

Prepared for
GHD Pty Ltd on behalf of Department of Education

Prepared by
Ramboll Australia Pty Ltd

Document type
Final

Date
February 2020

INDEPENDENT ENVIRONMENTAL AUDIT MAINSBRIDGE SCHOOL FOR SPECIFIC PURPOSES

INDEPENDENT ENVIRONMENTAL AUDIT MAINSBRIDGE SCHOOL FOR SPECIFIC PURPOSES

Project name **Mainsbridge School for Specific Purposes**
Project no. **318000734**
Recipient **Department of Education**
Document type **Independent Environmental Audit**
Version **Final1**
Date **20/02/2020**
Prepared by **Taylor Jackson**
Checked by **Shaun Taylor**
Approved by **Victoria Sedwick**
Description **Independent Environmental Audit Mainsbridge School for Specific Purposes**

Ramboll
Level 2, Suite 18 Eastpoint
50 Glebe Road
PO Box 435
The Junction
NSW 2291
Australia
T +61 2 4962 5444
<https://ramboll.com>

CONTENTS

GLOSSARY	3
ACRONYMS AND ABRIEVIATIONS	4
Executive summary	6
1. Introduction	7
1.1 Audit Team	8
1.2 Audit Period	8
2. Methodology	9
2.1 Task 1: Document Review	9
2.2 Task 2: Develop Audit Plan	9
2.3 Task 3: Site Visit and Interviews	9
2.4 Task 4: Reporting	10
3. Site Description and Background	11
3.1 Project Description	11
3.1.1 Related Works (not subject to SSD 8792)	11
3.1.2 Key Project Stages	14
3.2 Activities undertaken during the Audit Period	14
3.3 Construction Definition	15
3.4 Approvals	15
3.5 Management Plans	15
3.5.1 Remediation Management	15
3.5.2 Construction Management	16
4. Audit Findings	17
4.1 Non-Compliances	17
4.2 Previous Audit Recommendations	17
4.3 Environmental Performance	22
4.3.1 Contamination Management	22
4.3.2 Noise and Vibration Management	22
4.3.3 Air Quality and Dust Management	22
4.3.4 Soil and Water Management	23
4.3.5 Biodiversity / Tree Management	23
4.3.6 Traffic and Pedestrian Management	23
4.4 Management Plans	23
4.5 Complaints	23
4.6 Incidents	23
4.7 Site Inspection	24
4.8 Site Interviews	24
5. Recommendations and Conclusion	25
5.1 Non-compliance Recommendations	25
5.2 Continual Improvement Recommendations	25
5.3 Conclusion	26
6. LIMITATIONS	27
6.1 User Reliance	27

TABLE OF TABLES

Table 1: Key Project Stages	14
Table 2: Summary of Non-compliances	17
Table 3: Previous Audit Recommendations	18
Table 4: Non-compliance Recommendations	25
Table 5: Continual Improvement Recommendations	25

APPENDICES

Appendix 1

Independent Audit Tables

Appendix 2

Independent Audit Declaration Form

Appendix 3

Auditor Endorsement

Appendix 4

Site Photos

GLOSSARY

DPIE Assessment Report	<i>Mainsbridge School for Specific Purposes State Significant Development Assessment (SSD 8792) (DPIE, February 2019)</i>
EIS	<i>Environmental Impact Statement Mainsbridge School for Special Purposes, Warwick Farm (Urbis, March 2018)</i>
Independent Audit Guidelines	Department of Planning Industry and Environment <i>Independent Audit Post Approval Requirements</i> (June 2018)
MOD 1	Modification 1 to SSD 8792 relating to amending biodiversity offset credit calculations and supported by <i>Mainsbridge School for Specific Purposes (SSD 8792): Section 4.55(1) Modification Application</i> letter (SINSW, June 2019)
RtS	<i>Response to Submissions Mainsbridge School for Specific Purposes SSD_8792</i> (Urbis, October 2018)
SSD 8792	State Significant Development Consent Number 8792 issued for the Mainsbridge School for Specific Purposes Project
The Project	The relocation of the Mainsbridge School for Specific Purposes from Flowerdale Road Liverpool to Lawrence Hargrave Road, Warwick Farm
The Site	Lot 22 in Deposited Plan 715287 at 95 Lawrence Hargrave Road, Warwick Farm, New South Wales

ACRONYMS AND ABBREVIATIONS

AS	Australian Standard
BCA	Building Code of Australia
BFFERP	Bush Fire and Flood Emergency Response Plan (Appendix N)
BMSP	Biodiversity Management Sub-Plan (Appendix M)
CCS	Community Consultation Strategy
CEMP	Construction Environmental Management Plan (Greencap, 2019)
CNVMSPP	Construction Noise and Vibration Management Sub-Plan (Appendix K)
COLA	covered outdoor learning area
Council	Liverpool City Council
CRM	Customer Relationship Manager
CSWMSP	Construction Soil and Water Management Sub-Plan (Appendix E)
CTPMSP	Construction Traffic and Pedestrian Management Sub-Plan (Appendix G)
CWMSP	Construction Waste Management Sub-Plan (Appendix F)
DGI	Data Gap Investigation (Environmental Investigation Services, 2019)
DoE	Department of Education
DP	Deposited Plan
DPIE	NSW Department of Planning, Industry and Environment
EIRP	Environmental Incident Response Plan (Appendix J)
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
ESCP	Erosion and Sediment Control Plan (Appendix I)
EWMS	Environmental Work Method Statement (Appendix C)
GHD	GHD Pty Ltd
IEA	Independent Environmental Audit
LTEMP	Long Term Environmental Management Plan
NSW	New South Wales
PACM	Potentially asbestos containing materials
PRG	Project Reference Group
Ramboll	Ramboll Australia Pty Ltd
RAP	Remedial Action Plan (Environmental Investigation Services, 2018)
RAP Addendum	Remedial Action Plan Addendum (Environmental Investigation Services, 2019)
RtS	Response to Submissions

SEP	Site Establishment Plan (Appendix A)
SSD	State Significant Development
SSP	School for Specific Purposes
SW&P	Steve Watson & Partners
TFMP	Tree and Fauna Management Plan (Appendix L)
VSAQP	Validation Sampling and Analysis Quality Plan (Environmental Investigation Services, 2019)
WMSP	Weed Management Sub-Plan (Appendix H)

EXECUTIVE SUMMARY

GHD Pty Ltd (GHD) engaged Ramboll Australia Pty Ltd (Ramboll) on behalf of the Department of Education (DoE) to conduct an Independent Environmental Audit (IEA) of the Mainsbridge School for Specific Purposes (SSP) (the 'Project') located at 95 Lawrence Hargrave Road, Warwick Farm, New South Wales (NSW).

The Mainsbridge SSP caters for students with moderate and severe intellectual disabilities in the Liverpool Network of schools, providing educational programs for students from Kindergarten to Year 12. The Project involves the relocation of the existing Mainsbridge SSP from Flowerdale Road, Liverpool to the new facility. The Project operates under the State Significant Development (SSD) Development Consent SSD 8792 issued on 27 February 2019 under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In accordance with Condition C39, an initial construction Independent Audit was required to be undertaken within eight weeks of the notified commencement date of construction (referred to as the 'Initial Construction Audit'). A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the Initial Construction Audit

The notified commencement date of physical work (as required by Condition B1) was 13 July 2019 and an initial construction Independent Audit was undertaken for the period 8 August 2019 to 18 November 2019. The audit period for this subsequent Independent Audit is from 19 November 2019 to 18 February 2020. The site visit was held on 16 January 2020.

The Auditors assessed the development to be generally compliant with the conditions of Development Consent SSD 8792. Six non-compliance issues were identified relating to eight conditions, which are considered to be of an administrative nature. Opportunities for improvement were also identified. Management systems and environmental performance of the development are considered to be adequate for the stage of development. The non-compliance issues identified were:

- **SSD 8792 Condition A2a:** This condition requires compliance with the conditions of the development consent. Non-compliances were identified during the audit as noted below.
- **SSD 8792 Condition A19:** The Initial Construction Audit (Ramboll 2019) report was not submitted to the Department of Planning Infrastructure and Environment (DPIE) until 13 February 2020 (submission was required by 12 September 2019 in accordance with the Independent Audit Post Approval Requirements (DPIE, 2018)).
- **SSD 8792 Condition B41:** The Construction Compliance Report #1 was issued on 20 January 2020 (was required to be submitted no later than 11 January 2020).
- **SSD 8792 Condition C42b:** The response to recommendations for the Initial Construction Audit (Ramboll 2019) was not submitted to DPIE until 13 February 2020 (submission was required by 12 September 2019 in accordance with the Independent Audit Post Approval Requirements (DPIE, 2018)).
- **SSD 8792 Condition C42c:** The applicant's response to recommendations were not available on the website as these had not been finalised.
- **SSD 8792 Condition C46a:** This condition requires the strategies, plans and programs to be revised within three months of the submission of a compliance report under condition B40. The Construction Environment Management Plan (CEMP) was updated on 27 November 2019 (four months later).
- **SSD 8792 Conditions A11c and C47:** The CEMP and subplans have been updated numerous times (May, July, November and December 2019 and February 2020) and have not been sent to the Planning Secretary or Certifying Authority for approval within six weeks of the review.

1. INTRODUCTION

Ramboll Australia Ltd (Ramboll) has been engaged by GHD Pty Ltd (GHD) on behalf of the Department of Education (DoE) to conduct an Independent Environmental Audit (IEA) of the Mainsbridge School for Specific Purposes (SSP) (the 'Project') located at 95 Lawrence Hargrave Road, Warwick Farm, New South Wales (NSW).

Warwick Farm is located north-east of Liverpool in the Sydney metropolitan area. The Project is located at on Lot 22 in Deposited Plan (DP) 715287 (the Site).

The Mainsbridge SSP caters for students with moderate and severe intellectual disabilities in the Liverpool Network of schools, providing educational programs for students from Kindergarten to Year 12. The Project involves the relocation of the existing Mainsbridge SSP from Flowerdale Road, Liverpool to the new facility at Warwick Farm.

The Project operates under the State Significant Development (SSD) development consent SSD 8792 issued on 27 February 2019 under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). SSD 8792 is supported by *Environmental Impact Statement Mainsbridge School for Special Purposes, Warwick Farm* (Urbis, March 2018) (the EIS) and *Response to Submissions Mainsbridge School for Specific Purposes SSD_8792* (Urbis, October 2018) (the RtS).

The Audit is a statutory requirement by the NSW Department of Planning, Industry and Environment (DPIE) under Condition C39 of SSD 8792. In accordance with Condition C39, an initial construction Independent Audit was required to be undertaken within eight weeks of the notified commencement date of construction (referred to as the 'Initial Construction Audit' completed by Ramboll 2019). A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the Initial Construction Audit.

The notified commencement date of physical work (as required by Condition B1) was 13 July 2019 and an Initial Construction Audit was undertaken for the period 8 August 2019 to 18 November 2019. The audit period for this subsequent Independent Audit is from 19 November 2019 to 18 February 2020. The site visit was held on 16 January 2020.

1.1 Scope of Works

To assess the environmental performance of the site as required under Condition C39 of SSD 8792, the Audit is required to verify and report as per the following (emphasis added):

"Independent Environmental Audit

C37. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.

C38. No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and must be submitted to the Department and the Certifying Authority.

C39. Table 1 of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is:

(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and

(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.

C40. In all other respects Table 1 remains the same. 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.

C41. Independent Audits of the development must be carried out in accordance with:

(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and

(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).

C42. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), the Proponent must:

(a) review and respond to each Independent Audit Report prepared under condition C37 of this consent;

(b) submit the response to the Department and the Certifying Authority; and

(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.

C43. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), 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."

1.1 Audit Team

The Audit Team comprised Victoria Sedwick (Lead Auditor), Shaun Taylor (Auditor) and Taylor Jackson (Auditor) of Ramboll. The Audit Report was prepared by the Auditors and reviewed and authorised by the Lead Auditor.

The DPIE issued a letter of endorsement for the Audit Team on 27 May 2019 (refer to letter in **Appendix 2**).

1.2 Audit Period

The audit period covered by this Audit is from 19 November 2019 to 18 February 2020. The site visit was conducted by Shaun Taylor on 16 January 2020.

2. METHODOLOGY

The Audit has been conducted at the site to review the Project's: activities; management of impacts on the environment from these activities; and to confirm compliance against the relevant Development Consent conditions for the Project.

The Audit was conducted in accordance with Australian Standard AS/NZS ISO 19011:2014 *Australian/New Zealand Standards: Guidelines for quality and/or environmental management systems auditing* (which replaced ISO 14010) and the DPIE *Independent Audit Post Approval Requirements* (June 2018) (the Independent Audit Guidelines).

2.1 Task 1: Document Review

To address subclause (b) of Condition C41 of SSD 8792, Ramboll undertook a review of documentation relevant to the environmental management, compliance and performance of the Project including, but not limited to:

- Development consent for SSD 8792 (as modified)
- The EIS
- The RtS
- Management plans and other documentation as listed in **Section 3.5**
- Complaints Register
- Email/letter correspondence records
- Third party assessments and compliance reports.

Consent conditions relevant only to the audit period have been assessed in this audit (see discussion in **Section 3.3**).

2.2 Task 2: Develop Audit Plan

A comprehensive 'checklist' (Audit Table) was developed to facilitate onsite interviews and inspection for the assessment of compliance. The Audit Table was submitted as part of the Audit Program, as required under condition C38 (refer to **Section 1**). Consistent with the approved Audit Program, this Audit includes assessment of the following conditions of the development consent:

- All Part A conditions of consent (Administrative Conditions)
- Part B conditions of consent (Prior to Commencement of Construction) if, at the time of the Initial Construction Audit, they had not been triggered; were an ongoing requirement; or were not compliant and an audit recommendation made
- All Part C conditions of consent (During Construction).

The Audit Program also anticipated that all Part D conditions of consent (Prior to Occupation or Commencement of Use) would be included in the scope of this audit. However, as none of these conditions had been triggered at the time of the audit (refer to **Section 3.2** for a discussion on the activities completed in the audit period), no Part D conditions have been included in the scope of the audit. Similarly, no Part E (Post Occupation) conditions have been included, consistent with the Audit Program.

Appendix 1 includes the completed Audit Table.

2.3 Task 3: Site Visit and Interviews

A one-day site visit was undertaken on 16 January 2020 by the Auditor, Shaun Taylor. The Auditor was accompanied by GHD representatives Melissa Stojanovic and John Tu. During this site visit, the Auditor observed operations and activities at the Project, interviewed key site personnel, reviewed onsite records and clarified any issues identified during the document review (**Task 1**).

2.4 Task 4: Reporting

All information gathered throughout the Audit process was reviewed, evaluated and collated into this Audit Report to assess compliance with SSD 8792.

This Audit Report has been prepared generally in accordance with the Independent Audit Guidelines. As such, the following compliance descriptors have been used:

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

Observations have also been made that identify opportunities for improvement with recommendations given where relevant (refer to **Section 5**).

3. SITE DESCRIPTION AND BACKGROUND

3.1 Project Description

The Project involves the relocation of the existing Mainsbridge SSP from Flowerdale Road Liverpool to the new project location and generally includes the following approved activities:

- Removal of 38 existing trees
- Construction of a new two storey admin building (New Block A)
- Construction of a new two storey building containing library and shared hall (New Block B)
- Construction of two new learning buildings: a one storey building (New Block C) and two storey building (New Block D)
- Construction of a new building containing a hydrotherapy pool and storage facilities (New Block E)
- Associated site landscaping and open space improvements including a new covered outdoor learning area (COLA), new sports field (50 m x 40 m), associated fences and pathways throughout
- Construction of a separate entry and exit vehicular driveway including a total of 43 car parking spaces, five mini-bus spaces and a *porte cochere*
- Provision of two separate pedestrian access points along Williamson Crescent
- A new substation fronting Williamson Crescent.

Figure 1 shows the key Project components.

Additionally, asbestos and lead remediation works were required prior to the commencement of construction to render the site suitable for the proposed development. Six remediation areas were identified for the site as shown on **Figure 2**. These include:

- Lead Impacted Areas:
 - Area 1: approximately 2,000 m³ of soil affected
 - Area 2: approximately 60 m³ of soil affected
- Asbestos Impacted Areas:
 - Area 3: approximately 5 m³ of soil affected
 - Area 4: approximately 2,000 m³ of soil affected
 - Area 5: approximately 400 m³ of soil affected
 - Area 6: new area identified in 2019.

3.1.1 Related Works (not subject to SSD 8792)

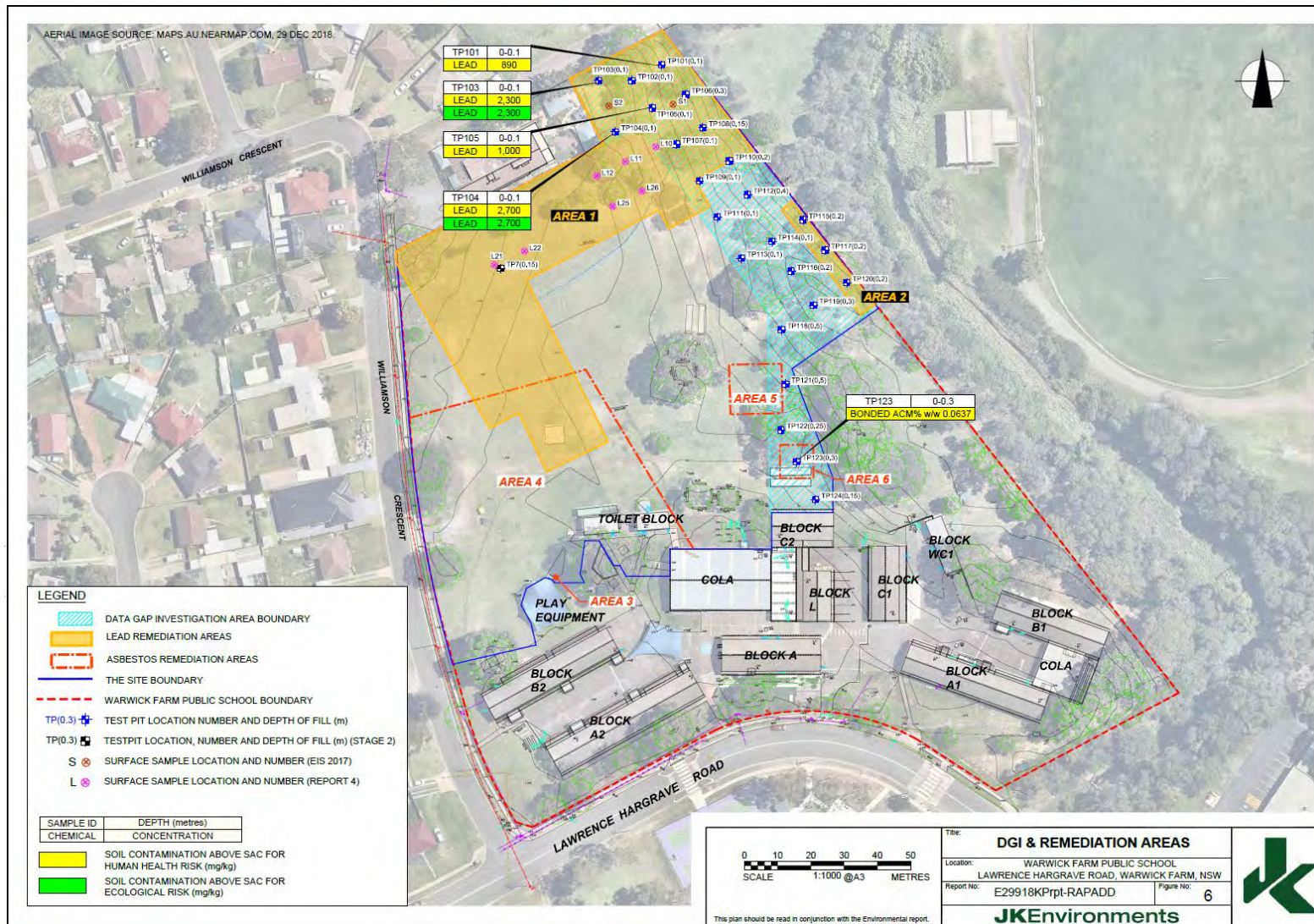
Additional works required for the Project that are not included in the SSD 8792 approval include:

- Demolition of two existing toilet blocks, part of Warwick Farm Public School, and construction of a new toilet amenities adjacent to the existing school buildings (exempt development).
- School signage (to be dealt with via a separate development application to Liverpool City Council (Council)).

These activities have not been included in the scope of this Audit as they do not comprise the approved project under SSD 8792.



Figure 1: Project Key Components



Source: RAP Addendum (Environmental Investigation Services, June 2019)

Figure 2: Remediation Areas

3.1.2 Key Project Stages

Table 1 outlines the Project staging for key activities. It should be noted that the reference to stages relates to the stages of the Project program, and not “staged development” as described in Section 4.37 of the EP&A Act and condition A11 of the development consent.

Table 1: Key Project Stages

Stage	Description of Activities
Site establishment and enabling works (Stage 1A)	<ul style="list-style-type: none"> Establish the site compound (erect fencing, tree protection zones, site offices, amenities and plant/material storage areas) Establish temporary facilities as required (e.g. temporary pedestrian access to station, temporary toilets, etc.) Remove vegetation to allow for earth works Installation of temporary roads for site vehicles Services relocation
Demolition and construction of toilet blocks (Stage 1B and 1C) (not part of SSD 8792)	<ul style="list-style-type: none"> Construction of new toilet amenities adjacent existing school buildings Demolition of existing toilet block and removal of waste from site
Remediation of Contamination (Stage 1D)	<ul style="list-style-type: none"> Excavation of materials to be removed from site Validation of excavation On-site treatment of bonded asbestos Validation of treated areas Validation of remaining site soils
Cut and fill (Stage 1D)	<ul style="list-style-type: none"> Cut and fill of site to design level following soil removal for remediation Bulk earthworks and landscaping for the sports field areas
Construction of Buildings (Stage 2)	<ul style="list-style-type: none"> Detailed excavation following base compaction Deep and detailed excavation for footing and edge beams Installation of slab Construction of buildings
Finalisation	<ul style="list-style-type: none"> Electrical and power supply upgrade works Replanting/landscaping, fencing adjustments and bollards
Testing and commissioning	<ul style="list-style-type: none"> Various activities to test and commission power supply, lighting, new services, communication and security systems

Source: Construction Environmental Management Plan (Greencap, July 2019)

3.2 Activities undertaken during the Audit Period

Photos of the Site taken during the site inspection are in **Appendix 4**.

At the time of the audit, the Project had completed the removal of contaminated soils which forms part of Stage 1D as described in **Table 1**. The removal of the contaminated soils was completed on 23 November 2019 and a clearance certificate was issued. The GHD representatives advised that they were awaiting the final Site Audit Statement from the EPA-accredited Site Auditor, along with finalising logistics for the activities in these areas, before progressing with the remaining tasks in Stage 1D (filling of remediated areas, and the bulk earthworks and landscaping for the sports field areas).

Activities in these areas following completion of excavation of contaminated soils were limited to the implementation and management of environmental controls (dust suppression and erosion and sediment controls).

Remediation activities were undertaken in Area 3 during the audit period (refer to **Figure 2**). Areas 1, 2, 4, 5 and 6 had been completed during the Initial Construction Audit period, with Areas 1, 2 and 4 awaiting clearance certificates (Areas 5 and 6 have previously received clearance certificates). All areas have now received their clearance certificates, however remediation in accordance with the RAP continues.

3.3 Construction Definition

During the Initial Construction Audit, it became apparent to the Auditors that inclusion of the remediation works within the definition of "construction" was unclear due to conflicting wording in conditions B1 and C39 of the development consent (refer to the Initial Construction Audit for further discussion (Ramboll 2019)). The Auditors are of the opinion that the remediation activities do not constitute "construction" and therefore the activities undertaken during the audit period have not triggered the definition of construction.

