	C
<b>Operational Waste Management Plan</b>					
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"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(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</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</li> <li>(c) detail the materials to be reused or recycled, either on or off site; and</li> <li>(d) include the Management and Mitigation Measures included in the Operational Waste Management Plan prepared by Foresight Environmental, dated 22 July 2019.</li> </ul>	2A1	Operational Waste Management Plan, 22/07/19, Foresight Environmental.	<p>The Operational Waste Management Plan prepared for all stages remains unchanged from the version prepared during the EIS and details remain the same. It identifies</p> <ul style="list-style-type: none"> <li>typical type and quantity of waste to be generated during operation</li> <li>handling, storage and collection</li> <li>the materials to be reused or recycled, either on or off site</li> <li>Management and Mitigation Measures included in same plan prepared as part of the RtS.</li> </ul>	C
<b>Landscaping</b>					
D29	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B25.	2A2, 2B, 2B2, 2C	<p>Installation certificate, Stonewill, 16/04/21</p> <p>Updated installation certificate, Stonewill, 07/07/21</p> <p>Landscape plan drawing series titled LS-0001 to LS-8802 and specification sheets.</p> <p>Stonewill landscaping maintenance reports Sep 21 – Mar 22</p>	<p>Refer to the section 3.2 of this report regarding the status of implementation of the landscaping plan and concerns from NPWS.</p> <p>Landscaping has been installed and is being maintained by the landscape contractor.</p>	C
D30	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping undertaken on-site, to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;	2A1	<p>Operational Landscape Management Plan, Kleinfelder, 12/11/18 (and addendum 18/07/19)</p> <p>Completion Certificate 20000325-5, MBC</p>	The Operational Landscape Management Plan was prepared for all stages prior to consent and it includes ongoing	C



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Stonewill landscaping maintenance reports Sep 21 – Mar 22	<p>monitoring and maintenance measures to manage revegetation and landscaping.</p> <p>The Certifier verified acceptance through issuance of the Completion Certificate.</p> <p>Landscaping is being maintained by the landscape contractor.</p>	
<b>Operational Flora and Fauna Management Plan</b>					
D31	<p>Prior to commencement of operation, the Applicant must submit an Operational Flora and Fauna Management Plan (OFFMP) to the Certifier that include measures to ensure biodiversity values not intended to be impacted are protected, including but not limited to:</p> <ul style="list-style-type: none"> <li>(a) retention of areas of native vegetation for threatened flora and fauna within the site;</li> <li>(b) weed control;</li> <li>(c) feral animal control;</li> <li>(d) pathogen management procedures;</li> <li>(e) monitoring; and</li> <li>(f) rehabilitation actions.</li> </ul>	2A1	<p>Operational Flora and Fauna Management Plan (OFFMP), Kleinfelder, 07/12/20</p> <p>Completion Certificate 20000325-5, MBC</p>	<p>OFFMP was prepared for all stages and submitted to the Certifier. It details</p> <ul style="list-style-type: none"> <li>• retention of areas of native vegetation for threatened flora and fauna</li> <li>• weed control;</li> <li>• feral animal control;</li> <li>• pathogen management procedures;</li> <li>• monitoring; and</li> <li>• rehabilitation actions</li> </ul>	C
<b>Asset Protection Zones</b>					
D32	<p>Prior to the commencement of operation, the entire property must be managed as asset protection zone- an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) tree canopy cover should be less than 15% at maturity;</li> <li>(b) trees at maturity should not touch or overhang the building;</li> <li>(c) lower limbs should be removed up to a height of 2m above the ground;</li> <li>(d) tree canopies should be separated by 2 to 5m;</li> <li>(e) preference should be given to smooth barked and evergreen trees;</li> <li>(f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;</li> <li>(g) shrubs should not be located under trees;</li> <li>(h) shrubs should not form more than 10% ground cover;</li> <li>(i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.</li> </ul>	2A1	<p>Bushfire APZ Certification, Blackash, 22/01/21 (2A1).</p> <p>Bushfire APZ Certification, Blackash, 12/04/21 (2A2 and 2B).</p> <p>Bushfire APZ Certification, Blackash, 20/05/21 (2B2).</p> <p>Vegetation Management Plan, Blackash, 04/01/21</p>	<p>The Level 3 Accredited Practitioner (Bushfire Planning and Design) reviewed the landscaping and building works. It refers to Condition D32 and D33 to which it assess compliance. It states that all APZ requirements were satisfied for each stage.</p>	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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	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: <ul style="list-style-type: none"> <li>(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.;</li> <li>(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</li> <li>(c) provisions for the identification of actions to be taken in order to rectify non-compliances with APZ requirements where identified.</li> </ul>	2A1	Vegetation Management Plan, Blackash, 04/01/21 Bushfire APZ Certification, Blackash, 22/01/21 (2A1). Bushfire APZ Certification, Blackash, 12/04/21 (2A2 and 2B). Bushfire APZ Certification, Blackash, 20/05/21 (2B2).	The Level 3 Accredited Practitioner (Bushfire Planning and Design) prepared Vegetation Management Plan for all stages in consultation with RFS. It includes the APZ plans.  The annual audit as defined under the plan (and any actions stemming from the audit) has yet to be triggered.	C
<b>Operational Bush Fire Emergency Management and Evacuation Plan</b>					
D34	Management and Evacuation Plan must be prepared by a suitably qualified person. The plan must: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) address evacuation risk with regard to the multi-level configuration of the school;</li> <li>(c) incorporate provisions to address access into the site, the level of available firefighting assistance, and the blockage of evacuation escape routes;</li> <li>(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</li> <li>(e) be submitted to NSW RFS, Council and the Planning Secretary for information.</li> </ul>	2A1	Management and Evacuation Plan. Blackash, 21/01/21 Email, Hindmarsh to RFS, 22/01/21 Email, Hindmarsh to Ku-ring-gai Council, 22/01/21 DPE post approval portal lodgment 25/01/21	The Management and Evacuation Plan was prepared for all stages by Level 3 Accredited Practitioner (Bushfire Planning and Design). The Plan address the information from items a) – e).  The document was submitted to each of the stakeholders.	C
D35	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: <ul style="list-style-type: none"> <li>(a) be prepared in consultation with the NSW SES and Council and in accordance with <i>Floodplain Risk Management Guideline</i> (OEH, 2007);</li> <li>(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;</li> <li>(c) include measures to manage flood impacts outside the site to ensure accessibility is maintained;</li> <li>(d) include details of:               <ul style="list-style-type: none"> <li>(i) predicted flood levels;</li> <li>(ii) flood warning time and flood notification;</li> </ul> </li> </ul>	2A1	Operational Flood Evacuation and Emergency Management Plan (OFEMP), EFWF, 20/01/21 Ku-ring-gai Council consultation tracker (including supporting emails). SES consultation tracker (including supporting emails).	The OFEMP was prepared for all stages by civil engineers (CVs provided). It is the same document (with updates to capture evolution from Stage 1 and through the assessment of Stage 2).  Evidence was presented showing consultation with Council and SES. Despite consulting with the stakeholders, no feedback was provided.  The Plan includes	C

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	<ul style="list-style-type: none"> <li>(iii) assembly points and evacuation routes;</li> <li>(iv) evacuation and refuge protocols;</li> <li>(v) awareness training for employees and contractors; and</li> <li>(e) be submitted to the NSW SES, Council and the Planning Secretary for information.</li> </ul>			<ul style="list-style-type: none"> <li>• flood emergency measures for a range of flood events up to and including the PMF;</li> <li>• measures to manage flood impacts</li> <li>• predicted flood levels;</li> <li>• flood warnings</li> <li>• assembly points and evacuation routes and protocols</li> <li>• training for employees and contractors.</li> </ul>	
<b>Community Consultative Committee (CCC)</b>					
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"> <li>• <i>The CCC is an advisory committee only.</i></li> <li>• <i>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.</i></li> </ul>	2A2, 2B	<p>Letter DPE to SINSW, 14/04/22 (permission to cease the CC)</p> <p>CCC meeting minutes file (various entries)</p> <p>Email CCC Chair to SINSW, 29/04/22 (minutes of CCC meeting No. 6)</p>	The CCC had been established and is made up of community members, Project representatives (SINSW, DoE). Evidence demonstrates that the CCC has operated throughout the audit period. On 14/04/22 the Department approved the dissolution of the CCC required under D36).	C
<b>PART E POST OCCUPATION</b>					
<b>Out of Hours Event Management Plan</b>					
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"> <li>(a) the number of attendees, time and duration;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> <li>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>(e) details of the use of the theatre, auditorium, gymnasium or squash courts, where applicable, restricting use before 8am and after 10pm;</li> </ul>	2A1, 2A2, 2B, 2B2, 2C	<p>Interview with auditees 02/05/22</p> <p>OOHEMP, Lindfield Learning Village, 14/09/21</p> <p>DPE post approval portal lodgment 02/08/21.</p> <p>Letter DPE to SINSW, 11/08/21 (DPE comments on OOHEMP)</p> <p>Email SINSW to Savills 14/09/21 (submission of updated OOHEMP).</p> <p>Letter DPE to SINSW, 14/09/21 (acknowledgement)</p>	<p>There have been no triggering events during the audit period due to COVID restrictions.</p> <p>The OOHEMP was submitted to the Department to which the Department commented. The OOHEMP was updated and resubmitted on 14/09/21. No further comments were provided by the Department.</p>	NT