This Audit therefore only considers those conditions relevant to pre-construction activities, including remediation. Conditions relating to construction are considered to be "not triggered", however observations have been recorded where relevant to the current stage of works (refer to **Appendix 1, Table A1**).

3.4 Approvals

The Project is currently subject to development consent SSD 8792 which approves those activities generally described in **Section 3.1**. SSD 8792 is supported by the EIS and the RtS.

A modification to SSD 8792 was submitted on 20 June 2019 under section 4.55(1) of the EP&A Act to amend condition B31 of Development Consent SSD 8792 relating to biodiversity offset credit calculations (MOD 1). MOD 1 is supported by *Mainsbridge School for Specific Purposes (SSD 8792): Section 4.55(1) Modification Application* letter (SINSW, June 2019). Approval of the modification was granted 19 July 2019.

Only conditions relating to Part A, Part B (as relevant) and Part C of Development Consent SSD 8792 are applicable to the Audit Period (refer to discussion in **Section 2.2**). An assessment of compliance with SSD 8792 (as relevant) is in **Appendix 1, Table A1**.

3.5 Management Plans

3.5.1 Remediation Management

The remediation works are subject to the following plans, as required under condition B5:

- Remedial Action Plan (Environmental Investigation Services, October 2018) (RAP)
- Data Gap Investigation (Environmental Investigation Services, March 2019) (DGI)
- Interim Validation Assessment (Environmental Investigation Services, March 2019)
- Remedial Action Plan Addendum (Environmental Investigation Services, June 2019) (RAP Addendum)
- Validation Sampling and Analysis Quality Plan (Environmental Investigation Services, June 2019) (VSAQP).

The RAP was prepared to support SSD 8792 as a plan to address the management of lead and asbestos contamination at the Site. The RAP included a recommendation to carry out an additional investigation for asbestos and waste classification purposes in a portion of the Site. This was completed and is documented in the DGI and Interim Validation Assessment. The RAP Addendum

was prepared to consider the new contamination finds from the DGI and Interim Validation Assessment. The RAP Addendum also includes the VSAQP.

Compliance with the above plans is considered in **Appendix 1** and **Section 4.3.1** (where relevant).

The Project is also subject to a Long Term Environmental Management Plan (LTEMP) for the treatment of contamination onsite, however the requirement for this has not yet been triggered (required following completion of remediation works if it is determined that contamination is to be treated onsite in accordance with condition D36 of SSD 8792).

3.5.2 Construction Management

A Construction Environmental Management Plan (CEMP) has been prepared for the Project in accordance condition B18 of SSD 8792 (DPIE approved version dated May 2019). The CEMP and sub-plans were updated in the audit period in December 2019 and February 2020 to address the recommendations made in the previous audit. Although not approved by DPIE, the December 2019 and February 2020 versions of the CEMP have been included in the scope of this audit as they are generally consistent with the approved version and address recommendations from the previous audit. It is however recommended that the updated version is sent to DPIE for approval.

The CEMP relates to pre-construction and construction activities for the Project. The CEMP contains the following sub-plans:

- Site Establishment Plan (Appendix A) (SEP)
- Environmental Checklist (Appendix B)
- Environmental Work Method Statement (Appendix C) (EWMS)
- Environmental Risk Assessment (Appendix D)
- Construction Soil and Water Management Sub-Plan (Appendix E) (CSWMSP)
- Construction Waste Management Sub-Plan (Appendix F) (CWMSP)
- Construction Traffic and Pedestrian Management Sub-Plan (Appendix G) (CTPMSP)
- Weed Management Sub-Plan (Appendix H) (WMSP)
- Erosion and Sediment Control Plan (Appendix I) (ESCP)
- Environmental Incident Response Plan (Appendix J) (EIRP)
- Construction Noise and Vibration Management Sub-Plan (Appendix K) (CNVMSP)
- Tree and Fauna Management Plan (Appendix L) (TFMP)
- Biodiversity Management Sub-Plan (Appendix M) (BMSP)
- Bush Fire and Flood Emergency Response Plan (Appendix N) (BFFERP)
- Unexpected Finds Protocol - Contamination (Appendix O)
- Unexpected Finds Protocol - Heritage (Appendix P)
- Development Application Resolution Table (Appendix Q)
- Consultant Experience (Appendix R)

Additionally, a Community Consultation Strategy (April 2019) (CCS) has been prepared for the Project in accordance with condition B12 of SSD 8792.

Compliance with these management plans was assessed during the Audit as relevant to the current Project stage (refer to **Appendix 1** and discussion in **Section 4.4**). The Auditors have reviewed these plans and provided recommendations for improvement, where relevant.

4. AUDIT FINDINGS

4.1 Non-Compliances

The following is a summary of the auditors' review of project documentation, audit observations and interviews with site representatives as to ascertain the Project's compliance with the Development Consent. Full details of the auditors' findings are documented within **Appendix 1** of this report.

Key non-compliances with the conditions of SSD 8792 are noted in **Table 2. Section 5.1** provides recommendations associated with each non-compliance below.

Table 2: Summary of Non-compliances

Condition/s	Non-compliance
A2a	Condition A2a requires compliance with the conditions of the development consent. Non-compliances were identified during the audit as noted in this table and Table A1. It is noted that the non-compliances identified were considered administrative in nature.
A19	The Initial Construction Audit (Ramboll 2019) report was not submitted to DPIE until 13 February 2020 (submission was required by 12 September 2019 in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018)).
B41	The Construction Compliance Report #1 was issued on 20 January 2020 (was required to be submitted no later than 11 January 2020).
C42b	The response to recommendations for the Initial Construction Audit (Ramboll 2019) was not submitted to DPIE until 13 February 2020 (submission was required by 12 September 2019 in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018)).
C42c	The applicant's response to recommendations were not available on the website as these had not been finalised.
C46a	This condition requires the strategies, plans and programs to be revised within three months of the submission of a compliance report under condition B40. The CEMP was updated on 27 November 2019 (four months later).
A11c, C47	The CEMP and subplans have been updated numerous times (May, July, November and December 2019 and February 2020) and have not been sent to the Planning Secretary or Certifying Authority for approval within six weeks of the review.

4.2 Previous Audit Recommendations

An assessment of compliance with the recommendations made in the previous Independent Audit was undertaken and is presented in **Table 3**.

Table 3: Previous Audit Recommendations

Con.	Recommendation	Status	Comment
Non-compliance Recommendations			
A2a	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	Compliant	Non-compliance recommendations from the previous audit have been addressed as described in this table.
B17a	At the next update of the CEMP, undertake a review of the EIS and RtS and include any relevant baseline data in the CEMP.	Compliant	<p>The following amendments were made:</p> <ul style="list-style-type: none"> CSWMSP (Appendix E) – asbestos and lead contamination levels added (section 4.1 and 4.2) and prevailing wind conditions added (section 4.2.1) CNVMSPP (Appendix K) - background noise levels added (section 3.4) <p>These amendments are considered to be adequate in addressing the recommendation made in the Initial Construction Audit (Ramboll 2019).</p>
B17b(ii)	Update the CSWMSP to include the relevant criteria or water quality limits applicable to groundwater release/disposal.	Compliant	The CSWMSP has been updated to include the relevant water quality criteria in Section 5.4.1.
B21d	Include a section in the CNVMSP describing the community consultation undertaken during preparation of the plan specifically for high noise generating works.	Compliant	Section 4.2 has been updated to include the statement: <i>"Strategies for managing high noise generating works were developed through community consultation process described in Section 4.8"</i> . Section 4.8 of the CNVMSP describes the community consultation undertaken for the Project as described in condition B21e. An amended CNVMSP was provided to the auditor following submission of the draft IEA report which included reference in this section to consultation undertaken for high-generating noise works on 30 January 2020. Attachment 1 to the CNVMSP includes evidence of the consultation undertaken including an agenda and meeting minutes. The Auditor considers this amendment and evidence to satisfy the requirements of this condition.
B24c	The BSMP does not include a figure showing the potential locations of threatened species. Given the conclusion of the Alphitonia (2018) assessment described above, it is the Auditor's opinion that a map of the potential threatened and significant species is not required, however this should be clearly stated in the BSMP with relevant justification provided.	Compliant	Section 3.2 of the BSMP has been updated to address this recommendation.
B25b	Include reference to the <i>Floodplain Risk Management Guideline</i> (OEH 2007) within the BFFEMP and ensure all requirements have been addressed.	Compliant	This has been updated in section 3.3 of the BFFERP.

Con.	Recommendation	Status	Comment
B27a	Final Civil Engineer Design Drawings should be appropriately signed and dated and should include the qualifications and years of experience of the author.	Compliant	Updated Civil Engineer Design Drawings with the appropriate signage were provided to the Auditor and included the name and year experience of the author (Aleks Vasiloski, 14 years' experience).
B44b	The Planting Plan should be revised to meet the minimum requirement of at least 40 larger native trees with a minimum maturity size of 15m and a potential mature size of 25m. However, the Auditor notes that the Certifying Authority had certified the Planting Plan under Condition B44. As such the proponent should consult with the Department given the that Certifying Authority approved compliance with this condition.	Compliant	The Project Manager GHD advised that the reasoning behind this is that the arrangements specified in this condition are not practical from a health and safety perspective and does not meet the principles of Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> (as required under condition B44i) and a modification is currently under preparation to amend this condition accordingly. The landscape drawings were submitted to the certifying authority on 14 June 2019 for the complying certificate submission and was advised that the requirements of this condition were satisfied. The Auditor is therefore of the opinion that GHD and SINSW have demonstrated compliance with this condition as far as practical.
Continual Improvement Recommendations			
A20a(i)	Ensure all architectural plans listed in condition A2 are uploaded to the Mainsbridge SSP website at least 48 hours before the commencement of construction.	Complete	The Mainsbridge SSP website was viewed on 18 February 2020. The website included the documents listed in condition A2 (architectural plans).
A20a(ii)	Ensure all statutory approvals are available on the Mainsbridge SSP website including the current development consent, EIS, RTS and Modification 1 SEE. It is recommended these are directly available on the Mainsbridge SSP website rather than as a link to the Major Projects website where availability of documentation is out of DoE's control.	Complete	The Mainsbridge SSP website was viewed on 18 February 2020. The website included the relevant documents.
B18a(vii)	The AS 4282-1997 (Control of the obtrusive effects of outdoor lighting) has been superseded by the AS 4282-2019. During the next review, the CEMP should be updated to reflect the updated standard.	Complete	The updated CEMP (December 2019) was viewed by the Auditor and confirmed this reference had been updated.
B20a	The CTPMSP should be revised to provide the qualifications and years of specific experience in traffic management of the author.	Complete	The Traffic Plan prepared by E.V.S Group has been appended to the CTPMSP. Page 10 states: " <i>This plan is presented by Peter Wieteki RMS Cert # 0051768541 – Prepare a Work Zone Traffic Management Plan, qualified since 2012, on behalf of E.V.S Group</i> ".
B21a	The CNVMSP should be revised to provide the qualifications and years of specific experience in noise and vibration management of the author.	Not complete	The CNVMSP has not been updated to include the qualifications and years of experience of the author.

Con.	Recommendation	Status	Comment
			Note: A separate CNMP dated 28 August 2018 (of which the CNVMSP was based on) was provided to the Auditors. The CNMP included this the qualifications and years of experience of the author (prepared by Victor Fattoretto, 38 years' experience).
B21a	Section 3 of the CNVMSP contains an incorrect reference to the CSWMSP rather than the CNVMSP. Update the incorrect reference to the CSWMSP in Section 3 of the CNVMSP.	Complete	This has been amended in the December 2019 version.
B21f	Update the CNVMSP to include a reference to the Complaints Handling Procedure as described in Section 5.6 of the CEMP or to the CCS.	Complete	This has been updated in the December 2019 version of the CNVMSP (reference added to section 4.8).
B23a	The SWMP should be revised to provide the qualifications and years of specific experience in soil and water management of the author.	Not complete	The CSWMSP has not been updated to include the qualifications and years of experience of the author. Note: A separate Stormwater Management Plan dated November 2017 (of which the CSWMSP was based on) was provided to the Auditors. The Stormwater Management Plan included this the qualifications and years of experience of the author (prepared by Steven Hanna, civil engineer (WSP) with 13 years experience).
B25a	The BFFERP should be revised to provide the qualifications and years of specific experience of the author.	Not complete	The BFFERP has not been updated to include the qualifications and years of experience of the author. Note: A separate Flood Risk Management Report dated February 2020 (of which the BFFERP was based on) was provided to the Auditors. The Flood Risk Management Report included this the qualifications and years of experience of the author (prepared by Hock Chua, civil project engineer with 30 years' experience).
B26	The figures included in Attachment B of the CTPMSP are difficult to read (particularly the legend). This should be fixed to ensure the information is clearly legible and can be easily interpreted.	Complete	The figures included in Attachment B of the CTPMSP have been updated and are clear.
N/A	The Auditor did observe what appeared to be fragments of asbestos cement sheeting within Area 4 adjacent to the western Site boundary. Site personnel advised at the time of the site inspection that soils beyond the Site boundary in this area were also contaminated with asbestos containing materials, and therefore the edge of construction in this area requires appropriate management. Hutchinson Builders (with the accredited site auditor) needs to: determine if the RAP has been appropriately implemented and sufficient remediation work (excavation) has been completed in this area; and review the site management practices to	Complete	SINSW provided the Auditor with the following response to this observation: Excavation wall on the western site boundary contains bonded asbestos fragments that are beyond site borders. During construction this material is recommended to be covered by geo-fabric for management purposes.

Con.	Recommendation	Status	Comment
	<p>determine if the asbestos cement sheeting fragments are coming from the excavation face (at the Project boundary) or another location/ source.</p>		<p>Remedial activities undertaken at this area were in line with the RAP and RAP Addendum. As stated in the RAP Addendum (2nd paragraph of Section 5.2) the residual contamination risk will be managed under an AMP. The source of asbestos on that portion of the site is historical demolition and filling activities. A clearance certificate for Area 4 has been issued by Greencap, which details the remedial actions undertaken as per the RAP.</p> <p>Above information will be further detailed in the Validation Report with final clearances to be issued (subject to Site Audit) after the completion of the bulk earthworks.</p>

4.3 Environmental Performance

Overall environmental performance at the site was observed to be high standard. Specific environmental performance observations are discussed in further detail below. Comments have also been included around the predicted versus actual impacts where relevant.

4.3.1 Contamination Management

As discussed in **Section 3.1**, asbestos and lead remediation works were required prior to the commencement of construction within six identified areas (**Figure 2**). The removal of all the contaminated soils were completed during the Audit period (see **Section 3.2**). Contaminated soils had been removed from the site.

Potentially asbestos containing materials (PACM) were encountered during the excavation of the temporary driveway at the north-west section of the site and marked as 'UF1'. The uncovered PACM were in the form of fibre cement sheeting fragments. The remediation contractor (Greencap) conducted an inspection and waste classification sampling of the material on 16 January 2020. Validation sampling was conducted on 25 January 2020 following the remedial excavation. According to the Greencap 'Mainsbridge School Area UF1 Clearance Certificate' report, the results of the visual clearance inspection, asbestos fibre air monitoring and soil sampling indicate the asbestos materials previously observed on the ground within in the UF1 area have been removed and the materials were disposed of at a landfill licensed to receive the asbestos waste (Greencap, 2020).

The Auditor did not observe any storage or stockpiling of contaminated soils.

4.3.2 Noise and Vibration Management

Noise generating activities associated with the remediation works were predominately from heavy vehicles entering or exiting the site and machinery operation (two excavators and a small loader/scraper were observed during the initial site inspection). Noise impacts from the Project were generally well managed as evident by the minimal complaints received (one received as discussed in **Section 4.5**).

The Auditor was advised that the excavation of contaminated soils was limited to 8:00am to 1:00pm on Saturdays (at the request of the adjoining childcare centre, which was accepted by SINSW). This is consistent with the revised noise assessment (RtS), undertaken by Acoustic Logic Consultancy Pty Ltd, which determined that the Project *"is acoustically acceptable and will not negatively impact on the acoustic amenity of surrounding receivers"*.

4.3.3 Air Quality and Dust Management

Two excavators (not in use) were present on site, and no remediation or earthworks activities were being undertaken at the time of the site inspection. Site personnel advised that water sprinklers were being used for dust suppression which was evidenced by the green grass coverage on non-trafficable areas. Geotextile fabric had been placed along the edges of completed excavation, minimising the potential generation of dust. Fabric had been placed over a clean soil stockpile and some other exposed soils; this needed some maintenance. The Hutchinson Builders did note that due to the nature of the substrate at the base of the contaminated soils excavation (clays) limited. There was no observable dust during the site inspection. There had been light rain prior to and during the site inspection.

4.3.4 Soil and Water Management

Soil and water management onsite was considered to be effective at minimising potential sediment, erosion or surface water impacts (i.e. reduction in water quality caused by sediments or contaminated materials from entering water ways). Sediment fencing had been installed along the down gradient (eastern) boundary of the Site, as well as the northern and western boundaries Site (see photos in **Appendix 4**). Plastic sheeting had been installed to the entire height and length of the Site boundary fencing. Mulch from removed vegetation had also been used as an erosion control as previously noted. The Auditor noted that the controls were in good condition and did not require maintenance.

4.3.5 Biodiversity / Tree Management

Tree removal is undertaken in accordance with the *Arboricultural Impact Assessment Report* (Paul Shearer Consulting, 2018). The Auditor was advised that no trees had been removed during the audit period. Tree marking and protection was evident at the Site and had been used to distinguish any trees that were to remain from those requiring removal consistent with the recommendations in the Arboricultural Report.

4.3.6 Traffic and Pedestrian Management

The level of traffic management required for the remediation works was minimal due to the limited amount of vehicle and machinery movements required. During the site visits, it was observed that the site compound had been established south of the vehicle entrance/ exit gate off William Crescent. A 'cattle grid' had been installed at the vehicle entrance/ exit gate off William Crescent to assist with removal of dirt and mud from vehicles prior to leaving the Site. A sign posted speed limit (10 km/hour) was visible at the Site entry/exit (see photo in **Appendix 4**). These traffic control measures that were observed during the site visits appeared to be adequate for the stage of the Project.

Since the completion of removal of contaminated soils there has been a limited presence on site, and a corresponding reduction in traffic: this is limited to Hutchinson Builders visiting the site to inspect environmental and safety controls and to undertake minor administrative activities.

4.4 Management Plans

Overall, operations at the Project site were considered to be generally consistent with the CEMP and sub-plans listed in **Section 3.5**. Observations during the site inspection and recording of information in the various site databases was observed by the auditors to be consistent with the management plans.

4.5 Complaints

The Complaints Register was viewed during the Audit and is publicly available on the Mainsbridge SSP website at: <https://www.schoolinfrastructure.nsw.gov.au/projects/m/mainsbridge-school.html>. The Complaints Register is updated on a monthly basis and uploaded to the Mainsbridge SSP website. The register was last updated in January 2020.

One complaint had been received during the Audit period in relation to noisy works disrupting operations at the child care centre on 24 January 2020. A meeting was held with the child care centre to discuss 'respite hours' from noisy works during children's sleep times. An agreement was made with the contractor to relocate works away from child care centre during agreed 'respite hours' to minimise noise.

4.6 Incidents

The Auditor understands that no incidents had occurred during the Audit period.

4.7 Site Inspection

Photos from the site inspection are in **Appendix 4**. In general, the Project site was observed to be kept in a well maintained, organised and clean condition. Activities observed during the site inspection are described in **Section 4.1**.

4.8 Site Interviews

A meeting was held at the Site on the day of the site visit that involved the Auditor and representatives from the Project Manager GHD (Melissa Stojanovic and John Tu), and the construction firm Hutchinson Builders: Amir Maglajic (Contract Administrator) and Dennis Denobrega (Site Manager.) Information regarding the history of the Site and the Project was provided and documents and records were reviewed. Further information was later provided on request via email and has been incorporated into this Audit Report where relevant.

5. RECOMMENDATIONS AND CONCLUSION

5.1 Non-compliance Recommendations

Table 4 provides a summary of the non-compliance recommendations identified as part of this Audit with specific details in **Appendix 1**.

Table 4: Non-compliance Recommendations

Condition/s	Recommendation
A2a	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.
A19	Ensure all Independent Audit Reports are submitted to DPIE along with the response to audit findings within the specified timeframe (i.e. in accordance with Table 1 of the <i>Independent Audit Post Approval Requirements</i> guideline (June 2018) and the approved Audit Program.
B41	Ensure the next Compliance Report is prepared with sufficient time to submit by the date specified in the Compliance Monitoring and Reporting program (next report due no later than 13 July 2020).
C42b	Ensure all Independent Audit Reports are submitted to DPIE along with the response to audit findings within the specified timeframe (i.e. in accordance with Table 1 of the <i>Independent Audit Post Approval Requirements</i> guideline (June 2018) and the approved Audit Program.
C42c	Once complete, ensure the applicant's response to audit recommendations are made available on the Mainsbridge SSP website.
C46a	Undertake a review of the relevant plans required under the development consent within three months of the submission of a compliance report and advise DPIE and the Certifying Authority that this review is being undertaken.
A11c, C47	All future revisions of the CEMP and sub-plans should be submitted to the Planning Secretary and Certifying Authority for approval within six weeks of the review.

5.2 Continual Improvement Recommendations

Table 5 provides a summary of the additional continual improvement recommendations identified as part of this Audit with specific details in **Appendix 1**.

Table 5: Continual Improvement Recommendations

Condition/s	Recommendation
A20a(ix)	Once complete, ensure the applicant's response to audit recommendations are made available on the Mainsbridge SSP website.
B21a	The CNVMSP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).
B23a	The CSWMSP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).
B25a	The BFFERP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).

5.3 Conclusion

The Auditors assessed the development to be generally compliant with the conditions of Development Consent SSD 8792. Six non-compliance issues were identified relating to eight conditions, all of which are considered to be of an administrative nature. Some opportunities for improvement were also identified. Management systems and environmental performance of the development are considered to be generally adequate for the stage of development.

6. LIMITATIONS

Ramboll Australia Pty Ltd prepared this report in accordance with the scope of work as outlined in our proposal to GHD Pty Ltd/ NSW Department of Education dated 6 May 2019 and in accordance with our understanding and interpretation of current regulatory standards.

Site conditions may change over time. This report is based on conditions encountered at the site at the time of the report and Ramboll Australia Pty Ltd disclaims responsibility for any changes that may have occurred after this time.

The conclusions presented in this report represent Ramboll Australia Pty Ltd's professional judgment based on information made available during the course of this assignment and are true and correct to the best of Ramboll Australia Pty Ltd's knowledge as at the date of the assessment.

Ramboll Australia Pty Ltd did not independently verify all of the written or oral information provided to Ramboll Australia Pty Ltd during the course of this investigation. While Ramboll Australia Pty Ltd has no reason to doubt the accuracy of the information provided to it, the report is complete and accurate only to the extent that the information provided to Ramboll Australia Pty Ltd was itself complete and accurate.

This report does not purport to give legal advice. This advice can only be given by qualified legal advisors.

6.1 User Reliance

This report has been prepared exclusively for NSW Department of Education. It may not be relied upon by any other person or entity without Ramboll Australia Pty Ltd's express written permission.