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	(f) measures to minimise localised traffic and parking impacts; and (g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.				
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	2A1, 2A2, 2B, 2B2, 2C	Interview with auditees 02/05/22	There have been no triggering events during the audit period due to COVID restrictions.	NT
E3	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: (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the use of the theatre, auditorium, gymnasium or squash courts, where applicable, restricting use before 8am and after 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	2A1, 2A2, 2B, 2B2, 2C	Interview with auditees 02/05/22	The community OOHEMP has been prepared.  There have been no triggering events during the audit period due to COVID restrictions.	NT
E4	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.	2A1, 2A2, 2B, 2B2, 2C	Interview with auditees 02/05/22	There have been no triggering events during the audit period due to COVID restrictions.	NT
<b>Operation of Plant and Equipment</b>					
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	2A1, 2A2, 2B, 2B2, 2C	Interview with auditees 02/05/22  Installation certificates and Crown Completion Certificates sighted elsewhere in this Audit Table.	All plant and equipment installed remains under the defect period and is being managed by the construction contractor.	C
<b>Warm Water Systems and Cooling Systems</b>					
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	2A1, 2A2, 2B, 2B2, 2C	Cooling and heating water systems compliance statement, Erbas, 15/12/20	The compliance statement states that the air conditioning systems for the entire LLV stage 2 project does not use warm, cooled, chilled or condensed water.	NT
<b>Community Communication Strategy</b>					

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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. SINSW LLV Photo Proof series, 17/08/21 <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-reports</a> <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-information-packs">https://www.schoolinfrastructure.nsw.gov.au/projects/lindfield-learning-village-stage-2.html#category-information-packs</a> <a href="https://lindfieldlearningvillage.schools.nsw.gov.au/">https://lindfieldlearningvillage.schools.nsw.gov.au/</a>	Community Communication Strategy identifies ongoing commitments in Section 5. Requirements relevant to operation continue to be implemented. These include welcome packs, updates, operation of the SINSW website, the use of the CRM software and complaints register.	C
<b>School Transport Plan (STP)</b>					
E8	The STP(s) approved under condition D24 as (revised from time to time) must be implemented by the Applicant for the life of the development and reviewed annually unless otherwise agreed in writing by the Planning Secretary. Details and outcomes of the review(s) must be submitted to the Planning Secretary for information.	2A1, 2A2, 2B, 2B2, 2C	School Transport Plan, Arup, 13/01/21 Interview with auditees 02/05/22 Site inspection 02/05/22 LLV Transport Working Group Minutes 07/12/21 Letter DPE to SINSW, issued 12/04/21, DPE acknowledgment of the annual review of the STP.	The School Transport Plan was prepared for all stages to address the requirements of this condition. It was approved by the Department on 19/01/21. The Project has engaged a traffic coordinator from MottMac to monitor the implementation of the School Transport Plan. The annual review was completed on 28/01/22 and the review did not identify any actions other than ongoing monitoring from the School Travel Coordinator. The Transport Working Group met on 07/12/21 and 28/10/21. The group includes members from TfNSW, Councils, the Travel Coordinator, and project representatives. Term 4 surveys were completed. Deficiencies in bus availability continues to be an issue. TfNSW are continuing to investigate and advise that current demand does not justify additional services. As such reliance on car travel is still high. The travel access guide is a tool that communicates travel options, consistent with the STP. The access, parking, kiss and drop arrangements are as described in the STP. Gates are as described. Carpool parking spots receive priority (to encourage shared use). Travel Access Guides were updated for welcome packs for 2022.	C
<b>Operational Noise Limits</b>					



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020.	2A1, 2A2, 2B, 2B2, 2C	JEC installation certificate, 19/01/21 SSDA Certificate Mechanical Services Stage 2A1 and 2B, JEC, 09/04/21 SSDA Certificate Mechanical Services Stage 2B2, JEC, 18/05/21 SSDA Certificate Mechanical Services Stage 2C, JEC, 19/07/21	The installer provided a statement confirming compliance with the noise impact assessment. They note that the noise impact assessment refers to some plant that does not form part of the project and therefore is not included in the install statement.  The install was verified by the Certifier.	C
E10	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary (or other timeframe agreed by the Planning Secretary) within two months of commencement use of each stage of the of the development to verify that operational noise levels of the proposal do not exceed the recommended noise levels for mechanical plant identified in the Revised Noise Impact Assessment prepared by White Noise Acoustics dated 18 August 2020. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	2C	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINSW, 26/04/21 (Staging Report approval) Letter SINSW to DPE, 10/01/21 (submission of noise report to DPE). Letter White Noise to Hindmarsh, 13/09/21 (attended noise monitoring report) Complaints register current to 11/04/22	Attended noise monitoring was conducted and determined that noise emissions were below the applicable criteria in all cases. The report was submitted to the Department within two months of commencement of operations of stage 2C.  One complaint regarding noisy plant overnight was received during the audit period. The auditees investigated and determined that no plant was operating overnight. No complaints have been received since October 2021.	C
<b>Unobstructed Driveways and Parking Areas</b>					
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	2A1, 2A2, 2B, 2B2, 2C	Site inspection 02/05/22 Complaints register current to 11/04/22	No obstructions were observed during the site inspection. No complaints regarding access or obstructions received.	C
<b>Dunstan Grove Fire Trail Access</b>					
E12	The fire trail access to Dunstan Grove must not be used for vehicular access except in the event of an emergency.	2A1, 2A2, 2B, 2B2, 2C	Site inspection 02/05/22 Complaints register current to 11/04/22	No obstructions were observed during the site inspection. No complaints regarding this requirement recorded in the complaints register.	C
<b>Ecologically Sustainable Development</b>					
E13	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	2C	Operation Staging Report, LLV, Rev 6, 31/03/21 Letter, DPE to SINSW, 26/04/21 (Staging Report approval) Letter, SINSW to DPE 19/11/20 Letter DPE to SINSW. 20/02/21 Letter DPE to SINSW, 20/01/21	The Staging Report has this to be fulfilled prior to stages 2C.  On 19/11/20 the Project submitted a request to extend the Green Star rating (B8a)). The Project has not met this requirement.  The 19/11/20 letter also notes that an application for approval of an alternative process was submitted prior 07/08/20	NT



Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
				(which remains current). On this basis it appears as though B8b) has been satisfied. Approval from the Planning Secretary was granted on 20/02/21.  Evidence of compliance of implementation of the alternative scheme (approved under B8) has yet to be received. Operation of 2C commenced in January 2022 so this is due at the end of July 2022.	
<b>Outdoor Lighting</b>					
E14	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	2A1, 2A2, 2B, 2C	Electrical Services Certificate of Design by Erbas dated 15/09/20.  Obtrusive effects of Outdoor Lighting Erbas statement dated 17/11/20.  Raston Group Install certificate, 19/01/21  Installation Certificate, Rasion Group, 19/07/21  Complaints register current to 11/04/22	The Erbas Electrical Services Certificate of Design. It was verified as installed by design by the contractor and verified by the Certifier.  Three complaints regarding light spill were received during the audit period. The lights were adjusted and there have not been any complaints since October 2021.	C
<b>Landscaping</b>					
E15	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required for the duration of occupation of the development.	2A1, 2A2, 2B, 2B2, 2C	Operational Landscape Management Plan, Kleinfelder, 12/11/18 (and addendum 18/07/19)  Interview with auditees 02/05/22  Site inspection 02/05/22  Letter Black Ash to Hindmarsh, 08/07/21 and 14/02/22 (inspection of the APZ)  Updated installation certificate, Stonewill, 07/07/21	The landscape management plan identifies APZ monitoring every September and January. Due to COVID disruptions, the APZ was inspected by the bushfire consultant in July 2021 and again in February 2022 and the consultant verified compliance of the inner and outer protection areas in line with APZ requirements	C
<b>Heritage</b>					
E16	The Applicant must ensure that the heritage characteristics of the site are managed and protected in accordance with the Conservation Management Plan (including appended documents) prepared by Urbis, dated 14 April 2020.	2A1, 2A2, 2B, 2B2, 2C	Conservation Management Plan, Urbis, 14/04/20  Site inspection 02/05/22	The heritage characteristics were observed in the operational part of the school during the inspection (Light fixtures, carpet, railing, leather couches, old doors, timber ceilings etc.). The Conservation Management Plan identifies a range of recommendations to manage degradation of the heritage value over time. These include not undertaking certain maintenance activities which involve removing / replacing fabrics and ensuring maintenance occurs on	C