APPENDIX 1 INDEPENDENT AUDIT TABLES

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION	EVIDENCE	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.	<ul style="list-style-type: none"> • <i>Construction Environmental Management Plan (including sub-plans)</i> (Greencap, February 2020) • Site visit observation • Site personnel interviews 	Activities onsite were observed to be undertaken generally in accordance with the Construction Environmental Management Plan (CEMP) and sub-plans. The CEMP provides the system to manage and control environmental aspects of the project during pre-construction and construction to prevent environmental harm. The Auditor noted no evidence during the site visit or the interviews with site personnel that any incidents resulting in material harm to the environment have occurred during the audit period.	Compliant
Terms of Consent				
A2	The development may only be carried out:		N/A	N/A
A2a	in compliance with the conditions of this consent;	<ul style="list-style-type: none"> • This table 	Non-compliances were identified during the audit as noted in this table. It is noted that the non-compliances identified were considered administrative in nature. Recommendation: Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	Non-compliant
A2b	in accordance with all written directions of the Planning Secretary;	<ul style="list-style-type: none"> • Site personnel interviews 	The Auditor understands that no written directions have been received from the Planning Secretary, as noted by site personnel.	Not triggered
A2c	generally in accordance with the EIS and Response to Submissions;	<ul style="list-style-type: none"> • Site visit observations • Site personnel interviews 	Compliance with the management and mitigation measures from the	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p>Environmental Impact Statement (EIS) and Response to Submissions (RtS) is included in Table A2. No non-compliance issues were identified. A discussion on the actual versus predicted impacts from the EIS and RtS is presented in Section 4.2 of the Audit Report.</p> <p>The activities undertaken during the audit period were limited to remediation works. These activities were considered to be generally consistent with the EIS and RtS with the exception of the project schedule. The remediation activities are described in the approval documents (EIS and RtS) as <i>"to be undertaken over a three-month period prior to the commencement of construction works"</i>. Remediation activities commenced on 13 July 2019 and were completed on 23 November 2019 (approximately four months). The GHD representative advised that the reason for the delay is that the Department of Education (DoE) made a commitment to the neighbouring Warwick Farm Early Education and Care Centre that contaminated materials would only be removed on Saturdays. The Auditor considers the minor schedule delay to be generally in accordance with the EIS and RtS and compliant with this condition.</p>	

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792																																																																																																																						
CONDITION				EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS																																																																																																																
A2d	in accordance with the approved plans in the table below:			<ul style="list-style-type: none"> Architectural Plans listed in the adjacent column 	Construction of the buildings shown on the architectural plans had not commenced in the audit period. The architectural plans listed in the adjacent column were provided to the Auditor during the Initial Construction Audit (Ramboll 2019).	Not triggered																																																																																																																
<table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by Hayball</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>01.DA01.02</td> <td>4</td> <td>Site Plan - Proposed</td> <td>17/12/18</td> </tr> <tr> <td>01.DA04.00</td> <td>2</td> <td>Site Sections</td> <td>31/08/18</td> </tr> <tr> <td>A01.DA03.01</td> <td>2</td> <td>Admin and Hall Floor Plan - Ground</td> <td>19/12/18</td> </tr> <tr> <td>A01.DA03.02</td> <td>2</td> <td>Admin and Hall Floor Plan -Level 1</td> <td>19/12/18</td> </tr> <tr> <td>A01.DA03.03</td> <td>2</td> <td>Admin and Hall Floor Plan - Roof</td> <td>19/12/18</td> </tr> <tr> <td>A01.DA06.01</td> <td>2</td> <td>Admin and Hall Floor Plan -Elevations 1</td> <td>19/12/18</td> </tr> <tr> <td>A01.DA06.02</td> <td>2</td> <td>Admin and Hall Floor Plan - Elevations 2</td> <td>19/12/18</td> </tr> <tr> <td>A01.DA06.03</td> <td>2</td> <td>Admin and Hall Floor Plan - Sections</td> <td>19/12/18</td> </tr> <tr> <td>B01a.DA03.01</td> <td>2</td> <td>Floor Plan - Ground</td> <td>19/12/18</td> </tr> <tr> <td>B01a.DA03.02</td> <td>2</td> <td>Floor Plan - Roof</td> <td>19/12/18</td> </tr> <tr> <td>B01a.DA06.01</td> <td>2</td> <td>Elevations</td> <td>19/12/18</td> </tr> <tr> <td>B01a.DA06.03</td> <td>2</td> <td>Sections</td> <td>19/12/18</td> </tr> <tr> <td>B01b.DA03.01</td> <td>2</td> <td>Floor Plan - Ground</td> <td>19/12/18</td> </tr> <tr> <td>B01b.DA03.02</td> <td>2</td> <td>Floor Plan - Level 1</td> <td>19/12/18</td> </tr> <tr> <td>B01a.DA03.03</td> <td>2</td> <td>Floor Plan - Roof</td> <td>19/12/18</td> </tr> <tr> <td>B011b.DA06.01</td> <td>2</td> <td>Elevations</td> <td>19/12/18</td> </tr> <tr> <td>B011b.DA06.03</td> <td>2</td> <td>Sections</td> <td>19/12/18</td> </tr> <tr> <td>B011b.DA06.04</td> <td>2</td> <td>Sections</td> <td>19/12/18</td> </tr> <tr> <td>P01.DA03.01</td> <td>2</td> <td>Floor Plan – Ground</td> <td>17/10/18</td> </tr> <tr> <td>P01.DA03.02</td> <td>2</td> <td>Floor Plan – Roof</td> <td>17/10/18</td> </tr> <tr> <td>P01.DA06.01</td> <td>2</td> <td>Elevations</td> <td>17/10/18</td> </tr> <tr> <td>P01.DA06.03</td> <td>2</td> <td>Sections</td> <td>17/10/18</td> </tr> <tr> <td colspan="4"> <table border="1"> <thead> <tr> <th colspan="4">Landscape Plans prepared by Tract Landscape Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>0216-0767-01 DD-300</td> <td>4</td> <td>General Arrangement Plan Sheet 1 of 2</td> <td>18/10/2018</td> </tr> </tbody> </table> </td> </tr> </tbody> </table>							Architectural Plans prepared by Hayball				Dwg No.	Rev	Name of Plan	Date	01.DA01.02	4	Site Plan - Proposed	17/12/18	01.DA04.00	2	Site Sections	31/08/18	A01.DA03.01	2	Admin and Hall Floor Plan - Ground	19/12/18	A01.DA03.02	2	Admin and Hall Floor Plan -Level 1	19/12/18	A01.DA03.03	2	Admin and Hall Floor Plan - Roof	19/12/18	A01.DA06.01	2	Admin and Hall Floor Plan -Elevations 1	19/12/18	A01.DA06.02	2	Admin and Hall Floor Plan - Elevations 2	19/12/18	A01.DA06.03	2	Admin and Hall Floor Plan - Sections	19/12/18	B01a.DA03.01	2	Floor Plan - Ground	19/12/18	B01a.DA03.02	2	Floor Plan - Roof	19/12/18	B01a.DA06.01	2	Elevations	19/12/18	B01a.DA06.03	2	Sections	19/12/18	B01b.DA03.01	2	Floor Plan - Ground	19/12/18	B01b.DA03.02	2	Floor Plan - Level 1	19/12/18	B01a.DA03.03	2	Floor Plan - Roof	19/12/18	B011b.DA06.01	2	Elevations	19/12/18	B011b.DA06.03	2	Sections	19/12/18	B011b.DA06.04	2	Sections	19/12/18	P01.DA03.01	2	Floor Plan – Ground	17/10/18	P01.DA03.02	2	Floor Plan – Roof	17/10/18	P01.DA06.01	2	Elevations	17/10/18	P01.DA06.03	2	Sections	17/10/18	<table border="1"> <thead> <tr> <th colspan="4">Landscape Plans prepared by Tract Landscape Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>0216-0767-01 DD-300</td> <td>4</td> <td>General Arrangement Plan Sheet 1 of 2</td> <td>18/10/2018</td> </tr> </tbody> </table>				Landscape Plans prepared by Tract Landscape Architects				Dwg No.	Rev	Name of Plan	Date	0216-0767-01 DD-300	4	General Arrangement Plan Sheet 1 of 2	18/10/2018
Architectural Plans prepared by Hayball																																																																																																																						
Dwg No.	Rev	Name of Plan	Date																																																																																																																			
01.DA01.02	4	Site Plan - Proposed	17/12/18																																																																																																																			
01.DA04.00	2	Site Sections	31/08/18																																																																																																																			
A01.DA03.01	2	Admin and Hall Floor Plan - Ground	19/12/18																																																																																																																			
A01.DA03.02	2	Admin and Hall Floor Plan -Level 1	19/12/18																																																																																																																			
A01.DA03.03	2	Admin and Hall Floor Plan - Roof	19/12/18																																																																																																																			
A01.DA06.01	2	Admin and Hall Floor Plan -Elevations 1	19/12/18																																																																																																																			
A01.DA06.02	2	Admin and Hall Floor Plan - Elevations 2	19/12/18																																																																																																																			
A01.DA06.03	2	Admin and Hall Floor Plan - Sections	19/12/18																																																																																																																			
B01a.DA03.01	2	Floor Plan - Ground	19/12/18																																																																																																																			
B01a.DA03.02	2	Floor Plan - Roof	19/12/18																																																																																																																			
B01a.DA06.01	2	Elevations	19/12/18																																																																																																																			
B01a.DA06.03	2	Sections	19/12/18																																																																																																																			
B01b.DA03.01	2	Floor Plan - Ground	19/12/18																																																																																																																			
B01b.DA03.02	2	Floor Plan - Level 1	19/12/18																																																																																																																			
B01a.DA03.03	2	Floor Plan - Roof	19/12/18																																																																																																																			
B011b.DA06.01	2	Elevations	19/12/18																																																																																																																			
B011b.DA06.03	2	Sections	19/12/18																																																																																																																			
B011b.DA06.04	2	Sections	19/12/18																																																																																																																			
P01.DA03.01	2	Floor Plan – Ground	17/10/18																																																																																																																			
P01.DA03.02	2	Floor Plan – Roof	17/10/18																																																																																																																			
P01.DA06.01	2	Elevations	17/10/18																																																																																																																			
P01.DA06.03	2	Sections	17/10/18																																																																																																																			
<table border="1"> <thead> <tr> <th colspan="4">Landscape Plans prepared by Tract Landscape Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>0216-0767-01 DD-300</td> <td>4</td> <td>General Arrangement Plan Sheet 1 of 2</td> <td>18/10/2018</td> </tr> </tbody> </table>				Landscape Plans prepared by Tract Landscape Architects				Dwg No.	Rev	Name of Plan	Date	0216-0767-01 DD-300	4	General Arrangement Plan Sheet 1 of 2	18/10/2018																																																																																																							
Landscape Plans prepared by Tract Landscape Architects																																																																																																																						
Dwg No.	Rev	Name of Plan	Date																																																																																																																			
0216-0767-01 DD-300	4	General Arrangement Plan Sheet 1 of 2	18/10/2018																																																																																																																			

Table A-1: Compliance with Development Consent SSD 8792							
CONDITION					EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	0216-0767-01 DD-301	4	General Arrangement Plan Sheet 2 of 2	18/10/2018			
Civil Plans prepared by WSP							
	Dwg No.	Rev	Name of Plan	Date			
	4785 C010	P2	Overall Site Plan	16/10/2018			
	4785 C011	P2	General Arrangement Plan Sheet 1 of 2	16/10/2018			
	4785 C012	P2	General Arrangement Plan Sheet 2 of 2	16/10/2018			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:					N/A	N/A
A3a	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				<ul style="list-style-type: none"> Site personnel interviews 	The Auditor understands that no written directions have been received by the Planning Secretary as noted by site personnel.	Not triggered
A3b	the implementation of any actions or measures contained in any such document referred to in (a) above.				<ul style="list-style-type: none"> Site personnel interviews 	The Auditor understands that no written directions have been received by the Planning Secretary as noted by site personnel.	Not triggered
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.				<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	During the Initial Construction Audit, it became apparent to the Auditors that inclusion of the remediation works within the definition of "construction" was unclear due to conflicting wording in conditions B1 and C39 of the development consent (refer to the Initial Construction Audit for further discussion (Ramboll 2019)). The Auditors are of the opinion that the remediation activities do not constitute "construction" and therefore the activities undertaken during the audit	Noted

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			period have not triggered the definition of construction.	
	Limits of Consent			
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	<ul style="list-style-type: none"> Development consent SSD 8792 Initial Construction Audit (Ramboll 2019) Site visit observations 	Development consent SSD 8792 was granted 27 February 2019. The works associated with the development physically commenced on 13 July 2019 as noted in the Initial Construction Audit (Ramboll 2019).	Compliant
	Prescribed Conditions			
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation) <i>Building Code of Australia</i> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) Site visit observations 	<p>The relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation to the Project are Clause 98 and Clause 98A.</p> <p>Clause 98 of the EP&A Regulation requires Compliance with Building Code of Australia (BCA). A Compliance Certificate for the Project was issued by Steve Watson & Partners (SW&P) (the Certifying Authority) on 12 July 2019 as noted in the Initial Construction Audit (Ramboll 2019). However, as the building works have not yet been undertaken, this condition is considered to be not triggered.</p> <p>Clause 98A pertains to the erection of signs for building, subdivision or demolition works. The Auditors note that construction works had not commenced at the time of the audit requiring the signage described in under this clause.</p>	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> Site personnel interviews 	<p>Site personnel confirmed that there have been no disputes between the Applicant and any public authorities requiring resolution via the Planning Secretary.</p> <p>Note: During the audit period an issue arose regarding the construction of new buildings over the existing sewer main, which services Warwick Farm Child Care Centre as part of the redevelopment. This matter was resolved without the need to refer the issue to the Planning Secretary (refer to condition B4a for further detail).</p>	Not triggered
Long Service Levy				
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	A receipt dated 30 May 2019 from Hutchinson Builders (No. 00382572) was viewed during the Initial Construction Audit (Ramboll 2019). The receipt was for works with an estimated value of \$24,869,100 with a levy of \$87,041 paid.	Compliant
Legal Notices				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> Site personnel interviews 	The Auditor understands this has not occurred.	Not triggered
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must:		N/A	N/A
A10a	consult with the relevant party prior to submitting the subject document for information; and	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	<p>The requirements under this condition as relevant to the stage of works were confirmed in the Initial Construction Audit (Ramboll 2019).</p> <p>Note: Consultation was required for the following documents under SSD</p>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			8792 as relevant to the stage of works: <ul style="list-style-type: none"> Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP): with Council and RMS (refer to condition B20b) Construction Soil and Water Management Sub-Plan (CSWMSP): with Council (refer to condition B23a) 	
A10b	provide details of the consultation undertaken including:		N/A	N/A
A10b(i)	the outcome of that consultation, matters resolved and unresolved; and	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition as relevant to the stage of works were confirmed in the Initial Construction Audit (Ramboll 2019). There were no outstanding issues to be resolved.	Compliant
A10b(ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Site personnel comment 	The Auditor understands that there have been no disagreements between the Applicant and any parties.	Not triggered
	Staging, Combining and Updating Strategies, Plans or Programs			
A11	With the approval of the Planning Secretary, the Applicant may:		N/A	N/A
A11a	prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) Initial Construction Audit (Ramboll 2019) 	No strategies or plans have been submitted on a staged basis during the audit period. The letter to the Department of Planning, Industry and Environment (DPIE) dated 9 July 2019 confirms that " <i>the project is not staged</i> " which was viewed during the Initial Construction Audit (Ramboll 2019).	Not triggered
A11b	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) 	No strategies or plans have been combined as evident by the documents and confirmed by site personnel.	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		(Greencap, February 2020) <ul style="list-style-type: none"> Site personnel comment 		
A11c	update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) Site personnel interviews Letter to DPIE dated 13/02/20 subject: Mainsbridge School for Specific Purpose and 5508792: Notification of issuing of the Construction Independent Audit Report (v2) in accordance with Conditions C42. 	The CEMP and sub-plans were updated in the audit period in November 2019, December 2019 and February 2020 to address the recommendations made in the previous audit. The updated CEMP and sub-plans were not sent to the Planning Secretary for approval following updates. It is noted that the February 2020 CEMP was provided to the Planning Secretary on 13 February 2020 following submission of the draft version of this audit report. Comment is made in this table where relevant to previous audit recommendations regarding the CEMP. Recommendation: All future revisions of the CEMP and sub-plans should be submitted to the Planning Secretary for approval.	Non-compliant
A12	If the Planning Secretary agrees, a strategy, 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.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Site personnel interviews 	No strategies or plans have been submitted on a staged basis during the audit period (refer to response to condition A11a). The letter to DPIE dated 9 July 2019 confirms that " <i>the project is not staged</i> " which was viewed during the Initial Construction Audit (Ramboll 2019).	Not triggered
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) 	The February 2020 CEMP and subplans have not been approved by the Planning Secretary (see response to condition A11c) and therefore do not	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p>(Greencap, February 2020)</p> <ul style="list-style-type: none"> Letter to DPIE dated 13/02/20 subject: Mainsbridge School for Specific Purpose and 5508792: Notification of issuing of the Construction Independent Audit Report (v2) in accordance with Conditions C42. 	<p>supersede the previous approved version (May 2019 version). Both the December 2019 and February 2020 versions of the CEMP were reviewed as part of the audit; however, comments in this table largely relate to the February 2020 version as it is generally consistent with the May 2019 approved version and addresses the recommendations of the previous audit.</p> <p>Note: It is noted that the February 2020 CEMP was provided to the Planning Secretary on 13 February 2020 following submission of the draft version of this audit report.</p>	
	Demolition			
A14	<p>Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 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 workplans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p>	<ul style="list-style-type: none"> Site visit observations 	<p>Demolition works were not undertaken during the audit period under SSD 8792 (confirmed in site visit).</p>	Not triggered
	Structural Adequacy			
A15	<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>Note: <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p>	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Site visit observations 	<p>A Compliance Certificate for the Project was issued by SW&P on 12 July 2019 which was viewed during the Initial Construction Audit (Ramboll 2019).</p> <p>No buildings or structures had been constructed in the audit period.</p>	Not triggered
	External Walls and Cladding			

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Site visit observations 	<p>No buildings or structures have been constructed in the audit period and this condition is considered to be not triggered.</p> <p>Note: It was confirmed in the Initial Construction Audit (Ramboll 2019) that the Compliance Certificate for the Project (issued by SW&P) included a review of the following plans:</p> <ul style="list-style-type: none"> Design Statement – Weatherproofing of Roofing and External Walls (17/06/19) Design Statement – External Wall System Disclosure Statement (17/06/19). 	Not triggered
Applicability of Guidelines				
A17	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.		N/A	Noted
A18	However, 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.	<ul style="list-style-type: none"> Site personnel comment 	The Auditor understands no requests have been made from the Planning Secretary in this regard.	Not triggered
Monitoring and Environmental Audits				
A19	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Email from GHD representative dated 18/12/19 confirming submission of the Audit Report 	<p>Division 9.4 of the EP&A Act outlines the provisions relating to conditions for monitoring and environmental audits.</p> <p>Monitoring Under the Act, any conditions requiring monitoring may require:</p>	Non-compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	<p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<ul style="list-style-type: none"> Mainsbridge school Area UF1 clearance certificate (Greencap, 2020) Air monitoring report reference: C123836:J161921.015_3678_ASB_250120_AirM onitoring 	<ul style="list-style-type: none"> Provision and maintenance of measuring/recording devices Analysis, reporting and retention of monitoring data Certification of the monitoring data. <p>Monitoring is required for the project in the following circumstances:</p> <ul style="list-style-type: none"> Air monitoring for the duration of works involving disturbance of asbestos in accordance with the Asbestos Management Plan Asbestos fibre air monitoring was conducted by Greencap during the removal works in area UF1 (refer to discussion in Section 4.3.1 of the audit report). All air monitoring results were below the laboratory reporting limit of 0.01 fibres/mL. Vibration monitoring under condition C20 (not triggered) <p>Collection of monitoring data was not required for the stage of the Project in accordance with the Compliance Monitoring and Reporting Program.</p> <p><u>Environmental Audits</u></p> <p>Under the Act, any environmental audits undertaken must state the audit purpose and may require:</p> <ul style="list-style-type: none"> Approval of an independent person by the Planning Secretary Certification of the accuracy and completeness of the audit report 	

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<ul style="list-style-type: none"> Submission of the audit report to the Minister. <p>The above requirements applied to the Initial Construction Audit (Ramboll 2019) and were satisfied as follows:</p> <ul style="list-style-type: none"> The Audit purpose was stated in Section 1 of the Audit Report. The Audit team was approved by DPIE on 27 May 2019. A completed Independent Audit Declaration Form is included as Appendix 2. <p>The Initial Construction Audit (Ramboll 2019) report was not submitted to DPIE until 13 February 2020 (submission was required by 12 September 2019 in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018)).</p> <p>These requirements also apply to this audit and are consistent with those described above. Submission of this audit report has not yet been triggered.</p> <p>Recommendation: Ensure all Independent Audit Reports are submitted to DPIE along with the response to audit findings within the specified timeframe (i.e. in accordance with Table 1 of the <i>Independent Audit Post Approval Requirements</i> guideline (June 2018) and the approved Audit Program.</p>	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			Note: Submission of this Audit Report to DPIE along with the response to audit findings is required by 21 February 2020.	
	Access to Information			
A20	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:		Construction of the Project has not commenced and therefore the requirements under this condition have not been triggered. However, observations have been noted below as relevant.	Not triggered
A20a	make the following information and documents (as they are obtained or approved) publicly available on its website:		N/A	N/A
A20a(i)	the documents referred to in condition A2 of this consent;	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html 	This condition has not been triggered as construction has not yet commenced. Observation: The Mainsbridge SSP website was viewed on 29 January 2020 and 18 February 2020. The website included the documents listed in condition A2 (architectural plans).	Not triggered
A20a(ii)	all current statutory approvals for the development;	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html 	This condition has not been triggered as construction has not yet commenced. Observation: The Mainsbridge SSP website was viewed on 29 January 2020 and 18 February 2020. The website included the relevant documents for SSD 8792.	Not triggered
A20a(iii)	all approved strategies, plans and programs required under the conditions of this consent;	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html 	This condition has not been triggered as construction has not yet commenced. Observation: The Mainsbridge SSP website was viewed on 29 January 2020 and 18 February 2020. The	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			website included the CEMP and sub-plans and Community Consultation Strategy (CCS).	
A20a(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;	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html 	This condition has not been triggered as construction has not yet commenced. Observation: The Mainsbridge SSP website was viewed on 29 January 2020. The Pre-construction Compliance Report completed by Wolfpeak (July 2019) was available as well as a community update for December 2019.	Not triggered
A20a(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;		This condition has not been triggered as construction has not yet commenced. Collection of monitoring data was not required for the stage of the Project in accordance with the Compliance Monitoring and Reporting Program.	Not triggered
A20a(vi)	a summary of the current stage and progress of the development;	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html 	This condition has not been triggered as construction has not yet commenced. Observation: Project updates are posted on the Mainsbridge SSP website on a monthly or quarterly basis (as required) at the web address in the adjacent column. The latest update was posted in December 2019 (viewed on 29 January 2020).	Not triggered
A20a(vii)	contact details to enquire about the development or to make a complaint;	<ul style="list-style-type: none"> Mainsbridge SSP website: https://education.nsw.gov.au/about-us/rights-and- 	This condition has not been triggered as construction has not yet commenced. Observation: The Mainsbridge SSP website was viewed on 24 December	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		accountability/complaints-compliments-and-suggestions	2019. A "Complaints, Compliments and Suggestions" page was available on the Mainsbridge SSP at the web address in the adjacent column. The page includes: details on how to make submit complaints or enquiries via phone, email, letter or in person; the complaints and compliments form; a guide for parents, carers and students; and the Complaints Handling Policy.	
A20a(viii)	a complaints register, updated monthly	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Complaints_register_MainsbridgeSSP.pdf Complaints Register (January 2020) 	<p>This condition has not been triggered as construction has not yet commenced.</p> <p>Observation: The Mainsbridge SSP website was viewed on 29 January 2020, 10 February 2020 and 17 February 2020. The Complaints Register was available and noted as last updated in January 2020.</p>	Not triggered
A20a(ix)	audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfrastructure.nsw.gov.au/projects/m/mainsbridge-school.html 	<p>This condition has not been triggered as construction has not yet commenced.</p> <p>Observation: The Mainsbridge SSP website was viewed on 29 January 2020. The Pre-construction Compliance Report completed by Wolfpeak (July 2019) was available as was the Initial Construction Audit (Ramboll 2019). The applicant's response to recommendations were not available on the website as these had not been finalised.</p> <p>Recommendation: Once complete,</p>	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			ensure the applicant's response to audit recommendations are made available on the Mainsbridge SSP website.	
A20a(x)	any other matter required by the Planning Secretary; and	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfraststructure.nsw.gov.au/projects/m/mainsbridge-school.html CCS approval letter from DPIE dated 10/05/19 	<p>This condition has not been triggered as construction has not yet commenced.</p> <p>Observation: The CCS approval letter dated 10 May 2019 included the request to publish the CCS on the Project's website The Mainsbridge SSP website was viewed on 29 January 2020 and included the CCS.</p>	Not triggered
A20b	keep such information up to date, to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> Mainsbridge SSP website: https://www.schoolinfraststructure.nsw.gov.au/projects/m/mainsbridge-school.html 	<p>This condition has not been triggered as construction has not yet commenced.</p> <p>Observation: Information viewed on the Mainsbridge SSP website was up to date as evident in the preceding conditions.</p>	Not triggered
Compliance				
A21	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.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Invitation to tender letter (and attachments) dated 16/09/19 	<p>As noted in the Initial Construction Audit (Ramboll 2019), the Development Approval (DA) conditions were provided to contractors prior to commencement of works as part of the tendering process with the instruction to confirm compliance with the documentation.</p> <p>The Auditor was advised that as no tasks beyond the remediation activities had commenced, no additional training or inductions were required.</p>	Compliant
Advisory Notes				