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
				<p>infrastructure such as stormwater and plumbing so that unplanned degradation doesn't occur.</p> <p>No unauthorised works were observed by the project team and the building remains the defects period.</p>	
<b>Asset Protection Zones</b>					
E17	The asset protection zones required by condition D32 shall be maintained for the duration of occupation of the development.	2A1, 2A2, 2B, 2B2, 2C	<p>Bushfire APZ Certification, Blackash, 22/01/21 (2A1).</p> <p>Bushfire APZ Certification, Blackash, 12/04/21 (2A2 and 2B).</p> <p>Bushfire APZ Certification, Blackash, 20/05/21 (2B2).</p> <p>Letter Black Ash to Hindmarsh, 14/02/22 (inspection of the APZ)</p> <p>Site inspection 02/05/22</p> <p>Email Dept of Education to all staff, 11/11/19 (bushfire notice)</p> <p>APZ Compliance Certification and Maintenance walk, 16/03/22</p>	<p>The Level 3 Accredited Practitioner (Bushfire Planning and Design) prepared Vegetation Management Plan. It includes the APZ plans.</p> <p>The APZ was inspected by the bushfire consultant in February 2022 and the consultant verified compliance of the inner and outer protection areas in line with APZ requirements.</p> <p>On 16/03/22 a joint site walk was conducted with members of the project team and the bushfire consultant</p> <p>No catastrophic fire danger rating events occurred during the audit period. One catastrophic fire danger rating event occurred in late 2019. The Deputy Secretary issued a notice to the LLV with respect to that event that the school was to be closed. The school did not operate on that day (11/11/19).</p>	C
<b>Vegetation Management Plan</b>					
E18	The vegetation management plan approved under condition D33 must be maintained for the duration of operation of the development and reviewed annually unless otherwise agreed by the Planning Secretary. Details and outcomes of the review(s) are to must be submitted to the Planning Secretary for information.	2A1, 2A2, 2B, 2B2, 2C	<p>Vegetation Management Plan, Blackash, 04/01/21</p> <p>Management and Evacuation Plan. Blackash, 21/01/21</p> <p>Site inspection 02/05/22</p> <p>Stonewill landscaping maintenance reports Sep 21 – Mar 22</p>	<p>Landscaping is being maintained by the landscape contractor.</p> <p><b>Non-compliance: The vegetation management plan was prepared in January 2021. There is no evidence available that demonstrates that an annual review of the vegetation management plan has been completed or submitted to the Department. Further, there is evidence that weeds are propagating on the southern boundary (outside of the school fence line). It is apparent that these are not being managed by the landscape contractor as these sit outside the school fence line. Nevertheless</b></p>	NC

Unique ID	Compliance requirement	Stage as per Staging report approved 26/04/21	Evidence collected	Independent Audit findings and recommendations	Compliance Status
				treatment is required to prevent migration into Lane Cove National Park.	
<b>Fire Safety Certificate</b>					
E19	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	2A1, 2A2, 2B, 2B2, 2C	<p>Fire Safety Certificate 21/01/21</p> <p>Fire Safety Certificate 16/04/21 (covers stages 2A2 and 2B)</p> <p>Fire Safety Certificate 21/05/21 (covers stages 2B2)</p> <p>Fire Safety Certificate 07/09/21 (covers stages 2C)</p> <p>Submission to Council, 26/01/21, 16/04/21, 25/05/21 and 07/09/21</p> <p>Submission to FRNSW, 26/01/21, 16/04/21, 25/05/21, 07/09/21</p> <p>Photo of install 21/12/21</p>	A final Fire Safety Certificate was prepared and submitted to the identified stakeholders within the audit period. It is posted next to the fire indicator panel. The Annual Fire Safety Statement is due 07/09/22	C
<b>Road Safety Audit</b>					
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	Lindfield Learning Village Active Enrolment Register, 02/05/2	Current enrollments are at 717 students.	NT

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**



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

17 December 2020

Dear Mr Ng

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

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

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

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

Please ensure this correspondence is appended to the IEA.