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	<ul style="list-style-type: none"> Development consent SSD 8792 EIS RtS Modification 1 SEE 	A copy of the development consent, EIS, RtS and Modification 1 SEE were provided to the Auditors during the Initial Construction Audit (Ramboll 2019).	Compliant
Schedule 2 – PART B: Prior to Commencement of Construction				
Notification of Commencement				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department 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.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	<p>The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.</p> <p>Note: A letter was viewed during the Initial Construction Audit (Ramboll 2019) to DPIE dated 9 July 2019, notifying the commencement date of “physical works” for the project as 13 July 2019. The letter confirmed the project is not staged.</p>	Compliant
Certified Drawings				
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with:	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B2a	the relevant clauses of the BCA; and	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B2b	this development consent.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
External Walls and Cladding				
B3	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.		Construction Audit (Ramboll 2019) period.	
Protection of Public Infrastructure				
B4	Before the commencement of construction, the Applicant must:		N/A	N/A
B4a	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;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Email dated 29/11/19 from Gerald Lore (Liverpool Council) subject: <i>RE: Meeting Council - Wed 27th November 2019. - Warwick Farm Public School - Construction Works - Sewerage pipe connection to Warwick Farm Children's Centre</i> Meeting minutes recorded by Melissa Stojanovic (GHD) sated 28/11/19: Warwick Farm Early Education Centre Sewerline Position Meeting 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period. Observation: During the audit period an issue arose regarding the construction of new buildings over the existing sewer pipe, which services Warwick Farm Child Care Centre as part of the redevelopment. The sewerage pipe, which is across DoE land, was agreed between the parties several decades ago and was approved by Sydney Water at that time with the knowledge of both parties. A meeting was held with Council on 27 November 2019. Council agreed that the pipe could be relocated subject to approval, the works being undertaken at DoE's cost and that works do not disrupt sewerage services to the childcare centre during operating hours.	Compliant
B4b	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			Construction Audit (Ramboll 2019) period.	
B4c	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
Site Contamination				
B5	Prior to the commencement of remediation, a data gap investigation (DGI) must be undertaken to better inform the extent of contamination of the site, including asbestos, lead and other contaminants. The Remedial Action Plan (RAP) and Validation Sampling and Analysis Quality Plan (VSAQP) must be updated to consider any new contamination finds. The updated VSAQP must be provided to the accredited site auditor for review and endorsed prior to remediation commencing.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B6	The Applicant must ensure that an appropriate marker layer is installed above any emplaced contaminated fill material contained on the development site.	<ul style="list-style-type: none"> Site visit observation Site personnel comment 	All contaminated fill has been removed offsite to date. No contaminated fill has been emplaced onsite to date.	Not triggered
B7	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the educational establishment land use and be provided to the satisfaction of the Certifying Authority.	<ul style="list-style-type: none"> Site visit observation Site personnel comment Email correspondence from SW&P (Certifying Authority) dated 17/01/2020. Subject: <i>Re: SSDA Condition B7</i> Letter from DPIE dated 5/12/2019 subject: <i>RE: Clarification on Condition - Mainsbridge SSP (SSD 8792)</i> 	An asbestos clearance certificate was issued on 23 November 2019 which renders the site suitable for further construction phases. Remediation in accordance with the Remedial Action Plan (RAP) has not yet been completed (requires 100 mm Virgin excavated natural material (VENM) to be applied as topsoil following backfilling) and therefore the Site Audit Report and Section A Site Audit Statement cannot be issued. As such this condition is therefore considered to be not triggered. Note: Clarification was sought from the Certifying Authority and DPIE on whether construction can commence	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p>prior to completion of the final validation report. The Certifying Authority confirmed "I agree, condition B7 does not prevent construction works commencing before the Site Audit Report and Section A Site Audit Statement are complete". DPIE confirmed "The intention of condition B7 is to require a Site Audit Report to be prepared and submitted following the completion of remediation. Condition D34 requires that this is at least be done prior to occupation of the building.</p> <p>The location of condition B7 within Part B of the consent does not automatically require the matter to be satisfied prior to the commencement of construction".</p>	
Unexpected Contamination Procedure				
B8	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B18 and must ensure any material identified as contaminated and remaining on-site be managed in accordance with the Long Term Environmental Management Plan (LTEMP) as required by Condition D36 and D37.</p>	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Construction Environmental Management Plan (Greencap, February 2020) 	<p>The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.</p> <p>Development of the LTEMP has not been triggered (required following completion of remediation works if any contamination is to be treated onsite).</p>	Compliant
Utilities and Services				
B9	<p>Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	<p>The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.</p>	Compliant
B10	<p>Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an</p>	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	<p>The requirements under this condition were satisfied in the Initial</p>	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.		Construction Audit (Ramboll 2019) period.	
B11	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of <i>Planning for Bush Fire Protection 2006</i> .	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
Community Communication Strategy				
B12	A Community Communication Strategy must be prepared to 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"> Initial Construction Audit (Ramboll 2019) <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019) 	The Initial Construction Audit (Ramboll 2019) confirmed that a CCS was prepared for the Project prior to commencement of construction. The Document Purpose states: " <i>This Community Consultation Strategy (CCS) will be implemented through the design and construction phase of the project, and for 12 months following construction completion</i> ". No updates were made to the CCS during the Audit period.	Compliant
B12a	identify people to be consulted during the design and construction phases;	<ul style="list-style-type: none"> <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019) Summer holidays construction works notification flyer (December 2019) Meeting minutes for 'WF Childcare Centre – Stakeholder Discussion' dated 18/09/19 Notice of Works letter dated 9/12/19 	Section 5 of the CCS identifies the relevant stakeholders who are to be consulted during the design and construction phase including, for example: local parliament members; government agencies; Council; staff; parents/carers; students; nearby schools; and adjoining landowners and businesses. During the audit period, the following consultation activities were undertaken (evidence noted in adjacent column): <ul style="list-style-type: none"> Summer holidays construction works notification (December 2019) 	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<ul style="list-style-type: none"> Meeting with the adjacent childcare centre (18/09/19) Letterbox drop for notice of works (9/12/19) involving footpath closure on William Crescent 	
B12b	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	<ul style="list-style-type: none"> <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019) Mainsbridge SSP website: https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html 	Section 6 of the CCS describes the engagement approach and frequency of engagement activities to ensure regular communication of information. An example of regular communication is the Project newsletters posted on the Mainsbridge SSP website which was last updated in December 2019. Further examples of communication activities undertaken during the audit period are noted under condition B12a.	Compliant
B12c	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	<ul style="list-style-type: none"> <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019) Meeting Minutes dated 19/11/19 	A Project Reference Group (PRG) has been established for the Project to provide representatives from the community an opportunity to participate in consultation. The PRG and associated consultation activities are described in section 4 of the CCS. The PRG meets every month or as required. A copy of meeting minutes recorded by GHD and dated 19 November 2019 was viewed by the Auditor.	Compliant
B12d	set out procedures and mechanisms:	<ul style="list-style-type: none"> <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019) 	The procedures and mechanisms of consultation are outlined in section 6 (Engagement Approach) and are discussed under condition B12b.	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B12d(i)	through which the community can discuss or provide feedback to the Applicant;	<ul style="list-style-type: none"> • <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019) • https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions 	Table 3 of the CCS outlines the communication tools and frequency to be implemented for the Project including, for example, an information line, advertising, door knocks, newsletters and information sessions. As discussed under condition A20a(vii), a "Complaints, Compliments and Suggestions" page is available on the Mainsbridge SSP website and was viewed during the audit (refer to condition A20vii).	Compliant
B12d(ii)	through which the Applicant will respond to enquiries or feedback from the community; and	<ul style="list-style-type: none"> • <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019) • Screenshot of the CRM database (time stamped 12.23pm 13/09/19) 	School Infrastructure NSW (SINSW) manages a Customer Relationship Management (CRM) database to capture interactions, decisions and feedback from stakeholders and generate monthly reports. A screenshot of the database (time stamped 12.23pm 13 September 2019) was viewed by the Auditor during the Initial Construction Audit (Ramboll 2019). Any enquiries and complaints are raised in CRM and immediately notified to the Senior Project Director, Project Director and Community Engagement Manager. This process is described in section 6.1 of the CCS.	Compliant
B12d(iii)	to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	<ul style="list-style-type: none"> • <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019) 	Section 8.5 of the CCS describes the enquiries and complaints management procedure for the Project, which includes the use of CRM (as described in condition B12d(ii)). As discussed under conditions A20a(vii-viii), the	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<ul style="list-style-type: none"> https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions Complaints Register (January 2020) 	complaints enquiries page and Complaints Register are available on the Mainsbridge SSP website. One complaint was received during the Audit period in relation to noisy works disrupting operations at the child care centre on 24 January 2020 (refer to discussion in Section 4.5 of the Audit Report). Section 8.5.1 of the CSS describes the dispute resolution process for any community complaints or concerns. The dispute resolution process was followed for the sewer line issue with the childcare centre (refer to condition B4a).	
B13	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
Ecologically Sustainable Development				
B14	Prior to the commencement of construction, the Applicant must register for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	Outdoor Lighting			
B15	Prior to commencement of construction, all outdoor lighting within the site must comply with AS1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Construction Environmental Management Plan</i> (Greencap, February 2020) Completed Environmental Checklist dated 11/02/20 	Outdoor lighting was not required for the Project during the audit period. Observation: Section 2.6 of the CEMP outlines the lighting criteria and the required controls to be implemented for the Project to ensure outdoor lighting is in accordance with the relevant Australian Standards. Lighting checks are included on the Environmental Checklist (this was noted as not applicable to current stage of works on the completed checklist provided). It was confirmed in the Initial Construction Audit (Ramboll 2019) that the design certificate demonstrating compliance with this condition was submitted to the Certifying Authority and approved.	Not triggered
	Access for People with Disabilities			
B16	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Site visit observations 	The design requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period. No buildings or structures have been constructed in the audit period and this condition is considered to be not triggered.	Compliant
	Environmental Management Plan Requirements			
B17	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) 	The CEMP has been prepared in accordance with <i>AS/NZS ISO 14001:2016, Environmental Management Systems – Requirements with Guidance for Use</i> ; and <i>Guideline for the Preparation of Environmental</i>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<i>Management Plans</i> (Department of Infrastructure, Planning and Natural Resources 2004), as stated in Section 2 of the CEMP.	
B17a	detailed baseline data;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) 	<p>It was identified in the Initial Construction Audit (Ramboll 2019) that the CEMP and sub-plans lacked detailed baseline data which had been included in the EIS such as:</p> <ul style="list-style-type: none"> Background noise levels Prevailing wind conditions and speeds Asbestos and lead levels detected in contaminated materials. <p>It was recommended a review of the EIS and RtS be undertaken at the next update of the CEMP and any relevant baseline data included the CEMP. The following amendments were made:</p> <ul style="list-style-type: none"> CSWMSP (Appendix E) – asbestos and lead contamination levels added (section 4.1 and 4.2) and prevailing wind conditions added (section 4.2.1) Construction Noise and Vibration Management Sub-Plan (CNVMSP) (Appendix K) - background noise levels added (section 3.4) <p>These amendments are considered to be adequate in addressing the recommendation made in the Initial Construction Audit (Ramboll 2019).</p>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B17b	details of:		N/A	N/A
B17b(i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) 	Section 3 of the CEMP outlines the relevant planning and approval requirements relevant to the CEMP. This includes a register of applicable environmental legislation. Appendix Q of the CEMP provides a <i>Development Application Resolution Table</i> which describes where relevant conditions of the development consent have been addressed in the CEMP.	Compliant
B17b(ii)	any relevant limits or performance measures and criteria; and	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) 	Section 2.6 of the CEMP includes the relevant performance measures and criteria in relation to outdoor lighting. Section 4.5 of Appendix K (CNVMSP) describes the relevant vibration criteria. It was identified in the Initial Construction Audit (Ramboll 2019) that the criteria or water quality limits are not specified in the CSWMSP and the recommendation was made to update the CSWMSP accordingly. The applicable criteria have been added to section 5.4.1 of the CSWMSP.	Compliant
B17b(iii)	the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) Completed Environmental Checklist dated 11/02/20 	The relevant performance indicators are described in the following sections as relevant: <ul style="list-style-type: none"> Section 4.5 of the CNVMSP Section 3.2.4 of the Bush Fire and Flood Emergency Response Plan (BFFERP) Section 3 of the Erosion and Sediment Control Plan (ESCP) 	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			Appendix B (Environmental Checklist) of the CEMP provides a template to check the performance of implemented mitigation measures during routine inspections. An example of a completed checklist dated 11 February 2020 was viewed by the Auditor. No environmental management issues were identified on the completed checklist.	
B17c	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) 	The specific measures to be implemented are described within the relevant sub-plans appended to the CEMP.	Compliant
B17d	a program to monitor and report on the:		N/A	N/A
B17d(i)	impacts and environmental performance of the development;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) 	<p>Section 8.7 of the CEMP describes the environmental reporting requirements as follows: "<i>Environmental performance will be documented monthly and transmitted to the Hutchinson Builders Systems Manager utilising an Environmental Performance Report. This report will capture:</i></p> <ul style="list-style-type: none"> <i>Any environmental incidents within the period;</i> <i>Any complaints;</i> <i>Comments on performance and effectiveness of waste management measures and;</i> <i>Environmental non-compliances and proposed corrective actions as</i> 	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<i>well as effectiveness and adequacy of this CEMP".</i>	
B17d(ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;	<ul style="list-style-type: none"> Completed Environmental Checklist dated 11/02/20 	Appendix B (Environmental Checklist) of the CEMP provides a template to report on the impacts and environmental performance of the Project (example viewed as per response to condition B17b(iii)).	Compliant
B17e	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	<ul style="list-style-type: none"> Environmental Incident Response Plan (Appendix J) (Greencap, May 2019) 	The Environmental Incident Response Plan (EIRP) (Appendix J) fulfils this requirement.	Compliant
B17f	a program to investigate and implement ways to improve the environmental performance of the development over time;		See response to condition B17d(i).	Compliant
B17g	a protocol for managing and reporting any:		N/A	N/A
B17g(i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) Environmental Incident Response Plan (Appendix J) (Greencap, May 2019) 	The reporting procedure described in condition B17d(i) along with the EIRP provide adequate measures to report and respond to non-compliances in the Auditors opinion.	Compliant
B17g(ii)	complaint;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) Complaints Register (January 2020) 	The complaints handling process is described in section 5.6 of the CEMP. The procedure includes the requirement to response to complaints within 24-48 hours and upkeep of a Complaints Register. The Mainsbridge SSP website was viewed on 29 January 2020 and 17 February 2020. The Complaints Register was available and noted as last updated in January 2020.	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			One complaint had been received during the Audit period in relation to noisy works disrupting operations at the child care centre on 24 January 2020 (refer to discussion in Section 4.5 of the Audit Report).	
B17g(iii)	failure to comply with statutory requirements; and	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) and sub-plans listed in the adjacent column 	Section 12 of the provides a procedure to report incidents and includes an Environmental Checklist (Appendix B).	Compliant
B17h	a protocol for periodic review of the plan. Note: <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	Section 8.5 of the CEMP includes the requirement for Hutchinson Builders to conduct a formal review of the CEMP at " <i>a minimum of three monthly intervals or a lesser frequency if required by other factors such as the results of audit reports, complaints, incidents or changes in site conditions or scope of works</i> ". The review process is captured in the Document Control within the CEMP (updated May, June, July, November and December in 2019 and February in 2020).	Compliant
Construction Environmental Management Plan				
B18	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	The requirements under this condition for the CEMP were satisfied in the Initial Construction Audit (Ramboll 2019) period. However, as the CEMP was updated during the Audit period, the below conditions have been re-assessed. Comment is also made	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			where recommendations were made in the Initial Construction Audit (Ramboll 2019).	
B18a	Details of:		N/A	N/A
B18a(i)	hours of work;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	Section 2.4 of the CEMP includes details of the construction hours as: 7am to 6pm Monday to Friday and 8am to 1pm Saturdays, which is consistent with condition C5 of the development consent.	Compliant
B18a(ii)	24-hour contact details of site manager;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	Section 4.1 of the CEMP includes the relevant personnel contact details including Team Leaders and Project Managers.	Compliant
B18a(iii)	management of dust and odour to protect the amenity of the neighbourhood;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) and sub-plans listed in the adjacent column Site visit observations 	The Environmental Work Method Statement (EWMS) (Appendix C of the CEMP) describes the management and mitigation methods to be implemented for the Project including those related to air quality e.g. " <i>visual monitoring of dust generation would occur and dust suppression measures such as water spraying would be used, especially if windy</i> ". It was noted during the site inspection that several dust control measures had been implemented, and no visible dust was observed (refer to photos in Appendix 4).	Compliant
B18a(iv)	stormwater control and discharge;	<ul style="list-style-type: none"> <i>Environmental Checklist</i> (Appendix B) (Greencap, February 2020) <i>Environmental Work Method Statement</i> 	The Environmental Checklist in Appendix B includes a requirement to check flood and sediment controls (example viewed as per response to condition B17b(iii)).	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p>(Appendix C) (Greencap, February 2020)</p> <ul style="list-style-type: none"> Completed Environmental Checklist dated 11/02/20 	<p>Additionally, the EWMS (Appendix C of the CEMP) describes the management and mitigation methods to be implemented for the Project for stormwater control and discharge.</p>	
B18a(v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	<ul style="list-style-type: none"> <i>Environmental Checklist</i> (Appendix B) (Greencap, February 2020) Completed Environmental Checklist dated 11/02/20 	<p>The Environmental Checklist in Appendix B of the CEMP includes a requirement to check that all plant, equipment and vehicles are free of soil and vegetation prior to leaving the site (example viewed as per response to condition B17b(iii)).</p> <p>A cattle grid had been installed at the vehicle entrance/exit gate off William Crescent to assist with removal of dirt and mud from vehicles prior to leaving the Site.</p>	Compliant
B18a(vi)	groundwater management plan including measures to prevent groundwater contamination;	<ul style="list-style-type: none"> <i>Environmental Work Method Statement</i> (Appendix C) (Greencap, February 2020) <i>Erosion and Sediment Control Plan</i> (Appendix I) (Greencap, February 2020) <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020) 	<p>The EWMS (Appendix C of the CEMP) includes the following management method: "Should groundwater be encountered during construction activities, the management measures as detailed in Appendix I of the EMP 'Erosion and Sediment Control Procedure' will be implemented to minimise the risk of polluting surface water". Table 1 of the Erosion and Sediment Control Procedure includes these measures.</p> <p>Additionally, section 5.3 of the CSWMSP (Appendix E of the CEMP) outlines the mitigation measures for groundwater including (for example) testing of groundwater quality where</p>	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			any groundwater is encountered prior to release into the creek.	
B18a(vii)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	<p>Section 2.6 of the CEMP outlines the lighting criteria and the required controls to be implemented for the Project to ensure outdoor lighting is in accordance with the relevant Australian Standards.</p> <p>Note: It was noted in the Initial Construction Audit (Ramboll 2019) that the CEMP (July 2019) includes reference to AS 4282-1997 which has been superseded by the AS 4282-2019. The recommendation was made to update this during the next review of the CEMP. The updated CEMP (February 2020) was viewed by the Auditor and confirmed this reference had been updated.</p>	Compliant
B18a(viii)	community consultation and complaints handling;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	<p>The communication and consultation procedure is included in section 5 of the CEMP. The Complaints Handling procedure is specifically detailed in section 5.6.</p> <p>The complaints handling procedure was implemented following a noise complaint received on 24 January 2020 (refer to discussion in Section 4.5 of the audit report).</p>	Compliant
B18b	Construction Traffic and Pedestrian Management Sub-Plan (see condition B20);	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020) 	The CTPMSP is included as Appendix G of the CEMP. Further details of compliance with the CTPMSP are described under condition B20 in this table.	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B18c	Construction Noise and Vibration Management Sub-Plan (see condition B21);	<ul style="list-style-type: none"> <i>Construction Noise and Vibration Management Sub-Plan (Appendix K) (Greencap, February 2020)</i> 	The CNVMSP is included as Appendix K of the CEMP. Further details of compliance with the CNVMSP are described under condition B21 in this table.	Compliant
B18d	Construction Waste Management Sub-Plan (see condition B22);	<ul style="list-style-type: none"> <i>Construction Waste Management Sub-Plan (Appendix F) (Greencap, February 2020)</i> 	The Construction Waste Management Sub-Plan (CWMSMSP) is included as Appendix F of the CEMP. Further details of compliance with the CWMSMSP are described under condition B22 in this table.	Compliant
B18e	Construction Soil and Water Management Sub-Plan (see condition B23);	<ul style="list-style-type: none"> <i>Construction Soil and Water Management Sub-Plan (Appendix E) (Greencap, February 2020)</i> 	The CSWMSP is included as Appendix E of the CEMP. Further details of compliance with the CSWMSP are described under condition B23 in this table.	Compliant
B18f	Biodiversity Management Sub-Plan (see condition B24);	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan (Appendix M) (Greencap, February 2020)</i> 	The Biodiversity Management Sub-Plan (BMSP) is included as Appendix M of the CEMP. Further details of compliance with the BMSP are described under condition B24 in this table.	Compliant
B18g	Bush Fire and Flood Emergency Response (see condition B25);	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan (Appendix N) (Greencap, February 2020)</i> 	The BFFERP is included as Appendix N of the CEMP. Further details of compliance with the BFFERP are described under condition B25 in this table.	Compliant
B18h	an unexpected finds protocol for contamination and associated communications procedure;	<ul style="list-style-type: none"> <i>Unexpected Finds Protocol - Contamination (Appendix O) (Greencap, February 2020)</i> Mainsbridge school Area UF1 clearance certificate (Greencap, 2020) 	The Unexpected Finds Protocol for contamination is included as Appendix O of the CEMP. A formal communications procedure is not included in the protocol however reference is made throughout the procedure flow chart in section 3. This is considered by the Auditor to be	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			adequate and a formal communications procedure would only duplicate this information. The unexpected finds protocol was implemented for area UF1 (refer to discussion in Section 4.3.1 of the audit report).	
B18i	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	<ul style="list-style-type: none"> • <i>Unexpected Finds Protocol - Heritage</i> (Appendix P) (Greencap, February 2020) 	The Unexpected Finds Protocol for Heritage is included as Appendix P of the CEMP and includes a communications procedure.	Compliant
B18j	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and	<ul style="list-style-type: none"> • <i>Environmental Work Method Statement</i> (Appendix C) (Greencap, February 2020) • <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020) • Initial Construction Audit (Ramboll 2019) • Site personnel comment • Letter from Greencap dated 20/12/2019 	The EWMS (Appendix C of the CEMP) includes the following management method: " <i>Excess excavated material that cannot be used in backfilling would be classified in accordance with the Waste Classification Guidelines (EPA 2014) prior to any offsite disposal at a suitably licensed waste facility</i> ". Additional detail is provided in section 4.3 of the CSWMSP (Appendix E of the CEMP) with regards to potentially contaminated soils including the requirement for additional waste classification of materials to be removed offsite. At the time of the audit, the removal of contaminated soils (including asbestos contaminated soils) was complete. Asbestos Clearance Certificates and the Validation Report had been issued (as evident by the letter from Greencap). These reported that remediation had been completed and	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			no asbestos containing materials were observed.	
B19	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B20	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:		The requirements under this condition for the CTPMP were satisfied in the Initial Construction Audit (Ramboll 2019) period. However, as the CNVMSP was updated during the Audit period, the below conditions have been re-assessed where relevant. Comment is also made where recommendations were made in the Initial Construction Audit (Ramboll 2019).	Compliant
B20a	be prepared by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020) <i>Warwick Farm Public School Williamson Crescent Warwick Farm Traffic Management Plan</i> (Attachment A to the CTPMSP) (E.V.S Group July 2019) 	It was noted in the Initial Construction Audit (Ramboll 2019) that whilst Appendix R of the CEMP presented the qualifications and years of experience of the CEMP preparation team, no details on their qualifications and experience in relation to traffic and pedestrian management was provided. It was recommended that the CTPMSP is revised to provide the qualifications and years of experience of the author. The Traffic Plan prepared by E.V.S Group has been appended to the CTPMSP. Page 10 states: " <i>This plan is presented by Peter Wieteki RMS Cert # 0051768541 – Prepare a Work Zone Traffic Management Plan, qualified since 2012, on behalf of E.V.S Group</i> ".	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B20b	be prepared in consultation with Council and RMS;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B20c	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;	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020) 	General safety measures are outlined in Section 3.8 of the CTPMSP such as implementing speed limits, minimal vehicle movements during school zone hours and keeping pedestrians clear of the site (as examples).	Compliant
B20d	detail heavy vehicle routes, access and parking arrangements;	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020) 	Attachments A and B of the CTPMSP includes figures that show the vehicle routes and parking arrangements for various stages of the Project.	Compliant
B20e	include a Driver Code of Conduct to:	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020) 	The Driver Code of Conduct is detailed in section 3.7 of the CTPMSP. Further traffic management measures are described in section 3.8.	Compliant
B20e(i)	minimise the impacts of earthworks and construction on the local and regional road network;	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020) 	Section 3.8 of the CTPMSP includes the management measures to minimise impacts of the Project on the local and regional road network.	Compliant
B20e(ii)	minimise conflicts with other road users;	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020) 	Section 3.8 of the CTPMSP includes measures to minimise conflict with other road users such as: <i>"Consultation would occur with any affected property owners and occupiers to coordinate disruptions to driveway access" and "minimise vehicle movements during 'pick up' and 'drop off' times at local school,</i>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<i>where applicable to construction traffic route</i> ".	
B20e(iii)	minimise road traffic noise; and	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan (Appendix G) (Greencap, February 2020)</i> 	Section 3.8 of the CTPMSP includes measures to minimise road traffic noise, for example: " <i>No unnecessary idling of vehicles</i> ".	Compliant
B20e(iv)	ensure truck drivers use specified routes;	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan (Appendix G) (Greencap, February 2020)</i> 	Attachments A and B of the CTPMSP includes figures that show the vehicle routes and parking arrangements for various stages of the Project. Compliance with designated vehicle routes is part of the Driver Code of Conduct (section 3.7).	Compliant
B20f	include a program to monitor the effectiveness of these measures; and	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan (Appendix G) (Greencap, February 2020)</i> 	Section 3.12 of the CTPMSP includes a protocol to review the plan at a minimum of six-monthly intervals (or lesser frequency if required) including a review of subcontractor documents, work method statements, incident reports and/or complaint registers.	Compliant
B20g	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan (Appendix G) (Greencap, February 2020)</i> <i>Construction Environmental Management Plan (Greencap, February 2020)</i> Notice of Works letter dated 9/12/19 	Section 3.4 of the CTPMSP includes the requirement to notify local residents of construction activities in accordance with section 5.5 of the CEMP. Section 5.5 of the CEMP includes the methods of consultation to be undertaken for the Project including, for example: advertising, community contact cards, door knocking, information booths/sessions and project signage. An example of a Notice of Works letter involving footpath closure on William	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			Crescent dated 9/12/19 was viewed by the auditors.	
B21	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:		The requirements under this condition for the CNVMSP were satisfied in the Initial Construction Audit (Ramboll 2019) period. However, as the CNVMSP was updated during the Audit period, the below conditions have been re-assessed where relevant. Comment is also made where recommendations were made in the Initial Construction Audit (Ramboll 2019).	Compliant
B21a	be prepared by a suitably qualified and experienced noise expert;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Construction Noise and Vibration Management Sub-Plan (Appendix K)</i> (Greencap, February 2020) <i>Construction Noise Management Plan</i> (Acoustics Logic, 2018) 	<p>It was noted in the Initial Construction Audit (Ramboll 2019) that whilst Appendix R of the CEMP presents the qualifications and years of experience of the CEMP preparation team, no details on their qualifications and experience in relation to construction noise and vibration management has been provided. It was recommended that the CNVMSP be revised to provide the qualifications and years of experience of the author.</p> <p>Observation: The CNVMSP has not been updated to include the qualifications and years of experience of the author, as per the previous audit recommendation.</p> <p>Note: A separate construction noise management plan (CNMP) dated 28 August 2018 (of which the CNVMSP was based on) was provided to the Auditors. The CNMP included this the</p>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p>qualifications and years of experience of the author (prepared by Victor Fattoretto, 38 years' experience).</p> <p>Recommendation: The CNVMSP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).</p> <p>Note: It was also noted that Section 3 of the CNVMSP contains an incorrect reference to the CSWMSP rather than the CNVMSP. This was amended in the December 2019 and February 2020 versions.</p>	
B21b	describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	<ul style="list-style-type: none"> <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020) 	<p>Section 3 of the CNVMSP describes the procedures to be implemented for the Project in accordance with the <i>Interim Construction Noise Guidelines</i> (OEH 2009) and the EPA Noise Control Manual Chapter 171 <i>Noise Control Guidelines for Construction Site Noise</i>. Operational controls described in Section 3 include:</p> <ul style="list-style-type: none"> Restricting times when noisy work is carried out (refer to section 4.5 of the Audit Report for discussion on implementation of respite hours for childcare) Screening or enclosures Consultation with affected residents (refer to condition B12a for evidence this occurs) 	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<ul style="list-style-type: none"> Maintenance and operation of equipment (refer to condition C3a for evidence this occurs) 	
B21c	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	<ul style="list-style-type: none"> <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020) 	Section 4.2 of the CNVMSP outlines the procedure for high generating noise works including only scheduling activities during normal working hours. These activities have not commenced in the audit period.	Compliant
B21d	include strategies that have been developed with the community for managing high noise generating works;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020) Letter addressed to Hutchinson Builders dated 21/01/20 subject: <i>RE: Community Consultation Meeting Agenda for High Noise Generating Activities</i> GHD Meeting Minutes dated 12/02/2020 for community noise consultation held on 30/01/20 	It was noted in the Initial Construction Audit (Ramboll 2019) that there is no evidence that the high noise generating work activities described in Section 4.2 of the CNVMSP were developed in consultation with the community as this is not specifically referenced. Section 4.2 has been updated to include the statement: <i>"Strategies for managing high noise generating works were developed through community consultation process described in Section 4.8"</i> . Section 4.8 of the CNVMSP describes the community consultation undertaken for the Project (refer to condition B21e). An amended CNVMSP was provided to the auditor following submission of the draft IEA report which included reference in this section to consultation undertaken for high-generating noise works on 30 January 2020. Attachment 1 to the CNVMSP includes evidence of the consultation undertaken including an agenda and meeting minutes. The	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			Auditor considers this amendment and evidence to satisfy the requirements of this condition.	
B21e	describe the community consultation undertaken to develop the strategies in condition B21(d); and	<ul style="list-style-type: none"> • <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020) 	Section 4.8 of the CNVMSP describes the community consultation undertaken for the Project relevant to noise and vibration including, for example, a site office meeting, parent-teacher meeting, presentation and letter box drops.	Compliant
B21f	include a complaints management system that would be implemented for the duration of the construction.	<ul style="list-style-type: none"> • Initial Construction Audit (Ramboll 2019) • <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020) 	<p>Table 3 of the CNVMSP is a template to record any noise or vibration complaints.</p> <p>The complaints handling procedure was implemented following a noise complaint received on 24 January 2020 (refer to discussion in Section 4.5 of the audit report).</p> <p>Note: It was noted in the Initial Construction Audit (Ramboll 2019) that the complaints handling procedure is described in Section 5.6 of the CEMP (main document) as opposed to in the CNVMSP itself (attached to the CEMP). The recommendation was made to update the CNVMSP to include a reference to the Complaints Handling Procedure as described in Section 5.6 of the CEMP or to the CCS. This has been updated in the February 2020 version (reference added to section 4.8).</p>	Compliant
B22	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:		The requirements under this condition for the CWMSP were satisfied in the Initial Construction Audit (Ramboll	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			2019) period. The CWMSPP was not updated in the audit period and therefore have not been reassessed for compliance. However, comment is made where recommendations were made in the Initial Construction Audit (Ramboll 2019).	
B22a	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B22b	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 any building works.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B23	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:	<ul style="list-style-type: none"> <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020) 	The requirements under this condition for the CSWMSP were satisfied in the Initial Construction Audit (Ramboll 2019) period. However, as the CSWMSP was updated during the Audit period, the below conditions have been re-assessed. Comment is also made where recommendations were made in the Initial Construction Audit (Ramboll 2019).	Compliant
B23a	be prepared by a suitably qualified expert, in consultation with Council;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020) 	It was noted in the Initial Construction Audit (Ramboll 2019) that whilst Appendix R of the CEMP presents the environmental qualifications and years of experience of the CEMP preparation team, no details on their qualifications and experience in relation to erosion and sediment control was provided. It	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<ul style="list-style-type: none"> Stormwater Management Plan (WSP, 2017) 	<p>was recommended that the CSWMSP is revised to provide the qualifications and years of experience of the author.</p> <p>Observation: The CSWMSP has not been updated to include the qualifications and years of experience of the author, as per the previous audit recommendation.</p> <p>Note: A separate Stormwater Management Plan dated November 2017 (of which the CSWMSP was based on) was provided to the Auditors. The Stormwater Management Plan included this the qualifications and years of experience of the author (prepared by Steven Hanna, civil engineer (WSP) with 13 years' experience).</p> <p>Recommendation: The CSWMSP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).</p> <p>The consultation requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.</p>	
B23b	describe all erosion and sediment controls to be implemented during construction;	<ul style="list-style-type: none"> <i>Construction Soil and Water Management Sub-Plan (Appendix E) (Greencap, February 2020)</i> <i>Erosion and Sediment Control Plan (Appendix</i> 	<p>Attachment B to the CSWMSP includes plans of the proposed sediment and erosion controls to be implemented during construction. Appendix I to the CEMP (ESCP) provides further detail. The Auditor was satisfied with the erosion and sediment controls</p>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p>I) (Greencap, February 2020)</p> <ul style="list-style-type: none"> Site visit observation 	observed during the site inspection for the current audit (refer to photos in Appendix 4).	
B23c	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);	<ul style="list-style-type: none"> <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020) 	Section 5.5 (Table 3) includes a list of specific wet-weather management measures.	Compliant
B23d	detail all off-Site flows from the Site; and	<ul style="list-style-type: none"> <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020) 	Section 5.4 of the CSWMSP describes the off-site flow from the Site.	Compliant
B23e	describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	<ul style="list-style-type: none"> <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020) 	Section 5.6 (Table 4) of the CSWMSP describes the measures to be implemented to manage stormwater and flood flows for a 100-year ARI event. Reference is made to sections 4.4 and 5.5 for management of 1 in 1-year ARI and 1 in 5-year ARI event management.	Compliant
B24	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:		The requirements under this condition for the BMSP were satisfied in the Initial Construction Audit (Ramboll 2019) period. However, as the BMSP was updated during the Audit period, the below conditions have been re-assessed. Comment is also made where recommendations were made in the Initial Construction Audit (Ramboll 2019).	Compliant
B24a	provide information and maps that define the biodiversity values across the site;	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	Section 3.1 of the BMSP describes the existing environment and biodiversity values of the site. Figure 1 in	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			Attachment A to the BMSP shows the biodiversity values of the Site.	
B24b	outline priority investment area on-site where biodiversity will benefit from active management and restoration;	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	Section 3.2 of the BMSP identifies the south-east portion of the site as suitable for active management and restoration with consideration of active management on the whole eastern boundary (post-construction).	Compliant
B24c	map potential areas for management of threatened and significant species;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	No threatened species were recorded in the site boundary during the assessment undertaken by Alphitonia (2018) for the EIS. The trees onsite were identified as potential foraging habitat for Grey-headed Flying-fox (BC Act and EPBC Act listed) and Eastern Bentwing-bat (BC Act listed) in the EIS. Alphitonia (2018) states: " <i>the proposal is not likely to significantly impact these threatened species</i> ". It was identified in the Initial Construction Audit (2019) that the BMSP does not include a figure showing the potential locations of threatened species. It was recommended that given the conclusion of the Alphitonia (2018) that no threatened species were recorded in the site boundary, that a map of the potential threatened and significant species is not required, however this should be clearly stated in the BMSP with relevant justification provided. Section 3.2 of the BSMP has been updated to address this recommendation.	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B24d	measures to minimise the loss of key fauna habitat, including tree hollows;	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	No hollow bearing trees were identified during the assessment undertaken by Alphitonia (2018) for the EIS. Section 5 of the BMSP includes an unexpected finds protocol in the case that management is required.	Compliant
B24e	measures to minimise the impacts on fauna on site, including conducting fauna preclearance surveys prior to vegetation clearing, building/structure demolition;	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	Fauna management measures are outlined in section 3.5 of the BMSP and includes undertaking pre-clearance surveys.	Compliant
B24f	engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities;	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	This management measure has been included in section 3.5 of the BMSP.	Compliant
B24g	controlling weeds and feral pests;	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	Weed and feral pest management measures are listed in section 3.6 of the BMSP. The Auditor did not observe any substantial weed infestations (minor weeds in the grassed areas) nor identify any evidence of feral animals within the site.	Compliant
B24h	an Unexpected Finds Procedure detailing procedures and management measures to be implemented in the event that flora and fauna is uncovered in any area not identified in the updated Biodiversity Assessment (BAR);	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	Section 5 of the BMSP includes the unexpected finds protocol (includes flowchart).	Compliant
B24i	measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/ 'no-go' areas; and	<ul style="list-style-type: none"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) 	Section 3.8 of the BMSP includes the commitment to include information on and maps showing no-go areas in the inductions, pre-start meetings and on display in the site office. The Auditor observed the measures installed to protect trees and areas of vegetation to be retained.	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B24j	a program to monitor the effectiveness of the measures in the BMSP.	<ul style="list-style-type: none"> • <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020) • Completed Environmental Checklist dated 11/02/20 	Section 4 includes the monitoring and review protocol for the BMSP (includes use of the Environmental Checklist in Appendix B of the CEMP) (example viewed as per response to condition B17b(iii)).	Compliant
B25	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:		N/A	N/A
B25a	be prepared by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> • Initial Construction Audit (Ramboll 2019) • <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020) • Flood Risk Management Report (Wood & Grieve Engineers, February 2020) 	<p>The BFFERP was prepared by Greencap. As a professional company, the Auditor presumes the author is suitably qualified and experienced. It was noted in the Initial Construction Audit (Ramboll 2019) that whilst Appendix R of the CEMP presents the qualifications and years of experience of the CEMP preparation team, no details on their qualifications and experience in relation to bush fire and emergency flood response were provided. It was recommended that the BFFERP be revised to provide the qualifications and years of experience of the author.</p> <p>Observation: The BFFERP has not been updated to include the qualifications and years of experience of the author, as per the previous audit recommendation.</p> <p>Note: A separate Flood Risk Management Report dated February 2020 (of which the BFFERP was based on) was provided to the Auditors. The Flood Risk Management Report</p>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			included this the qualifications and years of experience of the author (prepared by Hock Chua, civil project engineer with 30 years' experience). Recommendation: The BFFERP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).	
B25b	address the provisions of the <i>Floodplain Risk Management Guideline</i> (OEH, 2007);	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020) 	It was noted in the Initial Construction Audit (2019) that the BFFERP does not include reference to the <i>Floodplain Risk Management Guideline</i> (OEH 2007) (non-compliance). The recommendation was made to include reference to the <i>Floodplain Risk Management Guideline</i> (OEH 2007) within the BFFERP and ensure all requirements have been addressed. This has been updated in section 3.3 of the BFFERP.	Compliant
B25c	include details of:		N/A	N/A
B25c(i)	flood emergency responses for both construction and operation phases of the development;	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020) 	Table 7 of the BFFERP includes the mitigation and response measures for flood emergencies. Indication is given whether these measures apply to the construction or operation phase of the Project.	Compliant
B25c(ii)	predicted flood levels;	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020) 	The predicted flood levels of Cabramatta Creek and Brickmakers Creek are outlined in Table 6 of the BFFERP.	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B25c(iii)	flood warning time and flood notification;	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan (Appendix N) (Greencap, February 2020)</i> 	Section 3.3.5 of the BFFERP includes the requirement to undertake weekly monitoring of the BOM website for flooding of the Carbamate Creek and Georges River, along with flood warning services.	Compliant
B25c(iv)	assembly points and evacuation routes;	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan (Appendix N) (Greencap, February 2020)</i> 	The assembly points and refuge protocols are described in Section 3.3.1 of the BFFERP and includes the requirement to sign post refuge points on site. The Auditor observed these during the site inspection.	Compliant
B25c(v)	evacuation and refuge protocols; and	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan (Appendix N) (Greencap, February 2020)</i> 	The assembly points and refuge protocols are described in Section 3.3.1 of the BFFERP and includes the requirement to sign post refuge points on site.	Compliant
B25c(vi)	awareness training for employees and contractors, and students.	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan (Appendix N) (Greencap, February 2020)</i> 	Section 3.3.4 of the BFFERP describes the training requirements for all employees, contractors and utility staff, including undertaking inductions and evacuation drills.	Compliant
Construction Parking				
B26	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) <i>Construction Traffic and Pedestrian Management Sub-plan (Greencap, February 2020)</i> 	The construction parking areas and vehicle routes are shown in Attachment B of the CTPMSP for Stage 1B, Stage 1C, Stage 1D and Stage 2. It was recommended in the Initial Construction Audit (Ramboll 2019) that the figures included in Attachment B of the CTPMSP be fixed to ensure the information is clearly legible and can be easily interpreted. The Auditor considers that this	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			recommendation has been adequately addressed.	
	Stormwater Management System			
B27	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period. However, comment is made below where recommendations were made in the Initial Construction Audit (Ramboll 2019).	Compliant
B27a	be designed by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) WSP Civil Drawings dated 3/12/19 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period. Note: It was noted in the Initial Construction Audit (Ramboll 2019) that the Civil Engineer Drawings were not signed or dated by the Project Engineer in the space provided on the plan. Updated Civil Engineer Design Drawings with the appropriate signage were provided to the Auditor and included the name and year experience of the author (Aleks Vasiloski, 14 years' experience).	Compliant
B27b	be generally in accordance with the conceptual design in the EIS;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B27c	be in accordance with applicable Australian Standards;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B27d	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016)	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;		Construction Audit (Ramboll 2019) period.	
B27e	divert existing clean surface water around operational areas of the site;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B27f	prevent cross-contamination of clean and sediment laden water.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
Flood Management				
B28	Prior to the commencement of construction, the Certifying Authority must be satisfied that all the floor levels of all habitable rooms must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B29	Prior to the commencement of construction, the Certifying Authority must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B30	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment prepared by Acoustic Logic, dated 29 August 2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
Biodiversity				
B31	Prior to any vegetation clearing or tree removal, the Applicant must purchase and retire Biodiversity credits specified in Table 1 below. The retirement of credits must be carried out in accordance with the offset rules of the Biodiversity Conservation Act 2016 (BC Act). This can be achieved by:	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792														
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS										
(a) under a Biodiversity Stewardship Agreement under the BC Act; or (b) making payments unto an offset fund that has been established by the NSW Government; or (c) providing suitable supplementary measures. Table 1: Biodiversity Credits to be Retired <table border="1"> <thead> <tr> <th>Credit Type</th> <th>Number of Credits</th> </tr> </thead> <tbody> <tr> <td colspan="2">Ecosystem Credits</td> </tr> <tr> <td>PCT 835 - Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion</td> <td>5</td> </tr> <tr> <td colspan="2">Species Credits</td> </tr> <tr> <td><i>Myotis macropus</i> (Southern Myotis)</td> <td>5</td> </tr> </tbody> </table>		Credit Type	Number of Credits	Ecosystem Credits		PCT 835 - Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion	5	Species Credits		<i>Myotis macropus</i> (Southern Myotis)	5			
Credit Type	Number of Credits													
Ecosystem Credits														
PCT 835 - Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion	5													
Species Credits														
<i>Myotis macropus</i> (Southern Myotis)	5													
Construction and Demolition Waste Management														
B32	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	<ul style="list-style-type: none"> Site personnel interview Email from RMS dated 18/09/19 	Demolition under this consent has not been undertaken, and construction has not yet commenced. Site personnel advised in the Initial Construction Audit (Ramboll 2019) that notification of waste removal is done via phone (as per RMS request in an email dated 18 September 2019) prior to trucks leaving site.	Not triggered										
Operational Waste Storage and Processing														
B33	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.		Construction has not yet commenced.	Not triggered										
Mechanical Ventilation														
B34	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings–Microbial control to</i>	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant										