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

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

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

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

Yours sincerely



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

## APPENDIX C – CONSULTATION RECORDS



## Derek Low

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**From:** Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>  
**Sent:** Thursday, 31 March 2022 9:09 AM  
**To:** Derek Low  
**Subject:** RE: Independent Audit No. 3 (operations) on Lindfield Learning Village Phase 2 and 3 (SSD 8114)

Good morning Derek,

Thank you for consulting with the Department of Planning and Environment (Department) on the scope of the audit.

Please ensure the audit is conducted in accordance with Condition C38 of Development Consent SSD 8114, which requires the audit to be carried out in accordance with the Department's Independent Audit Post Approval Requirements. In addition to the above, please also focus on compliance with the Asset Protection Zone and bush fire conditions, in particular please provide confirmation that in the event of a catastrophic fire danger rating (if it has occurred since operation commenced) the school has been non-operational.

If you have any questions, please do not hesitate to contact me on the details provided below.

Kind regards,

**Elizabeth Williamson**  
**Senior Compliance Officer**

Planning & Assessment | Department of Planning and Environment  
**T** 02 8289 6610 | **M** 0447 041 325 | **E** [elizabeth.williamson@planning.nsw.gov.au](mailto:elizabeth.williamson@planning.nsw.gov.au)  
Locked Bag 5022 | PARRAMATTA NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

*Please note my work days are Tuesday, Wednesday & Thursday.*



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

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

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

---

**From:** Derek Low <[dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)>  
**Sent:** Wednesday, 23 March 2022 10:27 PM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Subject:** Independent Audit No. 3 (operations) on 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 third independent audit on the Project. The audit is required to be conducted in accordance with SSD 8114 Sch2 Condition C38 and the Department's *Independent Audits Post Approval Requirements 2020* (or IAPAR).

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

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

The on-site component of the audit is scheduled to occur in late April 2022 and pertains to operational 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 Plans and Strategies, complaints, incidents and so forth. These are included in the audit scope for this Project.

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

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

I look forward to hearing from you.

Regards

Derek Low | Principal Environmental Consultant  
General Manager



E: [dlow@wolfpeak.com.au](mailto:dlow@wolfpeak.com.au)

P: 1800 979 716

M: 0402 403 716

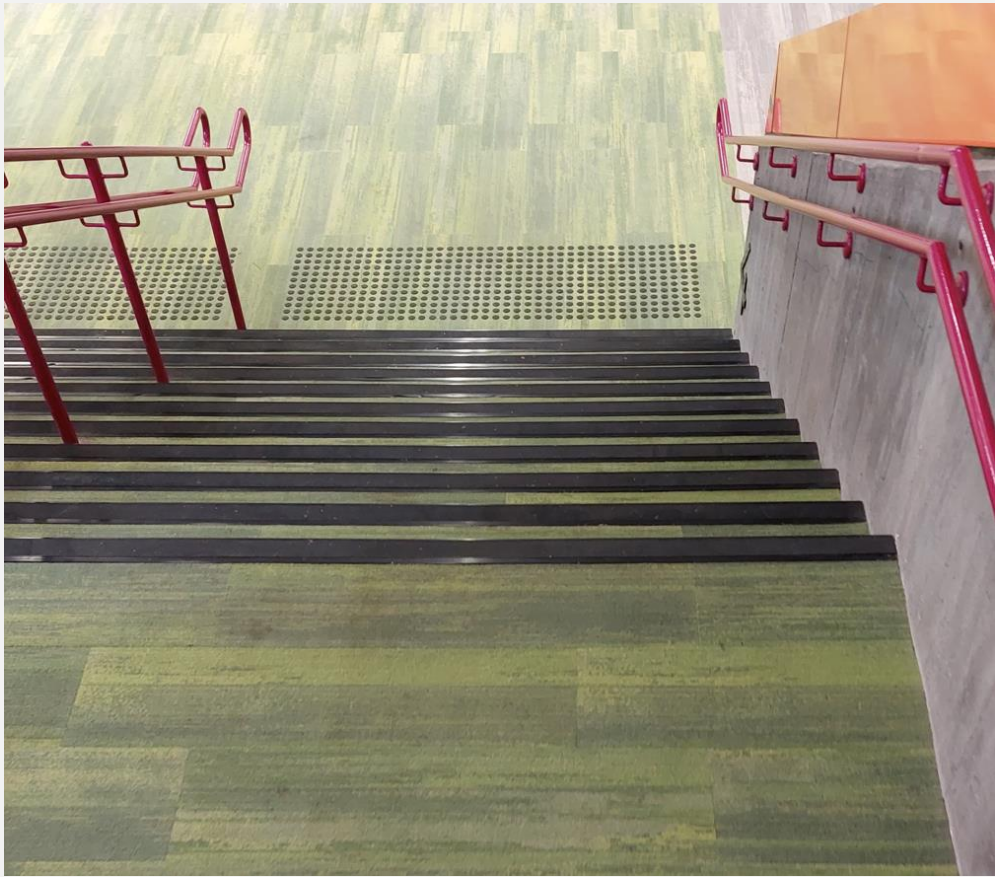
A: Suite 2, Level 10, 82 Elizabeth St, Sydney NSW 2000