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.			
	Rainwater Harvesting			
B35	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
	Roadworks and Access			
B36	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of an 8.8m medium rigid vehicle.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
	Carparking and Service Vehicle Layout			
B37	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B37a	all vehicles must enter and leave the Site in a forward direction;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B37b	minimum of 43 on-site car, and five bus parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B37c	the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with AUSTROADS; and	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B37d	the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
Bicycle Parking and End-of-Trip Facilities				
B38	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B38a	the provision of a minimum 22 staff bicycle parking spaces;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B38b	the layout, design and security of bicycle facilities must comply with the minimum requirements 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;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B38c	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B38d	appropriate pedestrian and cyclist advisory signs are to be provided; and	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B38e	all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads' authority.		No works have been undertaken in the audit period requiring signposting.	Not triggered
Public Domain Works				
B39	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit	<ul style="list-style-type: none"> Site visit observation 	The footpath or public domain works have not commenced in the audit period.	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	documentation of approval for each stage from Council to the Certifying Authority.			
	Compliance Reporting			
B40	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	<p>The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.</p> <p>Note: The compliance monitoring program includes the following key dates:</p> <ul style="list-style-type: none"> Pre-construction compliance report – no later than 13 July 2019 (complete) Construction compliance report #1 – no later than 11 January 2020 Construction compliance report #2 – no later than 13 July 2020 Pre-operational compliance report – no later than 20 July 2020 Operations compliance reports – no later than 20 July 2021 and every 52 weeks onwards 	Compliant
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018).	<ul style="list-style-type: none"> <i>Construction Compliance Report 1</i> (Wolfpeak, January 2020) 	<p>The Construction Compliance Report #1 was issued on 20 January 2020 (was required to be submitted no later than 11 January 2020). The report was viewed by the Auditor and appeared to be generally consistent with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018).</p> <p>Recommendation: Ensure the next Compliance Report is prepared with sufficient time to submit by the date</p>	Non-compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			specified in the Compliance Monitoring and Reporting program (next report due no later than 13 July 2020).	
B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	<ul style="list-style-type: none"> Letter to DPIE dated 24/01/20 and email records subject: <i>Mainsbridge School for Specific Purpose and 8SD8792: Submission of the Construction Compliance Report in accordance with Conditions B41</i> Email record to the Certifying Authority dated 22/01/20 subject: <i>Re: CCR1 - for submission</i> 	<p>The compliance report was submitted to DPIE on 24 January 2020 and to the Certifying Authority on 22 January 2020.</p> <p>The requirement to make the report publicly available has not been triggered in the audit period (required by 22 March 2020). Notification in writing is required by 15 March 2020.</p>	Not triggered
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018), 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.		The Project is still in the construction phase and no requests for ongoing operational compliance reports has been made.	Not triggered
	Landscaping			
B44	Prior to occupation of the building, the Applicant must prepare a Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	Occupation of the building has not been triggered. However, as the landscape plan has been prepared and approved by the Certifying Authority, the requirements under this condition were assessed in the Initial Construction Audit (Ramboll 2019) period and closed out where relevant. Comment is made below where	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			recommendations were made in the Initial Construction Audit (Ramboll 2019).	
B44a	detail the species to be planted on-site;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B44b	provide for the planting of 67 locally endemic trees including 27 trees of intermediate mature size up to 12m and 40 larger native trees with a minimum mature size of 15m and a potential mature size of 25m;	<ul style="list-style-type: none"> Site personnel comment 	<p>It was noted in the Initial Construction Audit (Ramboll 2019) that the planning arrangement does not meet the minimum of 40 larger native trees with a minimum maturity size of 15m. The Project Manager GHD advised that the reasoning behind this is that the arrangements specified in this condition are not practical from a health and safety perspective and does not meet the principles of Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> (as required under condition B44i) and a modification is currently under preparation to amend this condition accordingly.</p> <p>The landscape drawings were submitted to the certifying authority on 14 June 2019 for the complying certificate submission and was advised that the requirements of this condition were satisfied.</p> <p>The Auditor is therefore of the opinion that GHD and SINSW have demonstrated compliance with this condition as far as practical.</p>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B44c	native trees to be planted on site must consist of advanced and established local native tree species with a minimum tree height of 2-2.5m and/or plant container pot size of 100 litres;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B44d	native trees to be removed from the site shall be salvaged, including tree hollows and tree trunks (greater than 25-30cm in diameter and 3m in length) and used to enhance habitat at the site and the riparian corridor along Brickmakers Creek;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B44e	seed from endemic vegetation to be removed shall be collected and used in the site landscaping and along the riparian corridor;	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B44f	landscaping of the site, including the rehabilitation of the riparian corridor where required, must use a diversity of local provenance species (trees, shrubs and groundcovers from the native vegetation community (or communities) that occur, or once occurred on the site (rather than use exotic plant species or non-endemic native species);	<ul style="list-style-type: none"> Site visit observations 	Landscaping activities have not commenced in the audit period.	Not triggered
B44g	turf areas must be located outside the riparian corridor and less invasive grass (instead of kikuyu) must be used along the eastern boundary of the site in proximity to the riparian corridor;	<ul style="list-style-type: none"> Site visit observations 	Landscaping activities have not commenced in the audit period.	Not triggered
B44h	be consistent with the Applicant's Management and Mitigation Measures at RtS; and	<ul style="list-style-type: none"> Refer to Table A2 in this appendix 	Table A2 in this appendix provides an assessment of the management and mitigation measures in the EIS and RtS.	Compliant
B44i	comply with the principles of Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> .		Refer to response for condition B44b.	Compliant
Schedule 2 – PART C: During Construction				
Approved Plans to be On-site				
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<ul style="list-style-type: none"> Development consent SSD 8792 EIS RtS Modification 1 SEE 	The approved plans were made available to the Auditor.	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	Site Notice			
C2	A site notice(s):		N/A	N/A
C2a	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	<ul style="list-style-type: none"> Site visit observation 	A site notice was on display at the entrance gate and included the information listed in the adjacent column (refer to photo in Appendix 4).	Compliant
C2b	is to satisfy all but not be limited to, the following requirements:		N/A	N/A
C2b(i)	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;	<ul style="list-style-type: none"> Site visit observation 	The dimensions of the site notice complied with this condition (refer to photo in Appendix 4).	Compliant
C2b(ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;	<ul style="list-style-type: none"> Site visit observation 	The site notice appeared to be waterproof and durable (refer to photo in Appendix 4).	Compliant
C2b(iii)	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	<ul style="list-style-type: none"> Site visit observation 	The site notice included the relevant details listed in this condition (refer to photo in Appendix 4).	Compliant
C2b(iv)	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.	<ul style="list-style-type: none"> Site visit observation 	The site notice complied with this condition (refer to photo in Appendix 4).	Compliant
	Operation of Plant and Equipment			
C3	All plant and equipment used on site, or to monitor the performance of the development must be:		N/A	N/A
C3a	maintained in a proper and efficient condition; and	<ul style="list-style-type: none"> Maintenance Record for 12T Roller dated 23/01/20 	An example maintenance record sheet was viewed by the Auditor for a 12 roller which confirmed regular maintenance of machinery is undertaken (service last completed on 06/01/2020).	Compliant
C3b	operated in a proper and efficient manner.	<ul style="list-style-type: none"> Site visit observation Maintenance Record for 12T Roller dated 23/01/20 	The removal of the contaminated soils was completed on 23 November 2019 and activities following were limited to the implementation and management	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			of environmental controls. Machinery had been maintained during the audit period as evident by the maintenance records. The Auditor did not observe any evidence to suggest that plant and equipment used during the works were not operated in a proper and efficient manner.	
	Demolition			
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 workplans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.		Demolition works were not undertaken.	Not triggered
	Construction Hours			
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:00am and 6:00pm, Mondays to Fridays inclusive; and(b) between 8:00am and 1:00pm, Saturdays. No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	Construction of the Project had not commenced in the audit period. The construction hours listed in the adjacent column are consistent with those described in section 2.4 of the CEMP.	Not triggered
C6	Activities may be undertaken outside of the hours in condition C5 if required:		N/A	N/A
C6a	by the Police or a public authority for the delivery of vehicles, plant or materials; or		Construction of the Project had not commenced in the audit period.	Not triggered
C6b	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or		Construction of the Project had not commenced in the audit period.	Not triggered
C6c	where the works are inaudible at the nearest sensitive receivers; or		Construction of the Project had not commenced in the audit period.	Not triggered
C6d	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.		Construction of the Project had not commenced in the audit period.	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		Construction of the Project had not commenced in the audit period.	Not triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9:00am to 12:00pm, Monday to Friday; (b) 2:00pm to 5:00pm Monday to Friday; and (c) 9:00am to 12:00pm, Saturday.		Construction of the Project had not commenced in the audit period.	Not triggered
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<ul style="list-style-type: none"> Site visit observation Refer to evidence listed under conditions B18 to B25 	Compliance with the management plans is generally assessed in conditions B18 to B25 and is discussed in Section 4.3 of the Audit Report. Activities were considered to be generally in accordance with the management plans.	Compliant
Construction Traffic				
C10	All construction vehicles (excluding worker 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 before stopping.	<ul style="list-style-type: none"> Site visit observation 	Construction of the Project had not commenced in the audit period. Observation: The site appeared to have adequate space to accommodate vehicles.	Not triggered
Road Occupancy Licence				
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> Site personnel comment Site visit observation 	Construction of the Project had not commenced in the audit period. Site personnel informed the Auditor that the requirement to obtain a road occupancy licence is not applicable to the current stage of works as activities are contained to the site and do not impact on traffic flows.	Not triggered
SafeWork Requirments				
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by	<ul style="list-style-type: none"> Site visit observation 	The site was observed to be securely fenced to prevent unauthorised access (refer to photos in Appendix 4).	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.			
Hoarding Requirements				
C13	The following hoarding requirements must be complied with:		N/A	N/A
C13a	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	<ul style="list-style-type: none"> Site visit observation 	Third party advertising was not observed during the site visit (refer to photos in Appendix 4).	Compliant
C13b	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; and	<ul style="list-style-type: none"> Site visit observation 	Graffiti was not observed during the site visit (refer to photos in Appendix 4).	Compliant
C13c	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	<ul style="list-style-type: none"> Site personnel comment Site visit observation 	No hoardings have been installed.	Not triggered
No Obstruction of Public Way				
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works onsite.	<ul style="list-style-type: none"> Site visit observation 	All works were observed to be within the approved works zone.	Compliant
Construction Noise Limits				
C15	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<ul style="list-style-type: none"> <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020) 	Construction of the Project had not commenced in the audit period. Note: Section 3 of the CNVMSP describes the procedures to be implemented for the Project in accordance with the <i>Interim Construction Noise Guidelines</i> (OEH 2009) and the EPA Noise Control Manual Chapter 171 <i>Noise Control Guidelines for Construction Site Noise</i> (refer to condition B21b for evidence of implementation).	Not triggered
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding		Construction of the Project had not commenced in the audit period.	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	residential precincts outside of the construction hours of work outlined under condition C5.			
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.		Construction of the Project had not commenced in the audit period.	Not triggered
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.		Construction of the Project had not commenced in the audit period.	Not triggered
	Vibration Criteria			
C19	Vibration caused by construction at any residence or structure outside the site must be limited to:		N/A	N/A
C19a	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and		Construction of the Project had not commenced in the audit period.	Not triggered
C19b	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).		Construction of the Project had not commenced in the audit period.	Not triggered
C20	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 C19.		Construction of the Project had not commenced in the audit period.	Not triggered
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B21 of this consent.		Construction of the Project had not commenced in the audit period.	Not triggered
	Tree Protection			
C22	For the duration of the construction works:		N/A	N/A
C22a	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;		Construction of the Project had not commenced in the audit period.	Not triggered
C22b	all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or		Construction of the Project had not commenced in the audit period.	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	removed during construction due to an emergency, must be replaced, to the satisfaction of Council;			
C22c	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Aboricultural Impact Assessment Report prepared by Paul Shearer Consulting dated 30 August 2018;	<ul style="list-style-type: none"> Letter from Complete Arborcare dated 19/12/19 Completed Environmental Checklist dated 11/02/20 	Construction of the Project had not commenced in the audit period. Observation: An assessment was undertaken by Colin Curtis (Level 5 Consulting Arborist) of Complete Arborcare. The purpose of the assessment was to <i>"ensure that trees requiring retention and protection (as stated in the Arborist Impact Assessment issued by Paul Shearer Consulting on the 30th August 2018) had been met"</i> . A site visit was held on 18/12/19. The assessment concluded that <i>"All native trees that were required to be retained on the site, including Tree 30, were clearly identified on the ground and protected prior to works commencing."</i> Tree protection zones are inspected weekly as evident by the weekly inspection checklist.	Not triggered
C22d	native trees to be retained on the site, including Tree 30 must be clearly identified on the ground by protective fencing prior to any works commencing on the site and the fencing maintained for the duration of construction works; and		Construction of the Project had not commenced in the audit period. Observation: Refer to response to condition C22c.	Not triggered
C22e	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction	<ul style="list-style-type: none"> Site personnel comment 	Construction of the Project had not commenced in the audit period. Observation: The Auditor understands that access to these areas was not required.	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	within the canopy or the limit of the former protective fencing, whichever is the greater.			
	Dust Minimisation			
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> Site visit observation 	During the site inspection the Auditor observed evidence that water had been used for dust suppression on site (grass growth on non-trafficable or excavated areas). Rainfall had occurred in the day and morning prior to the inspection, continued during and following the site inspection. Geofabric had been used to cover the exposed clean edges of the remediation excavation: some maintenance of the geofabric was required.	Compliant
C24	During construction, the Applicant must ensure that:		N/A	N/A
C24a	exposed surfaces and stockpiles are suppressed by regular watering;	<ul style="list-style-type: none"> Site visit observation 	Construction of the Project had not commenced in the audit period. Observation: During the site inspection the Auditor observed evidence that water had been used for dust suppression on site (grass growth on non-trafficable or excavated areas). Rainfall had occurred in the day and morning prior to the inspection, continued during and following the site inspection.	Not triggered
C24b	all trucks entering or leaving the site with loads have their loads covered;	<ul style="list-style-type: none"> Site visit observation 	Construction of the Project had not commenced in the audit period. No trucks were observed entering or leaving the site during the site inspection.	Not triggered
C24c	trucks associated with the development do not track dirt onto the public road network;	<ul style="list-style-type: none"> Site visit observation 	Construction of the Project had not commenced in the audit period.	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			No trucks were observed entering or leaving the site during the site inspection. In addition, there was no evidence of dirt being tracked from the site onto the public road network.	
C24d	public roads used by these trucks are kept clean; and	<ul style="list-style-type: none"> Site visit observation 	Construction of the Project had not commenced in the audit period. There was no evidence of dirt being tracked from the site onto, or from other sources associated with the site on, the public road network.	Not triggered
C24e	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	<ul style="list-style-type: none"> Site visit observation 	Construction of the Project had not commenced in the audit period. Given the nature of the works completed to date no progressive land stabilisation activities had commenced.	Not triggered
Air Quality Discharges				
C25	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.		The Project is not subject to an EPL.	Not triggered
Erosion and Sediment Control				
C26	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	<ul style="list-style-type: none"> Site visit observations 	Construction of the Project had not commenced in the audit period. Observation: The sediment and erosion controls observed by the Auditor appeared to be effective to prevent sediment from leaving the Site (refer to photos in Appendix 4).	Not triggered
Imported Soil				
C27	The Applicant must:		N/A	N/A
C27a	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;		Fill has not been brought to site as part of the current stage of works.	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
C27b	keep accurate records of the volume and type of fill to be used; and		Fill has not been brought to site as part of the current stage of works	Not triggered
C27c	make these records available to the Certifying Authority upon request.		Fill has not been brought to site as part of the current stage of works	Not triggered
Disposal of Seepage and Stormwater				
C28	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Auditor observations	Construction of the Project had not commenced in the audit period. No such pumping was observed by the Auditor occurring during the site inspection, and no evidence that it had occurred was identified. Due to the dry conditions since the last site inspection it is considered unlikely that sufficient rain had occurred that required off site discharge of collected rainwater.	Not triggered
Unexpected Finds Protocol – Aboriginal Heritage				
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH 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 OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	<ul style="list-style-type: none"> <i>Unexpected Finds Protocol - Heritage</i> (Appendix P) (Greencap, February 2020) Site personnel comment 	Site personnel confirmed that no unexpected finds were encountered during the audit period. The Unexpected Finds Protocol for Heritage is included as Appendix P of the CEMP.	Not triggered
Unexpected Finds Protocol – Historic Heritage				
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and	<ul style="list-style-type: none"> <i>Unexpected Finds Protocol - Heritage</i> (Appendix P) (Greencap, February 2020) 	Site personnel confirmed that no unexpected finds were encountered during the audit period.	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	<ul style="list-style-type: none"> Site personnel comment 	The Unexpected Finds Protocol for Heritage is included as Appendix P of the CEMP.	
Waste Storage and Processing				
C31	Waste 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.	<ul style="list-style-type: none"> Site visit observations 	Given the limited activities that had occurred on site since the completion of contaminated soil excavation there was minimal waste on site. These were being stored appropriately.	Compliant
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> Clearance certificates for Areas 1 to 6 	Construction of the Project had not commenced in the audit period. All contaminated soils transported from the site for disposal were classified prior to removal. The Auditor was provided with various clearance certificates as evidence of this (some examples listed in adjacent column).	Not triggered
C33	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	<ul style="list-style-type: none"> Site visit observations 	Due to the limited activities on site the Auditor did not observe any trucks entering or leaving the site. Similarly, the Auditor did not observe any evidence of material being tracked onto public roads from the site.	Compliant
C34	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.	<ul style="list-style-type: none"> Site visit observations 	Construction of the Project had not commenced in the audit period. Concreting on site was limited to the installation of a concrete driveway for the site access.	Compliant
Handling of Asbestos				
C35	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	Construction of the Project had not commenced in the audit period. Observation: The Auditor viewed a notice of intent to remove non-friable	Not triggered