[www.wolfpeak.com.au](http://www.wolfpeak.com.au)

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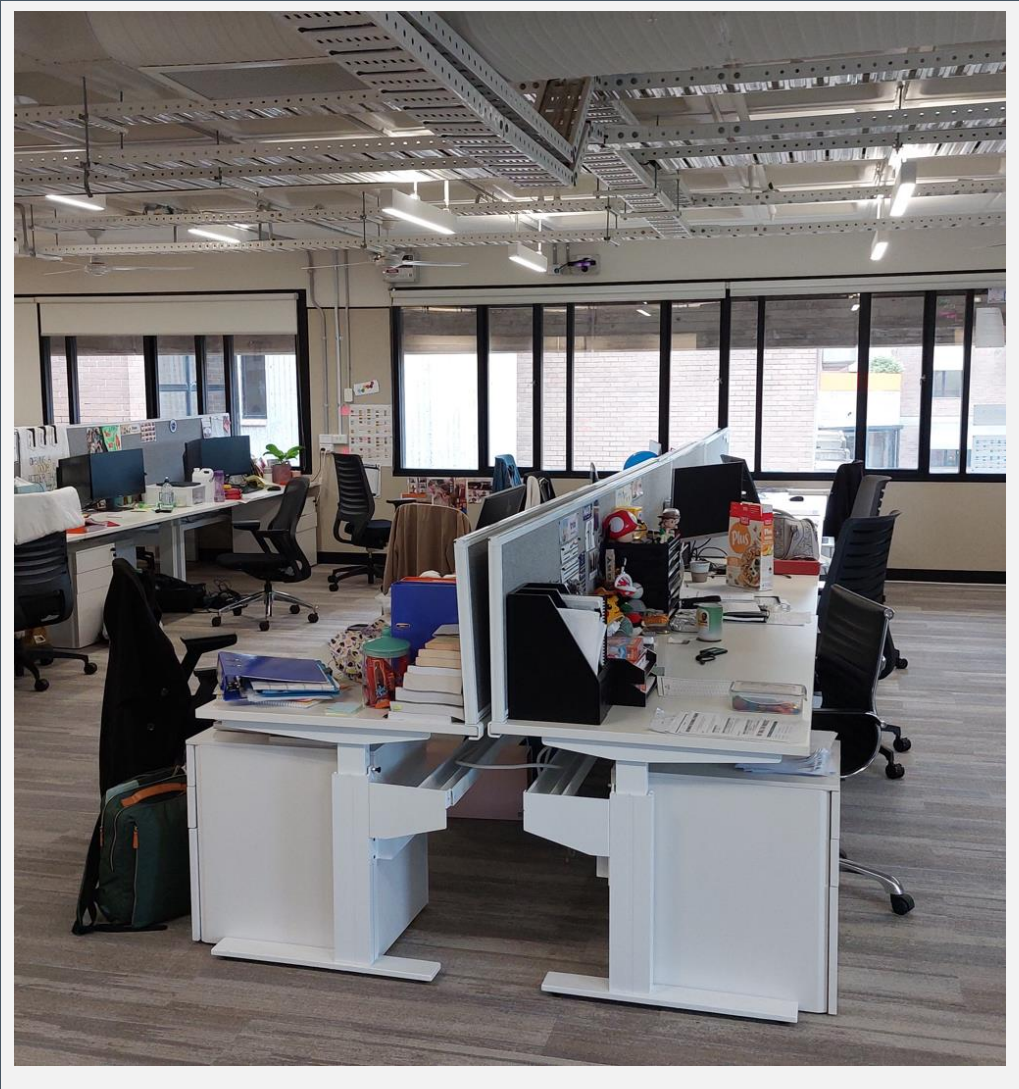
Consider the environment. Please don't print this e-mail unless really necessary.