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	reference to Part 7 –'Transportation and management of asbestos waste' must also be complied with.		asbestos dated 3 October 2019 (licence no. 204059) during the Initial Construction Audit (Ramboll 2019).	
Community Engagement				
C36	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers identified on Figure 1 in the Noise Impact Assessment prepared by Acoustic Logic dated 29 August 2018, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.		Construction of the Project had not commenced in the audit period. Note: Evidence of consultation undertaken in the audit period is noted under condition B12a.	Not triggered
Independent Environmental Audit				
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	<ul style="list-style-type: none"> Letter from DPIE dated 27/05/19, titled: <i>Mainsbridge School for Specific Purposes (SSD 8792) Condition C37</i> 	Approval of the Audit Team (Victoria Sedwick, Shaun Taylor and Taylor Jackson) was received from DPIE on 27 May 2019.	Compliant
C38	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll, 2019) Independent Audit Program (Ramboll May 2019) 	This condition was satisfied during the Initial Construction Audit (Ramboll 2019). Note: The Independent Audit Program was submitted on 28 May 2019.	Not triggered
C39	Table 1 of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is:		N/A	N/A
C39a	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll, 2019) 	This condition relates to the Initial Construction Audit (Ramboll 2019) audit period. Note: This condition was identified as non-compliant during the Initial Construction Audit (Ramboll 2019). The notified date for the commencement of physical works was 13 July 2019, however the final audit	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			report was not completed until 28 November 2019 as outstanding documentation was not provided until 18 November 2019.	
C39b	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll, 2019) This audit report 	The site visit for the Initial Construction Audit (Ramboll 2019) was undertaken on 21 August 2019. Submission of this Audit is required by 21 February 2019. The final Audit report was issued on 20 February 2020.	Compliant
C40	In all other respects Table 1 remains the same. 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.	<ul style="list-style-type: none"> Site personnel comment 	Noted. No requests have been made to change the specified timing of the audits.	Not triggered
C41	Independent Audits of the development must be carried out in accordance with:		N/A	N/A
C41a	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and	<ul style="list-style-type: none"> Independent Audit Program (Ramboll May 2019) This audit report 	This audit has been undertaken in accordance with the Audit Program submitted on 28 May 2019.	Compliant
C41b	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).	<ul style="list-style-type: none"> This audit report (Section 3) 	The audit has been undertaken consistent with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) (refer to section 3 of the Audit Report).	Compliant
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), the Proponent must:		N/A	N/A
C42a	review and respond to each Independent Audit Report prepared under condition C37 of this consent;	<ul style="list-style-type: none"> Email from GHD representative dated 18/12/19 	An email from the GHD representative was received by Ramboll on 18 December 2019 detailing responses to	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<ul style="list-style-type: none"> Refer to section 4.2 of the Audit Report 	the recommendations made in the Initial Construction Audit (Ramboll 2019). A summary of the responses is included in section 4.2 of the Audit Report and in this table where relevant.	
C42b	submit the response to the Department and the Certifying Authority; and	<ul style="list-style-type: none"> Email from Hutchinson Builders to SW&P (certifying authority) dated 18/12/19 subject: <i>Fwd: IEA Non-compliance responses</i> Email from Hutchinson Builders to SW&P dated 12/02/20 Subject: <i>Fwd: J161921 - Mainsbridge School CEMP_V7</i> Letter to DPIE dated 13/02/20 subject: <i>Mainsbridge School for Specific Purpose and 5508792: Notification of issuing of the Construction Independent Audit Report (v2) in accordance with Conditions C42.</i> 	<p>In accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), submission of the audit report and response is required to be completed within the specified timing for the audit (refer to Table 1 of the guideline). Submission of the Initial Construction Audit (Ramboll 2019) and response was therefore required by 12 September 2019.</p> <p>The response to recommendations for the Initial Construction Audit (Ramboll 2019) was not submitted to DPIE until 13 February 2020.</p> <p>The response to recommendations was submitted to the Certifying Authority on 18 December 2019 as evident by the email correspondence cited in the adjacent column. The audit response was resubmitted to the Certifying Authority on 12 February 2020 as updates were made.</p> <p>Recommendation: Ensure all Independent Audit Reports are submitted to DPIE along with the response to audit findings within the specified timeframe (i.e. in accordance with Table 1 of the <i>Independent Audit</i></p>	Non-compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p><i>Post Approval Requirements</i> guideline (June 2018) and the approved Audit Program.</p> <p>Note: Submission of this Audit Report to DPIE along with the response to audit findings is required by 21 February 2020.</p>	
C42c	<p>make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	<ul style="list-style-type: none"> Email from SINSW to the Department representative dated 18/12/19 subject: <i>RE: EMAIL - 191217 - Submission of C42 (c)</i> Mainsbridge SSP website: https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html 	<p>The Initial Construction Audit (Ramboll 2019) was not submitted to DPIE. However, a notification was sent to the Department on 18 December 2019 (as evident by the email correspondence cited in the adjacent column) stating that "<i>the Initial Construction Independent Audit Report, issued on or around 28 November 2019, will be made publicly available on or before 17 January 2020 (within 60 days after submitting the report to the Department)</i>". The Mainsbridge SSP website was viewed on 28 January 2020 and 10 February 2020 and confirmed the Initial Construction Audit (Ramboll 2019) was available.</p> <p>The applicant's response to recommendations were not available on the website as these had not been finalised.</p> <p>Recommendation: Once complete, ensure the applicant's response to audit recommendations are made available on the Mainsbridge SSP website.</p>	Non-compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), 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.		No requests have been made in this regard.	Not triggered
Incident Notification, Reporting and Response				
C44	The Department must be notified in writing to compliance@planning.nsw.gov.au 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. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1 .	<ul style="list-style-type: none"> Site personnel comment 	Site personnel confirmed that no incidents have occurred during the audit period. The Auditor did not observe any evidence to suggest this was false.	Not triggered
Non-Compliance Notification				
C45	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> Site personnel comment 	Site personnel confirmed that no non-compliance issues have been identified during the audit period (excluding the administrative non-compliances identified in the Initial Construction Audit (Ramboll 2019)). The Auditor did not observe any evidence to suggest this was false.	Not triggered
Revision of Strategies, Plans and Programs				
C46	Within three months of:		N/A	N/A
C46a	the submission of a compliance report under condition B40;	<ul style="list-style-type: none"> <i>Mainsbridge School for Specific Purposes – SSD 8792 Pre-Construction</i> 	The Pre-construction Compliance Report was submitted in July 2019. Therefore, a review of the CEMP	Non-compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p><i>Compliance Report</i> (Wolfpeak, July 2019)</p> <ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	<p>(including sub-plans) and notification to the Department and Certifying Authority was required by October 2019. The CEMP was updated on 27 November 2019 (four months later).</p> <p>Recommendation: Undertake a review of the relevant plans required under the development consent within three months of the submission of a compliance report and advise DPIE and the Certifying Authority that this review is being undertaken.</p>	
C46b	the submission of an incident report under condition C44;		No incident reports have been submitted for the Project.	Not triggered
C46c	the submission of an Independent Audit under condition C41;	<ul style="list-style-type: none"> Letter dated 17/01/20 from Neil Hogan (SINSW) to Rob Sherry (DPIE) subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Notification of intention to undertake a review of strategies, plans and programs in accordance with Condition C46</i> Letter to DPIE dated 17/01/2020 subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Notification of intention to undertake a review of strategies, plans and programs in</i> 	<p>This Independent Audit was submitted on 29 November 2019. A review of the plans and programs under this consent was required by February 2020. SINSW sent an email to the Department on 17 January 2020 advising the review of the CEMP and sub-plans would be carried out. Email correspondence between Hutchinson, Hayball and GHD personnel was viewed by the Auditors confirming the review had commenced (included comments on sections to be updated) between 17/01/20 and 22/01/20.</p>	Compliant

20 February 2020

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<i>accordance with Condition C46</i>		
C46d	the issue of a direction of the Planning Secretary under condition A2 which requires a review,	<ul style="list-style-type: none"> Site personnel comment 	Site personnel confirmed that no directions have been received from the Planning Secretary in this regard.	Not triggered
C46	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	<ul style="list-style-type: none"> Email from Hutchinson Builders to SW&P dated 12/02/20 Subject: Fwd: J161921 - Mainsbridge School CEMP_V7 	The requirements under this condition note are detailed above. Note: The CEMP (February 2020) was sent to the Certifying Authority for review on 12 February 2020.	N/A
C47	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for information within six weeks of the review.</p> <p>Note: <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></p>	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020) (document control table) Site personnel comment Letter to DPIE dated 13/02/20 subject: Mainsbridge School for Specific Purpose and 5508792: Notification of issuing of the Construction Independent Audit Report (v2) in accordance with Conditions C42. 	<p>The CEMP and subplans have been updated numerous times (May, July, November and December 2019 and February 2020) and had not been sent to the Planning Secretary or Certifying Authority for approval within six weeks of the review (see responses to conditions A11c and A13). The February 2020 CEMP was sent to DPIE on 13 February 2020.</p> <p>Recommendation: All future revisions of the CEMP and sub-plans should be submitted to the Planning Secretary and Certifying Authority for approval within six weeks of the review.</p>	Non-compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTs				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	ENVIRONMENTAL IMPACT STATEMENT			
	Overshadowing			
1	The chosen orientation, bulk and scale of the proposed School buildings minimise overshadowing impacts.	<ul style="list-style-type: none"> EIS RtS 	No buildings were constructed during the audit period. Note: Overshadowing impacts were assessed as part of the EIS and RtS and were considered to be "acceptable".	Not triggered
	Privacy			
2	Retention of existing trees contained to the north, north-east, east, and western boundaries to screen the proposal and prevent onlooking.	<ul style="list-style-type: none"> Site visit observations Arboricultural Impact Assessment Report (Paul Shearer Consulting, August 2018) 	The Auditor noted that several trees within the site had been retained and protection implemented during the site visit. Tree removal is undertaken in accordance with the arborists assessment undertaken by Paul Shearer Consulting (August 2018) (also see response to condition B44d in Table A1).	Compliant
3	Proposed buildings achieve minimum setback distances.	<ul style="list-style-type: none"> <i>Mainsbridge School for Specific Purposes State Significant Development Assessment (SSD 8792) (DPIE, February 2019) (DPIE Assessment Report)</i> 	No buildings were constructed during the audit period. Note: The setback of buildings was assessed as part of the EIS and RtS. Section 6.1.2 of the DPIE Assessment Report (February 2019) states "The proposed setbacks of a minimum of eight metres to the north, greater than 20m to the east, 40m to the south and 10m to the west provide appropriate separation to maintain solar access, privacy and environmental amenity to adjacent properties."	Not triggered
4	Implementation of recommendations outlined within the Construction Noise and Vibration Management Report.	<ul style="list-style-type: none"> <i>Construction Noise and Vibration</i> 	The Construction Noise and Vibration Management Report for the EIS has been superseded by the	Compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTs				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p><i>Management Plan</i> (Acoustic Logic, 2018)</p> <ul style="list-style-type: none"> <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020) 	Construction Noise and Vibration Management Plan (CNMP) (Acoustic Logic, 2018). The management measures included in the CNMP have been incorporated into the CNVMSP. Condition B21b in Table A1 provides evidence of implementation of these measures.	
	Biodiversity			
5	Implementation of recommendation outlined within the Flora and Fauna Report including:		N/A	N/A
5a	Minimise the disturbance footprint as much as practicable,	<ul style="list-style-type: none"> Site visit observation 	Disturbance associated with the Project was contained to the site boundary as observed during the site visit.	Compliant
5b	Do not store plant and equipment in remnant bushland,	<ul style="list-style-type: none"> Site visit observation 	No plant or equipment was observed in remnant bushland during the site visit (all contained within the site boundary).	Compliant
5c	Prepare a sediment and erosion control plan,	<ul style="list-style-type: none"> <i>Erosion and Sediment Control Plan</i> (Appendix I) (Greencap, February 2020) 	Attachment B to the CSWMSP includes plans of the proposed sediment and erosion controls to be implemented during construction.	Compliant
5d	Rehabilitate and revegetate disturbed areas following the works, including weed management, and		The requirement to rehabilitate the site has not been triggered at the current stage of the Project.	Not triggered
5e	Landscaping should include species characteristic of Cumberland Riverflat Forest.		The requirement to landscape the site has not been triggered at the current stage of the Project.	Not triggered
6	In addition, a Preliminary Tree Assessment Report has been prepared by Paul Shearer Consulting and is provided at Appendix D. Section 3 of this report outlines recommendations relating to the removal of 18 trees.	<ul style="list-style-type: none"> Arboricultural Impact Assessment Report (Paul Shearer) 	The amended arborist assessment is included as Appendix C to the RtS and recommends the removal of 38	Noted

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		Consulting, August 2018)	trees (also see response to condition B44d in Table A1).	
	Transport and Accessibility			
7	Implementation of measures outlined within the Traffic Impact Assessment including:		N/A	N/A
7a	That the school prepares a detailed Green Travel Plan for staff outlining all public and active transport opportunities and strategies by which to reduce private vehicle travel.		This is not required for the current stage of the Project.	Not triggered
7b	That the existing parking restrictions in Williamson Crescent during the WFPS peak periods be extended to the School to ensure two-way traffic flows in Williamson Crescent are maintained.		This is not required for the current stage of the Project.	Not triggered
7c	That the DoE consult with Council and the RMS regarding the extension of the existing School Zone in Williamson Crescent to the west of the School.		This is not required for the current stage of the Project.	Not triggered
	Construction Vehicles			
8	Implementation of measures outlined within the Preliminary Construction Management Report.	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) 	The Preliminary Construction Management Report has been superseded by the CEMP (assessed in Table A1 as relevant).	Compliant
9	All truck drivers will be provided with a copy of the proposed dedicated site access route.	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020) 	Site access routes are detailed in the CTPMSP (refer to comments under condition B20d and B20e(iv) in Table A1). Attachments A and B of the CTPMSP includes figures that show the vehicle routes and parking arrangements for various stages of the Project. Compliance with designated vehicle routes is part of the Driver Code of Conduct (section 3.7).	Compliant
10	Dedicated traffic controller will be employed at the construction vehicle access point off Williamson Crescent to direct traffic and uphold pedestrian safety.		Construction of the Project had not commenced in the audit period and this is requirement has not been triggered.	Not triggered

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
11	The following strategies will be employed by DoE to manage demand for on-site staff carparking:		N/A	N/A
11a	Provision of 19 on-site staff car parking spaces, including 2 accessible space.		This is not required for the current stage of the Project and has been increased to a minimum of 43 car parks as per SSD 8792 (refer to condition B37b in Table A1).	Not triggered
11b	Majority of students to utilise ASTP.		This is not required for the current stage of the Project.	Not triggered
11c	Green Travel Program.		This is not required for the current stage of the Project.	Not triggered
11d	Car-pooling initiatives.		This is not required for the current stage of the Project.	Not triggered
	Wind			
12	Implementation of recommendations contained within the Wind Impact Assessment Report. Whilst the assessment found that wind conditions within the grounds of the proposed school are generally suitable, to assist in ameliorating the potential adverse winter, westerly wind condition at this location, SLR recommends the following:		N/A	N/A
12a	Consideration be given to providing a vertical windbreak in the area immediately in front of the main pedestrian entry point into the school - which could be in the form of additional landscaping, vertical screens, etc, OR		This is not required for the current stage of the Project.	Not triggered
12b	Consideration be given to providing vertical windbreaks at the gate entry point itself, e.g. a staggered entry design provided by vertical walls (could be glazed); and		This is not required for the current stage of the Project.	Not triggered
12c	Consideration be given to provide the western edge of the Porte Cochere with some porosity to divert wind flow partially upwards rather than downwards.		This is not required for the current stage of the Project.	Not triggered
12d	The assessment found that with the inclusion of the above additional design treatments, wind conditions at ground level student walkway areas, including between the Library and Administration Building, would be suitable for standing. These recommendations have been or can be incorporated into the final School design.		N/A	Noted

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	Crime and Safety			
13	The proposed redevelopment incorporates CPTED principles to deter crime. Incorporated principles include:		N/A	N/A
13a	Incorporating an open palisade fence around the perimeter of the site.		This is not required for the current stage of the Project. Observation: It is noted that the site design includes a 2.4 m high security fence around the car park and a 1.5 m high security fence around the outdoor active learning spaces.	Noted
13b	Providing adequate lighting throughout the site. This includes at footpaths and entrances.		This is not required for the current stage of the Project.	Noted
13c	Installing identification signs depicting the name of the School at the Williamson Crescent site entrance to reinforce the School presence.		This is not required for the current stage of the Project.	Noted
13d	Ensuring that a strong teacher presence will be felt throughout the School.		This is not required for the current stage of the Project.	Noted
13e	Incorporating sturdy and well-designed outdoor lighting fixtures, equipment and furniture; and		This is not required for the current stage of the Project.	Noted
13f	Providing balconies and windows at the upper levels of the proposed School buildings to ensure passive and informal surveillance is available onto surrounding streets.		This is not required for the current stage of the Project.	Noted
	Acoustic and Vibration			
14	Implementation of recommendations contained within the Construction Noise and Vibration Management Report. Regarding excavator and piling noise:		N/A	N/A
14a	All noise generating excavation works on site are to occur after 8am, and are to provide a 1-hour respite period during the morning period.		Construction of the Project had not commenced in the audit period.	Not triggered
14b	Additionally, an afternoon respite period will also be enforced on site between the hours of 12pm to 1:30pm.		Construction of the Project had not commenced in the audit period.	Not triggered
14c	All surrounding receivers will be notified of the duration and extent of the works proposed during the excavation stage via letterbox drops, with a detailed engagement plan and contact information for all relevant personnel on site.	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) 	It was noted in the Initial Construction Audit (Ramboll 2019) that a letter box drop to nearby residents was completed on 19 July	Compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			2019 as described in Section 3.8 of the CEMP.	
15	Regarding hand tools (Jackhammers, Angle Grinders, Impact Drills, Electric Saws):		N/A	N/A
15a	Wrapping hammering heads or placing a soft material in between the hammering head and concrete should not occur. Ultimately the reduction in construction noise from hammering with this treatment will be minimal and the length of construction exposure will be extended due to constant rewinding due to the hammer wearing away at the material, will occur frequently.		Construction of the Project had not commenced in the audit period requiring the use of hand tools.	Not triggered
15b	All surrounding receivers will be notified of the duration and extent of the works proposed via letterbox drops, with a detailed engagement plan and contact information for all relevant personnel on site.		Construction of the Project had not commenced in the audit period requiring the use of hand tools.	Not triggered
15c	Warwick Farm Public School must be consulted to ensure any intrusive constructions operations do not impact on sensitive operations like examinations.		Construction of the Project had not commenced in the audit period requiring the use of hand tools.	Not triggered
16	Regarding vehicle noise and concrete pumps:		N/A	N/A
16a	All construction traffic, including loading and unloading operations are to occur via an access gate along Williamson Crescent.	<ul style="list-style-type: none"> Site visit observation 	It was noted in the site visit that loading/unloading arrangements are at Williamson Crescent.	Compliant
16b	A designated loading/unloading area as illustrated in the figure 3 of the report. Any concrete pumping operations must also be limited to this area. This location will provide maximum proximity to the surrounding identified sensitive receivers.	<ul style="list-style-type: none"> Site visit observation 	As noted in condition 16a in Table A1, loading/unloading occurs at Williamson Crescent.	Compliant
16c	Trucks and concrete trucks must turn off their engines when on site to reduce impacts on adjacent land use (unless truck ignition needs to remain on during concrete pumping).		Construction of the Project had not commenced in the audit period and therefore concrete trucks are not required.	Not triggered
17	Regarding other activities:		N/A	N/A
17a	In the event of complaint, noise management techniques identified in this report should be employed to minimise the level of noise impact. This may include community consultation and scheduling of loud construction processes.	<ul style="list-style-type: none"> Complaints Register (January 2020) 	The complaints handling procedure was implemented following a noise complaint received on 24 January 2020 (refer to discussion in Section 4.5 of the audit report).	Compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
18	Notwithstanding the above, general management techniques and specific acoustic treatments may be implemented on a case-by-case basis to reduce noise emissions to surrounding receivers. These include:		N/A	N/A
18a	ACOUSTIC BARRIER - Barriers or screens can be an effective means of reducing noise. Barriers can be located either at the source or receiver.	<ul style="list-style-type: none"> <i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020) 	Noise impacts for the current stage of the Project are considered not to require additional management. Note: This management measure is included in section 3.3 of the CNVMP.	Not triggered
18b	SELECTION OF ALTERNATE APPLIANCE OR PROCESS - This involves the formulation of work practices to reduce noise generation. It is recommended that all available and reasonable treatments and mitigation strategies presented in this report be adopted to minimise noise emissions from the excavation and construction activities on site.	<ul style="list-style-type: none"> <i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020) 	Noise impacts for the current stage of the Project are considered not to require additional management. Note: This management measure is included in section 3.3 of the CNVMP.	Not triggered
18c	SILENCING DEVICES - Where construction process or appliances are noisy, the use of silencing devices may be possible. These may take the form of engine shrouding, or special industrial silencers fitted to exhausts.	<ul style="list-style-type: none"> <i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020) 	Noise impacts for the current stage of the Project are considered not to require additional management. However, this management measure is included in section 3.3 of the CNVMP.	Not triggered
18d	TREATMENT OF SPECIFIC EQUIPMENT - In certain cases, it may be possible to specially treat a piece of equipment to dramatically reduce the sound levels emitted.	<ul style="list-style-type: none"> <i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020) 	Noise impacts for the current stage of the Project are considered not to require additional management. Note: This management measure is included in section 3.3 of the CNVMP.	Not triggered
18e	ESTABLISHMENT OF SITE PRACTICES - Construction Profile will ensure all plant, equipment and machinery are regularly serviced and maintained at optimum operating conditions, to ensure excessive noise emissions are not generated from faulty, overused or unmaintained machinery.	<ul style="list-style-type: none"> <i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020) 	This management measure is included in section 3.3 and section 3.4.2 of the CNVMP. Machinery had been maintained during the audit period as evident by the maintenance records.	Compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<ul style="list-style-type: none"> Maintenance Record for 12T Roller dated 23/01/20 		
18f	<p>STAFF TRAINING AND REPORTING MECHANISM</p> <p>- All construction staff on site, as part of the site induction process, will be informed of the surrounding sensitive receivers on site and the site- specific recommendations to reduce noise impacts to these receivers</p>	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, February 2020) Invitation to tender letter (and attachments) dated 16/09/19 	<p>Section 6.1 of the CEMP includes that awareness of noise measures will be included as part of the induction process.</p> <p>The DA conditions were provided to contractors prior to commencement of works as part of the tendering process with the instruction to confirm compliance with the documentation (including implementation of management plans).</p>	Compliant
18g	<p>ESTABLISHMENT OF DIRECT COMMUNICATION WITH AFFECTED PARTIES - For any construction noise management programme to work effectively, continuous communication is required between all parties, which may be potentially impacted upon, the builder and the regulatory authority.</p>	<ul style="list-style-type: none"> <i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020) Summer holidays construction works notification flyer (December 2019) Meeting minutes for 'WF Childcare Centre – Stakeholder Discussion' dated 18/09/19 	<p>This management measure is included in section 4.7 of the CNVMSP.</p> <p>During the audit period, the following consultation activities were undertaken (evidence noted in adjacent column):</p> <ul style="list-style-type: none"> Summer holidays construction works notification (December 2019) Meeting with the adjacent childcare centre (18/09/19) 	Compliant
18h	<p>DEALING WITH COMPLAINTS - A permanent register of complaints should be held. All complaints received should be fully investigated and reported to management.</p>		<p>A complaints management system is in place for the Project as described in condition A20a in Table A1.</p>	Compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
18i	The above mitigation measures can be incorporated into the conditions of consent and are aimed at working towards achieving the noise management levels established at surrounding receivers.		N/A	Noted
19	Implementation of recommendations contained within the Noise Impact Assessment. Whilst the proposed school is acoustically acceptable, the report recommends the following acoustic treatments/management controls to mitigate acoustic impacts:		N/A	N/A
19a	Detailed acoustic review of all external plant items should be undertaken following equipment selection and duct layout design. All plant items will be capable of meeting noise emission requirements of Council and the EPA Industrial Noise Policy, with detailed design to be done at CC stage.		This relates to operation of the school and has not been triggered.	Not triggered
19b	External speakers for PA and bells should be directional facing away from residential receivers.		This relates to operation of the school and has not been triggered.	Not triggered
19c	Windows to the school buildings should be constructed of minimum 6.38mm laminated glass and should be capable of being closed during periods of high noise generation.		This relates to operation of the school and has not been triggered.	Not triggered
19d	The above mitigation measures can be incorporated into the conditions of consent to ensure operational noise resulting from the proposed School is deemed acceptable.		These measures relate to operation of the school and have not been triggered.	Noted
	Contamination			
20	Asbestos materials to be removed from the site prior to the commencement of any renovation/demolition works that may cause their disturbance.	<ul style="list-style-type: none"> Site visit inspection Letter from Greencap dated 20/12/2019 	At the time of the audit, the removal of contaminated soils (including asbestos contaminated soils) was complete. Asbestos Clearance Certificates and the Validation Report had been issued (as evident by the letter from Greencap). These reported that remediation had been completed and no asbestos containing materials were observed.	Compliant
21	Implementation of recommendations outlined within Stage 1 Environmental Site Assessment and Stage 2 Environment Site Investigation Report.		The recommendations of the Stage 1 Environmental Site Assessment and Stage 2 Environment Site Investigation Report are	Compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			incorporated in the RAP (refer to response below to condition 22).	
22	Implementation of Remedial Action Plan (RAP) if required.	<ul style="list-style-type: none"> Site visit observations 	Implementation of the RAP is ongoing as remediation works are still progressing. An audit against the RAP is being undertaken by an accredited auditor throughout and following remediation activities. The Auditor did not note any evidence that suggested remediation works were inconsistent with the RAP as management measures (refer to discussion in Section 3.2 of the Audit Report for more detail on activities undertaken).	Compliant
	Tree Protection			
23	Implementation of recommendations outlined within Preliminary Tree Assessment Report to ensure significant trees are retained and protected during construction.		Refer to response to condition 2 in this table and condition B44d in Table A1.	Compliant
	Bushfire			
24	Implementation of recommendations outlined within the Bushfire Assessment including:		N/A	N/A
24a	Proposed landscaping should comply with the principles listed within Appendix 5 of PBP.		This requirement has not been triggered in the Audit period.	Not triggered
24b	Hydrants are to be installed to achieve compliance with AS 2419.1 – 2005 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419).		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
24c	Where overhead electrical transmission lines are installed no part of a tree should be closer to a powerline than the distance specified in ISSC 3 Guideline for Managing Vegetation Near Power Lines (Industry Safety Steering Committee 2005). A clearance of 0.5 m is required for residential connections.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
24d	Any gas services are to be installed and maintained in accordance with AS/NZS 1596- 2008 The storage and handling of LP gas (Standards Australia, 2008).		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
24e	The Bush Fire Assessment concludes that with the adoption of the recommendations above, the proposed development will comply with Planning for Bushfire Protection 2006 for infill Special Fire Protection Purpose (SFPP) development. The proposal is justifiable on a bush fire hazard grounds.		Refer to response to condition B44i of Table A1.	Noted
Water Management				
25	Implementation of proposed stormwater concept plan and erosion and sediment control plan.		Refer to response to condition B27 of Table A1.	Compliant
Waste				
26	Implementation of Construction Waste Management Plan and Operational Waste Management Plan.		Refer to response to condition B18d of Table A1.	Compliant
27	Waste generated during construction for disposal to be removed by a licensed waste contractor and disposed of in a licensed landfill facility if/as required.	<ul style="list-style-type: none"> <i>Construction Waste Management Plan</i> (Appendix F) (Greencap, February 2020) 	Management of waste is described in section 3.2 of the CWMSPP consistent with this condition (refer to response to condition B22b in Table A1).	Compliant
28	Segregate and recycle solid wastes generated by construction activities.	<ul style="list-style-type: none"> <i>Construction Waste Management Plan</i> (Appendix F) (Greencap, February 2020) 	Construction of the Project had not commenced in the audit period. Note: Management of waste is described in section 3.2 of the CWMSPP consistent with this condition (refer to response to condition B22a in Table A1).	Not triggered
29	Reduce wastes by selecting, in order of preference, avoidance, reduction, reuse and recycling.	<ul style="list-style-type: none"> <i>Construction Waste Management Plan</i> (Appendix F) (Greencap, February 2020) 	Construction of the Project had not commenced in the audit period. Note: Management of waste is described in section 3.2 of the CWMSPP consistent with this condition (refer to response to condition B22a in Table A1).	Not triggered