## APPENDIX D – SITE INSPECTION PHOTOGRAPHS



N o.	Comment	Photograph
1	Incorporation of historic green / lime into new design	

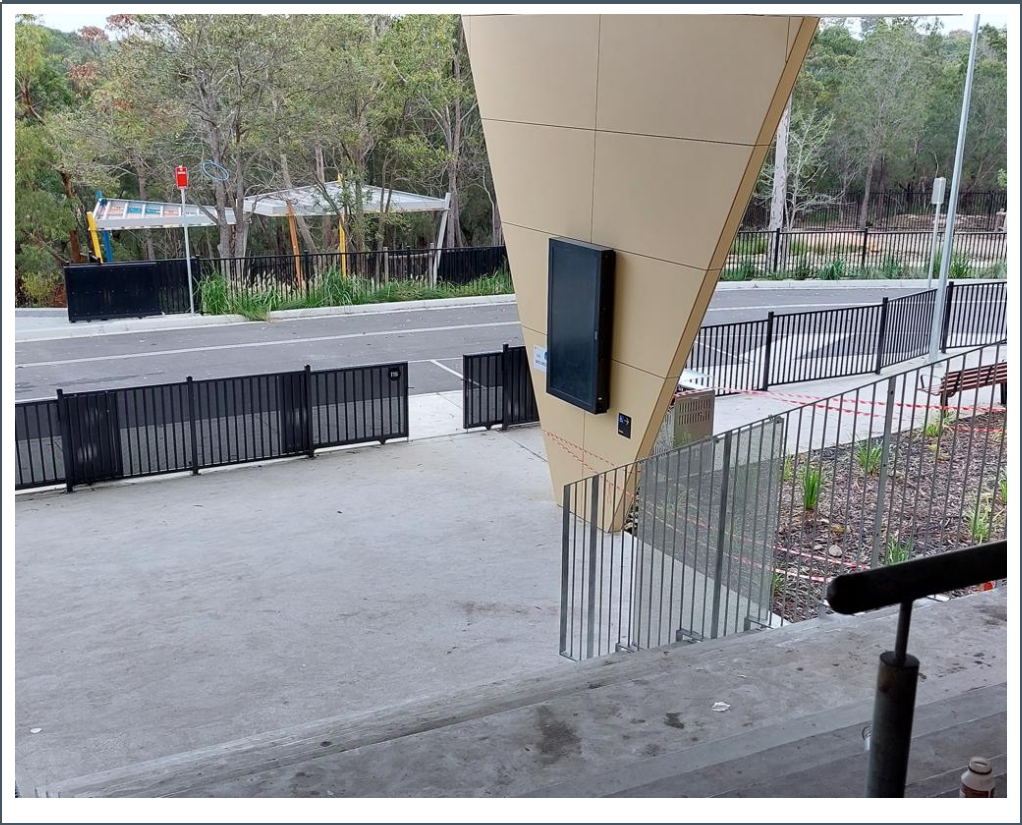
N o.	Comment	Photograph
2	Landscape area (western boundary) from above	





N o.	Comment	Photograph
3	Example of complete staff area	




N o.	Comment	Photograph
4	The APZ appears to have been maintained.	
5	Learning space	

N o.	Comment	Photograph
6	Drop off and pick up area	




N o.	Comment	Photograph
7	Rainwater reuse	
8	Dedicated fire access. In accordance with the project requirements the gate is not locked to FRNSW	





N o.	Comment	Photograph
9	Evidence of storm damage / erosion on site	



N o.	Comment	Photograph
10	Evidence of sedimentation beyond the fence line but still within the Project boundary	



N o.	Comment	Photograph
11	Weed propagation on the southern boundary near the bus turn around bay	
12	Operational waste collection area	



## APPENDIX E – INDEPENDENT DECLARATION FORMS

## Declaration of Independence - Auditor




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 No 3 (operations)
Date:	09/06/22

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

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

Notes:

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

Name of Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd

## Declaration of Independence - Auditor



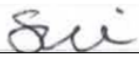
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Consent Number:	SSD 8114
Description of Project:	Staged construction and operation of the Lindfield Learning Village
Project Address:	Lot 2 and 4 of DP 1151638, 100 Eton Road Lindfield NSW
Proponent:	Department of Education
Title of audit	Independent Audit No 3 (operations)
Date:	09/06/22

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

**Notes:**

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

Name of Auditor:	Steve Fermio
Signature:	
Qualification:	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company:	WolfPeak Pty Ltd