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
30	Make purchasing decisions that consider recycled products.	<ul style="list-style-type: none"> Construction Waste Management Plan (Appendix F) (Greencap, February 2020) 	Construction of the Project had not commenced in the audit period. Note: Management of waste is described in section 3.2 of the CWMSPP consistent with this condition.	Not triggered
31	Consider measures and performance based targets for reduction, reuse and recycling.	<ul style="list-style-type: none"> Construction Waste Management Plan (Appendix F) (Greencap, February 2020) 	Expected waste types/quantities are detailed in Appendix A of the CWMSPP.	Compliant
Erosion and Sediment Control				
32	Implementation of proposed erosion and sediment control plan. The following structures are proposed to be installed at the site to mitigate dust, erosion and sediment runoff:		N/A	N/A
32a	A silt fence along the entire south and east facing boundary and part of the north facing boundary to mitigate soil runoff to the adjacent Warwick Farm Public School and Brickmakers Creek;	<ul style="list-style-type: none"> Site visit observation 	Sediment fencing had been installed along the down gradient (eastern) boundary of the Site, as well as the northern and western boundaries. Plastic sheeting had been installed to the entire height and length of the Site boundary fencing. These measures were considered by the Auditor to be appropriate.	Compliant
32b	A catch drain surrounding the entire school building site with haybales placed at 30m intervals;	<ul style="list-style-type: none"> Photo provided by GHD Site visit observations 	The Auditor was provided a photo showing the catch drain and haybales installed around the site boundary. The Auditor is of the opinion that the sediment controls observed during the site visit were adequate in minimising erosion and sediment runoff.	Compliant
32c	Various silt traps throughout the site;	<ul style="list-style-type: none"> Photo provided by GHD 	The Auditor was provided a photo showing silt traps at the stormwater	Compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			drain outside the site. The Auditor is of the opinion that the sediment controls observed during the site visit were adequate in minimising erosion and sediment runoff.	
32d	Temporary sediment basin to pump out stormwater once settled; and	<ul style="list-style-type: none"> Photo provided by GHD 	The Auditor was provided a photo with time stamp 11 February 2020 8.27am showing the temporary sediment basin with pump.	Compliant
32e	A temporary construction entry/exit at the sites' western boundary to remove silt from all vehicles vacating the site.	<ul style="list-style-type: none"> Site visit observation 	A cattle grid has been installed at the vehicle entrance/ exit gate off William Crescent to assist with removal of dirt and mud from vehicles prior to leaving the Site.	Compliant
	Geotechnical			
33	Implementation of recommendations outlined in the Geotechnical Report including the following:		N/A	N/A
33a	Following tree and vegetation removal, any contaminated fill should be removed. The topsoil should be separately stockpiled for possible use for landscaping.	<ul style="list-style-type: none"> Site visit observation 	Removal of contaminated soils was completed on 23 November 2019.	Compliant
33b	A high-level footing solution consisting of strip and pad footings or a stiffened raft slab founded in soils of at least stiff to very stiff strength may be adopted. The footings should be designed for a maximum allowable bearing pressure of 200kPa.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
33c	The initial footing excavations must be inspected by a geotechnical engineer prior to pouring to confirm that satisfactory founding material has been exposed.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
33d	JK Geotechnics recommend that footings be excavated, cleaned, inspected and poured with minimum delay to avoid deterioration. If delays in pouring concrete are anticipated, the base of the footings should be protected with a blinding layer of concrete. Water must be avoided from ponding on the base of footings as this will tend to		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	soften the foundation material, resulting in further excavation and cleaning being required.			
33e	The proposed buildings may be supported using conventional bored or steel screw piles founded in soils of at least very stiff strength at minimum depths of 3m. The piles should be designed for an allowable end bearing pressure of 350kPa. In addition, an allowable shaft adhesion of 35kPa may be adopted for bored pile design, provided the upper 2m of the soil profile is ignored to take potential shrinkage into account.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
33f	The piles will need to be anchored to sufficient depth into the alluvial soils and be designed for tension due to potential swell pressures in the overlying silty clays. We recommend that ground beams or slabs between piles be designed as suspended and poured over void formers at least 50mm thick to isolate them from the underlying clays.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
33g	The initial pile holes must be inspected by a geotechnical engineer prior to pouring to confirm that adequate founding material and socket depths have been achieved.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
33h	Groundwater inflow may occur into bored pile holes but we anticipate that the inflow will be controllable by conventional pumping methods. The bored piles should be drilled, cleaned, inspected and poured with minimal delay (ie. all on the same day).		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
33i	Unless incorporated into a raft slab, JK Geotechnics recommend that ground floor slabs be designed as suspended between footings and poured over a void former a minimum of 50mm thick to isolate them from the underlying clays. The detailing of floor slabs to accommodate shrink-swell movements of even smaller magnitude to avoid damage is extremely difficult. In accordance with AS2870, slab- on-grade internal floors are not appropriate for 'Class M' and more severe sites.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
33j	The local council has guidelines relating to salinity issues which should be checked for relevance to this project.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
33k	A waste classification will need to be assigned to any soil excavated from the site prior to offsite disposal. Subject to the appropriate testing, material can be classified as Virgin Excavated Natural Material (VENM), General Solid, Restricted Solid or Hazardous Waste. Analysis takes seven to 10 working days to complete, therefore, an adequate allowance should be included in the construction program unless testing is completed prior to construction. If contamination is encountered, then substantial further testing (and associated delays) should be expected. JK Geotechnics strongly recommend that this issue is addressed prior to the commencement of excavation on site.	<ul style="list-style-type: none"> Letter from Greencap dated 20/12/2019 	Refer to response to condition B18j in Table A1.	Compliant
	Salinity			
34	Implementation of recommendations outlined in the Salinity Assessment including:		N/A	N/A
34a	An erosion and sediment control plan should be prepared prior to the commencement of earthworks. The plan should be implemented during the development to manage and control sediment discharge from the site;	<ul style="list-style-type: none"> <i>Erosion and Sediment Control Plan</i> (Appendix I) (Greencap, February 2020) 	Refer to response to condition 5c in this table.	Compliant
34b	Earthworks, including the stripping of vegetation and topsoil/fill should be staged (where possible) to reduce the time of exposure of subsoils to erosion by wind and rain;	<ul style="list-style-type: none"> Site visit observations 	Exposure of soils was minimised onsite through the use of geotextile fabric, plastic sheeting and reuse of vegetation (mulch).	Compliant
34c	Sodic and highly dispersive soils can be treated by gypsum and/or lime. This will increase the proportion of exchangeable calcium in the soil and reduce the degree of sodicity (and thereby dispersivity) in areas where cut faces will be exposed. The amount of lime/gypsum to be added will vary with the soil and tests should be undertaken prior to, and during, the proposed earthworks to assess the appropriate quantity of lime/gypsum;		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
34d	Stormwater should be managed appropriately to reduce infiltration. Stormwater infrastructure should be designed to minimise leakage; and	<ul style="list-style-type: none"> Initial Construction Audit (Ramboll 2019) Completed Environmental 	The stormwater management system has been designed by WSP and was viewed during the Initial Construction Audit (Ramboll 2019).	Compliant

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		Checklist dated 11/02/20	The Environmental Checklist in Appendix B includes a requirement to check flood and sediment controls (example viewed as per response to condition B17b(iii) in Table A1).	
34e	Nutrient rich topsoil should be used to promote plant growth in landscaped areas. Special attention should be paid to soil fertility to promote optimal conditions for successful revegetation. Suitable native plant species which require minimal watering should be established in landscaped areas.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
	Flooding			
35	The following recommendations are provided on the types of materials to be used in construction to ensure that structural integrity of the buildings is maintained during a flood event. Various types of loads must be considered in the design of the proposed buildings in relation to flood protection. These include:		N/A	N/A
35a	Impact loading caused by debris carried by flood waters; Uplift or buoyancy forces;		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
35b	Hydrostatic forces; and		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
35c	Hydrodynamic forces.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
36	The structures should be designed in accordance AS1170 for the types of loadings listed above for all flood events up to the PMF level. In addition to potential loadings due to flooding, construction materials must be durable for short term duration immersion in flood waters. This would include all structural components being constructed from reinforced concrete, bricks or reinforced masonry blocks.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
37	A Flood Evacuation Strategy and On-site Response Plan will most likely not be required for the proposed works. The water within a low hazard flood category is considered safe to wade through should emergency access be required in a flood event.	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan (Appendix N) (Greencap, February 2020)</i> 	A BFFERP includes a flood emergency plan for the Project as required under condition B18g in Table A1.	Noted
RESPONSE TO SUBMISSIONS				
Social				
38	NSW DOE are undertaking a number of school infrastructure projects to help accommodate this growth in school-aged student numbers.		N/A	Noted
39	Consultation with the school, neighbouring Warwick Farm Public School and the community will define the best use of school facilities by the wider community.	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan (Greencap, February 2020)</i> 	Section 5.5 of the CEMP describes the consultation strategy for the Project. Evidence of consultation undertaken during the audit period is provided in the response to condition A10 in Table A1.	Compliant
40	Implementation of the Green Travel Plan to reduce vehicle dependency by staff to 70% and promote active and public transport options.		Refer to response to condition 11c in this table.	Not triggered
41	Existing parking restrictions in Williamson Crescent be extended to ensure two-way traffic flows in Williamson Crescent is maintained.	<ul style="list-style-type: none"> <i>Traffic and Pedestrian Management Plan (Appendix G) (Greencap, February 2020)</i> 	The CTPMSP includes the commitment that "There is no queuing on Williamson Crescent or any other surrounding roads" and "There is no offsite parking for construction vehicles". These management measures will ensure two-way traffic flow in Williamson Crescent.	Compliant
42	Measures to maintain road and personal safety in line with CPTED principles should be considered, including pedestrian safety procedures for the morning and afternoon peak periods.	<ul style="list-style-type: none"> RTS 	The Project has been designed in accordance with the Crime Prevention Through Environmental Design (CPTED) as stated in section 4.6 of the RTS.	Compliant
43	Safety and operational measures will need to be developed by the School staff and parents.		This requirement has not been triggered.	Not triggered

20 February 2020

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
44	The design will need ensure passive surveillance and active surveillance measures for the site.		This requirement has not been triggered.	Not triggered
45	CPTED considerations will minimise any potential crime impact on the site.		Refer to response to condition 42 in this table.	Noted
46	Construction noise shall be managed as per strategies listed in the amended Construction Noise and Vibration Management Plan, including, but not limited to, using silencing devices on noise generating equipment, limiting construction hours in line with NSW EPA recommended standard hours of construction work, strategically locating equipment and using temporary noise barriers.		Refer to responses to condition B21a-f in Table A1.	Compliant
47	Construction is to be done in accordance with the relevant Australia Standards, the Construction Management Plan and the Construction Noise and Vibration Management Plan submitted with the RtS and contained at Appendix M.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered

APPENDIX 2
INDEPENDENT AUDIT DECLARATION FORM

INDEPENDENT AUDIT DECLARATION FORM

Project Name:	Mainsbridge School for Specific Purposes
Consent Number:	SSD 8792
Description of Project:	Relocation of the existing Mainsbridge School for Specific Purposes from Flowerdale Road Liverpool to the new project location in Warwick Farm.
Project Address:	95 Lawrence Hargrave Road, Warwick Farm
Proponent:	Department of Education
Title of Audit:	Independent Environmental Audit of Mainsbridge School for Specific Purposes
Date:	20 February 2020

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

- the Audit has been undertaken in accordance with relevant condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2018)*;
- 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:

- 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 Lead Auditor: Victoria Sedwick

Signature:



Qualification: Exemplar Global Lead Auditor Accreditation No.13180

Company: Ramboll Australia Pty Ltd

Company Address: PO Box 560, North Sydney NSW 2060

INDEPENDENT AUDIT DECLARATION FORM

Project Name:	Mainsbridge School for Specific Purposes
Consent Number:	SSD 8792
Description of Project:	Relocation of the existing Mainsbridge School for Specific Purposes from Flowerdale Road Liverpool to the new project location in Warwick Farm.
Project Address:	95 Lawrence Hargrave Road, Warwick Farm
Proponent:	Department of Education
Title of Audit:	Independent Environmental Audit of Mainsbridge School for Specific Purposes
Date:	20 February 2020


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

- the Audit has been undertaken in accordance with relevant condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2018)*;
- 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:

- c) 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
- d) 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: Shaun Taylor

Signature: 

Qualification: B App Sc (Env Ass & Mg) (Hons), 20 years' experience

Company: Ramboll Australia Pty Ltd

Company Address: PO Box 560, North Sydney NSW 2060



INDEPENDENT AUDIT DECLARATION FORM

Project Name:	Mainsbridge School for Specific Purposes
Consent Number:	SSD 8792
Description of Project:	Relocation of the existing Mainsbridge School for Specific Purposes from Flowerdale Road Liverpool to the new project location in Warwick Farm.
Project Address:	95 Lawrence Hargrave Road, Warwick Farm
Proponent:	Department of Education
Title of Audit:	Independent Environmental Audit of Mainsbridge School for Specific Purposes
Date:	20 February 2020

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

- the Audit has been undertaken in accordance with relevant condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2018)*;
- 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:

- e) 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
- f) 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: Taylor Jackson

Signature:



Qualification: B. Env Sci & Mgt, 3 years' experience

Company: Ramboll Australia Pty Ltd

Company Address: PO Box 560, North Sydney NSW 2060

APPENDIX 3 AUDITOR ENDORSEMENT



Planning & Environment

NSW Department of Education
ATTN: Mr Andrew Kyriacou
Project Director
Level 8, 259 George Street
Sydney NSW 2000

Contact: Khalid Abubaker
Phone: 02 8572 1096
Email: compliance@planning.nsw.gov.au

BY EMAIL ONLY: Andrew.Kyriacou7@det.nsw.edu.au

Dear Mr Kyriacou

Mainsbridge School for Specific Purposes (SSD 8792) Condition C37

Reference is made to a submission, dated 8 May 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability qualified, experienced and independent audit team to undertake independent audits of the Mainsbridge School for Specific Purposes (SSD8792) ("Project").

In accordance with Schedule 2, Part C, Condition C37 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to the following audit team:

- Team leader - Victoria Sadwick
- Auditor - Shaun Taylor; and
- Auditor - Taylor Jackson

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

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

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

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

If you have any questions, please contact Khalid Abubaker on the details listed above.

Yours sincerely

Kate Moore 27/05/2019
AI Principal Compliance Officer (Social Infrastructure)
As nominee of the Secretary

Department of Planning and Environment

L1, Suite 14, 1 Civic Avenue Singleton NSW 2330 | PO Box 3145 Singleton NSW 2330 | T 02 6570 3400 | compliance@planning.nsw.gov.au
www.planning.nsw.gov.au

APPENDIX 4 SITE PHOTOS



Photo 1: View looking north to the northwest corner of the site



Photo 2: View of the site entry gate to the site



Photo 3: View looking north across the site from near the site compound



Photo 4: Part of Area 4 and Area 1 in the west of the site where excavation of contaminated soils has been completed



Photo 5: View from near the site compound looking towards the northeast corner of the site. Note the clean soil stockpiles and the two excavators (unused at the time of the inspection) in the background



Photo 6: View looking southeast towards the Warwick Farm Public school, noting the hoarding that has been established to separate the school from the site



Photo 7: View looking east with an example of one of the protected trees



Photo 8: View towards the northwest corner of the site, with the foreground showing some of the grass that has established over exposed, non-trafficable soils



Photo 9: View over the northeast corner of the site. Some of the lining used to cover exposed soils needed to be reinstated



Photo 10: This temporary fencing is located within the site, separating the construction compound from the area subject to remediation activities



Photo 11: Site notice at the pedestrian entrance



Photo 12: Temporary construction fencing



Photo 13: Temporary construction site gate with signage

Mainsbridge SSP - IEA Comment Register Audit 02

Review Date 17/02/2020

Revision 2

Table 5.1						
Item	Consent ID	Page	Status	Independent Auditor's findings	SINSW's Responses to Audit Findings	Status
1	A2a		Non-Compliance	Condition A2a requires compliance with the conditions of the development consent. Non-compliances were identified during the audit as noted in this table and Table A1. It is noted that the non compliances identified were considered administrative in nature	Non-compliances with other conditions of consent make this condition non-compliant. The response to these non-compliances have been addressed individually. No further action required.	No further action required.
2	A19		Non-Compliance	The Initial Construction Audit (Ramboll 2019) report was not submitted to DPIE following completion.	The Initial Construction Audit Report was submitted 02.12.19. Evidence of how this is satisfied is provided with this submission.	No further action required.
3	B21d		Non-Compliance	There is no evidence to confirm that the community consultation undertaken for the project included a discussion on high-generating noise works.	Community consultations occurred 30 January 2020 with the Early Education Centre and Warwick Farm PS. Minutes are attached and have been included in CEMP v8.	No further action required.
4	C42b	0	Non-Compliance	The response to recommendations for the Initial Construction Audit (Ramboll 2019) was not submitted to DPIE.	The response has been provided to the DPIE on 13 February 2020 to satisfy this. A non-compliance letter has been submitted in accordance with C45.	No further action required.
5	C42c		Non-Compliance	The applicant's response to recommendations were not available on the website as these had not been finalised.	The applicant's response to the recommendations have been uploaded 14 February 2020.	No further action required.
6	C46a		Non-Compliance	This condition requires the strategies, plans and programs to be revised within three months of the submission of a compliance report under condition B40. The CEMP was updated on 27 November 2019 (four months later).	The applicant recognises the non-compliance. A letter has been submitted to the Department 17 January 2020 notifying them of their intention to undertake review in accordance with C46.	No further action required.
7	A11c, C47		Non-Compliance	The CEMP and subplans have been updated numerous times (May, July, November and December 2019 and February 2020) and have not been sent to the Planning Secretary or Certifying Authority for approval.	The applicant recognises the non-compliance and has submitted the latest CEMP (v7) to the Department 13 February 2020	No further action required.

Non-compliance Recommendations						
9	A2a		Recommendation	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	Non-compliance recommendations from the previous audit have been addressed as described in this table.	No further action required.
10	B17a		Recommendation	At the next update of the CEMP, undertake a review of the EIS and RtS and include any relevant baseline data in the CEMP.	The following amendments were made: <ul style="list-style-type: none"> •CSWMSP (Appendix E) – asbestos and leadcontamination levels added (section 4.1 and4.2) and prevailing wind conditions added(section 4.2.1) •CNVMSP (Appendix K) - background noiselevels added (section 3.4) These amendments are considered to be adequate in addressing the recommendation made in the Initial Construction Audit (Ramboll 2019).	No further action required.
11	B17b(ii)		Recommendation	Update the CSWMSP to include the relevant criteria or water quality limits applicable to groundwater release/disposal.	The CSWMSP has been updated to include the relevant water quality criteria in Section 5.4.1.	No further action required.
12	B21d		Recommendation	Include a section in the CNVMSP describing the community consultation undertaken during preparation of the plan specifically for high noise generating works.	Section 4.2 has been updated to include the statement: “Strategies for managing high noise generating works were developed through community consultation process described in Section 4.8”. Section 4.8 of the CNVMSP describes the community consultation undertaken for the Project as described in condition B21e. There is no evidence to confirm that the community consultation undertaken for the project included a discussion on high-generating noise works. Site personnel advised the Auditor of the intention to organise a specific community consultation meeting for high noise generating works to address this issue and make any amendments to the CEMP as required.	No further action required.
13	B24c		Recommendation	The BSMP does not include a figure showing the potential locations of threatened species. Given the conclusion of the Alphitonia (2018) assessment described above, it is the Auditor’s opinion that a map of the potential threatened and significant species is not required, however this should be clearly stated in the BSMP with relevant justification provided.	Section 3.2 of the BSMP has been updated to address this recommendation.	No further action required.
14	B25b		Recommendation	Include reference to the Floodplain Risk Management Guideline (OEH 2007) within the BFFEMP and ensure all requirements have been addressed.	This has been updated in section 3.3 of the BFFERP.	No further action required.
15	B27a		Recommendation	Final Civil Engineer Design Drawings should be appropriately signed and dated and should include the qualifications and years of experience of the author.	Updated Civil Engineer Design Drawings with the appropriate signage were provided to the Auditor and included the name and year experience of the author (Aleks Vasiloski, 14 years’ experience).	No further action required.
16	B44b		Recommendation	The Planting Plan should be revised to meet the minimum requirement of at least 40 larger native trees with a minimum maturity size of 15m and a potential mature size of 25m. However, the Auditor notes that the Certifying Authority had certified the Planting Plan under Condition B44. As such the proponent should consult with the Department given the that Certifying Authority approved compliance with this condition.	The Project Manager GHD advised that the reasoning behind this is that the arrangements specified in this condition are not practical from a health and safety perspective and does not meet the principles of Appendix 5 of Planning for Bush Fire Protection 2006 (as required under condition B44i) and a modification is currently under preparation to amend this condition accordingly. The landscape drawings were submitted to the certifying authority on 14 June 2019 for the complying certificate submission and was advised that the requirements of this condition were satisfied. The Auditor is therefore of the opinion that GHD and SINSW have demonstrated compliance with this condition as far as practical.	No further action required.

Continual Improvement Recommendation						
17	A20a(i)		Recommendation	Ensure all architectural plans listed in condition A2 are uploaded to the Mainsbridge SSP website at least 48 hours before the commencement of construction.	The Mainsbridge SSP website was viewed on 29 January 2020. The website did not include the documents listed in condition A2 (architectural plans). Site personnel advised that the documents under this condition were being compiled for upload to the Mainsbridge SSP website. This intention was confirmed by email correspondence between GHD and SINSW dated 28 January 2020. The anticipated date for the documents to be uploaded is 14 February 2020. This can be made compliant if completed before the audit period ends.	No further action required.
18	A20a(ii)		Recommendation	Ensure all statutory approvals are available on the Mainsbridge SSP website including the current development consent, EIS, Rts and Modification 1 SEE. It is recommended these are directly available on the Mainsbridge SSP website rather than as a link to the Major Projects website where availability of documentation is out of DoE's control.	The Mainsbridge SSP website was viewed on 29 January 2020. The website still included a link to the DPIE Major Projects (new) website rather than having the documents directly available on the Mainsbridge SSP website. Site personnel advised that the documents under this condition were being compiled for upload to the Mainsbridge SSP website. This intention was confirmed by email correspondence between GHD and SINSW dated 28 January 2020. The anticipated date for the documents to be uploaded is 14 February 2020.	No further action required.
19	B18a(vii)		Recommendation	The AS 4282-1997 (Control of the obtrusive effects of outdoor lighting) has been superseded by the AS 4282-2019. During the next review, the CEMP should be updated to reflect the updated standard	The updated CEMP (December 2019) was viewed by the Auditor and confirmed this reference had been updated.	No further action required.
20	B20a		Recommendation	The CTPMSP should be revised to provide the qualifications and years of specific experience in traffic management of the author.	The Traffic Plan prepared by E.V.S Group has been appended to the CTPMSP. Page 10 states: "This plan is presented by Peter Wieteki RMS Cert # 0051768541 – Prepare a Work Zone Traffic Management Plan, qualified since 2012, on behalf of E.V.S Group".	No further action required.
21	B21a		Recommendation	The NVMSMSP should be revised to provide the qualifications and years of specific experience in noise and vibration management of the author.	The CNVMSP has been updated to include the qualifications and years of experience of the author.	No further action required.
22	B21a		Recommendation	Section 3 of the CNVMSP contains an incorrect reference to the CSWMSP rather than the CNVMSP. Update the incorrect reference to the CSWMSP in Section 3 of the CNVMSP.	This has been amended in the December 2019 version.	No further action required.
23	B21f		Recommendation	Update the CNVMSP to include a reference to the Complaints Handling Procedure as described in Section 5.6 of the CEMP or to the CCS.	This has been updated in the December 2019 version of the CNVMSP (reference added to section 4.8).	No further action required.

24	B23a		Recommendation	The SWMP should be revised to provide the qualifications and years of specific experience in soil and water management of the author.	The CSWMSP has been updated to include the qualifications and years of experience of the author.	No further action required.
25	B25a		Recommendation	The BFFERP should be revised to provide the qualifications and years of specific experience of the author.	The BFFERP has been updated to include the qualifications and years of experience of the author.	No further action required.
26	B26		Recommendation	The figures included in Attachment B of the CTPMSP are difficult to read (particularly the legend). This should be fixed to ensure the information is clearly legible and can be easily interpreted.	The figures included in Attachment B of the CTPMSP have been updated and are clear.	No further action required.
27	NA		Recommendation	The Auditor did observe what appeared to be fragments of asbestos cement sheeting within Area 4 adjacent to the western Site boundary. Site personnel advised at the time of the site inspection that soils beyond the Site boundary in this area were also contaminated with asbestos containing materials, and therefore the edge of construction in this area requires appropriate management. Hutchinson Builders (with the accredited site auditor) needs to: determine if the RAP has been appropriately implemented and sufficient remediation work (excavation) has been completed in this area; and review the site management practices to determine if the asbestos cement sheeting fragments are coming from the excavation face (at the Project boundary) or another location/ source.	SINSW provided the Auditor with the following response to this observation: Excavation wall on the western site boundary contains bonded asbestos fragments that are beyond site borders. During construction this material is recommended to be covered by geo-fabric for management purposes. Remedial activities undertaken at this area were in line with the RAP and RAP Addendum. As stated in the RAP Addendum (2nd paragraph of Section 5.2) the residual contamination risk will be managed under an AMP. The source of asbestos on that portion of the site is historical demolition and filling activities. A clearance certificate for Area 4 has been issued by Greencap, which details the remedial actions undertaken as per the RAP. Above information will be further detailed in the Validation Report with final clearances	No further action required.