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INDEPENDENT ENVIRONMENTAL AUDIT MAINSBRIDGE SCHOOL FOR SPECIFIC PURPOSES

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CONTENTS

GLOSSARY	3
ACRONYMS AND ABBREVIATIONS	4
Executive summary	6
1. Introduction	8
1.1 Scope of Works	8
1.2 Audit Team	9
1.3 Audit Period	9
2. Methodology	10
2.1 Task 1: Document Review	10
2.2 Task 2: Develop Audit Plan	10
2.3 Task 3: Site Visit and Interviews	10
2.4 Task 4: Reporting	11
3. Site Description and Background	12
3.1 Project Description	12
3.1.1 Related Works (not subject to SSD 8792)	12
3.1.2 Key Project Stages	15
3.2 Activities undertaken during the Audit Period	15
3.3 Construction Definition	16
3.4 Approvals	16
3.5 Management Plans	17
3.5.1 Remediation Management	17
3.5.2 Construction Management	17
4. Audit Findings	19
4.1 Non-Compliances	19
4.2 Environmental Performance	19
4.2.1 Contamination Management	19
4.2.2 Noise and Vibration Management	20
4.2.3 Air Quality and Dust Management	20
4.2.4 Soil and Water Management	20
4.2.5 Biodiversity / Tree Management	21
4.2.6 Traffic and Pedestrian Management	21
4.3 Management Plans	21
4.4 Complaints	21
4.5 Incidents	21
4.6 Site Inspection	21
4.7 Site Interviews	22
5. Recommendations and Conclusion	23
5.1 Non-compliance Recommendations	23
5.2 Continual Improvement Recommendations	23
5.3 Conclusion	24
6. LIMITATIONS	25
6.1 User Reliance	25

TABLE OF TABLES

Table 1: Key Project Stages	15
Table 2: SSD 8792 Non-compliances	19
Table 3: Non-compliance Recommendations	23
Table 4: Continual Improvement Recommendations	23

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)</i> (DPIE, February 2019)
EIS	<i>Environmental Impact Statement Mainsbridge School for Special Purposes, Warwick Farm</i> (Urbis, March 2018)
Independent Audit Guidelines	<i>DPIE 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
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 of Development Consent SSD 8792 an initial construction Independent Audit is required to be undertaken "*within eight weeks of the notified commencement date of construction*". The notified commencement date of physical work (as required by Condition B1) was 13 July 2019. For the purpose of this Audit the notified commencement date of physical work was used as the trigger for the Audit (there is no requirement to notify for commencement of construction).

The audit period for this Audit is from 8 August 2019 to 18 November 2019. The site visit was held on 21 August 2019.

The Auditors assessed the development to be generally compliant with the conditions of Development Consent SSD 8792. Nine 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 eight non-compliance issues identified were:

- SSD 8792 Condition A2a: This condition requires compliance with the conditions of the development consent. Non-compliance was identified during the audit as noted below.
- SSD 8792 Condition B17a: It was identified that the Construction Environmental Management Plan (CEMP) and sub-plans lacked detailed baseline data which had been included in the Environmental Impact Statement such as: background noise levels, prevailing wind conditions and speeds, and asbestos and lead levels detected in contaminated materials.
- SSD 8792 Condition B17b(ii): The criteria or water quality limits are not specified in the Construction Soil and Water Management Sub-Plan (CSWMSP).
- SSD 8792 Condition B21d: There is no evidence that the high noise generating work activities described in section 4.2 of the Construction Noise and Vibration Management Sub-Plan (CNVMSP) have been developed in consultation with the community as this is not specifically referenced.
- SSD 8792 Condition B24c: The Biodiversity Management Sub-Plan (BMSP) does not include a figure showing the potential locations of threatened species.
- SSD 8792 Condition B25b: The Bush Fire and Flood Emergency Response Plan (BFFEMP) does not include reference to the *Floodplain Risk Management Guideline* (OEH 2007).
- SSD 8792 Condition B27a: The Civil Engineer Drawings are not signed or dated by the Project Engineer in the space provided on the plan. No details on their qualifications and experience of personnel in relation to stormwater management have been provided.
- SSD 8792 Condition B44b: The Planting Plans list does not meet the minimum of 40 larger native trees with a minimum maturity size of 15 metres (m). However the Auditor notes that the Certifying Authority had certified the Planting Plan under Condition B44.

- SSD 8792 Condition C39a: The notified date for the commencement of physical works was 13 July 2019. The site visit for the Audit was undertaken on 21 August 2019 (~5.5 weeks later). The final Audit Report was unable to be completed until 28 November 2019 as outstanding documentation was not provided until 18 November 2019.

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. An initial construction Independent Audit is required to be undertaken "within eight weeks of the notified commencement date of construction". The notified commencement date of physical work (as required by Condition B1) was 13 July 2019. For the purpose of this Audit the notified commencement date of physical work was used as the trigger for the Audit (there is no requirement to notify for commencement of construction).

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."

1.2 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**).

1.3 Audit Period

The audit period covered by this Audit is from 8 August 2019 to 18 November 2019. The site visit was conducted by Shaun Taylor on 21 August 2019.

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
- Invoices / Receipts
- Architectural plans and detailed design drawings (various)
- Construction Certificate Documentation.

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 1.1**). 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)
- All Part B conditions of consent (Prior to Commencement of Construction)
- All Part C conditions of consent (During Construction) – noting that some Part C conditions have not been triggered at the time of this audit (refer to discussion in **Section 3.3**)
- No Part D (Prior to Occupation or Commencement of Use) or Part E (Post Occupation) conditions of consent as none of these conditions have been triggered at the time of this audit.

Appendix 1 includes the completed Audit Table.

2.3 Task 3: Site Visit and Interviews

A one day site visit was undertaken on 21 August 2019 by the Auditor, Shaun Taylor. The Auditor was accompanied by GHD representative Melissa Stojanovic. 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 are required prior to the commencement of construction to render the site suitable for the proposed development. Six remediation areas have been 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)

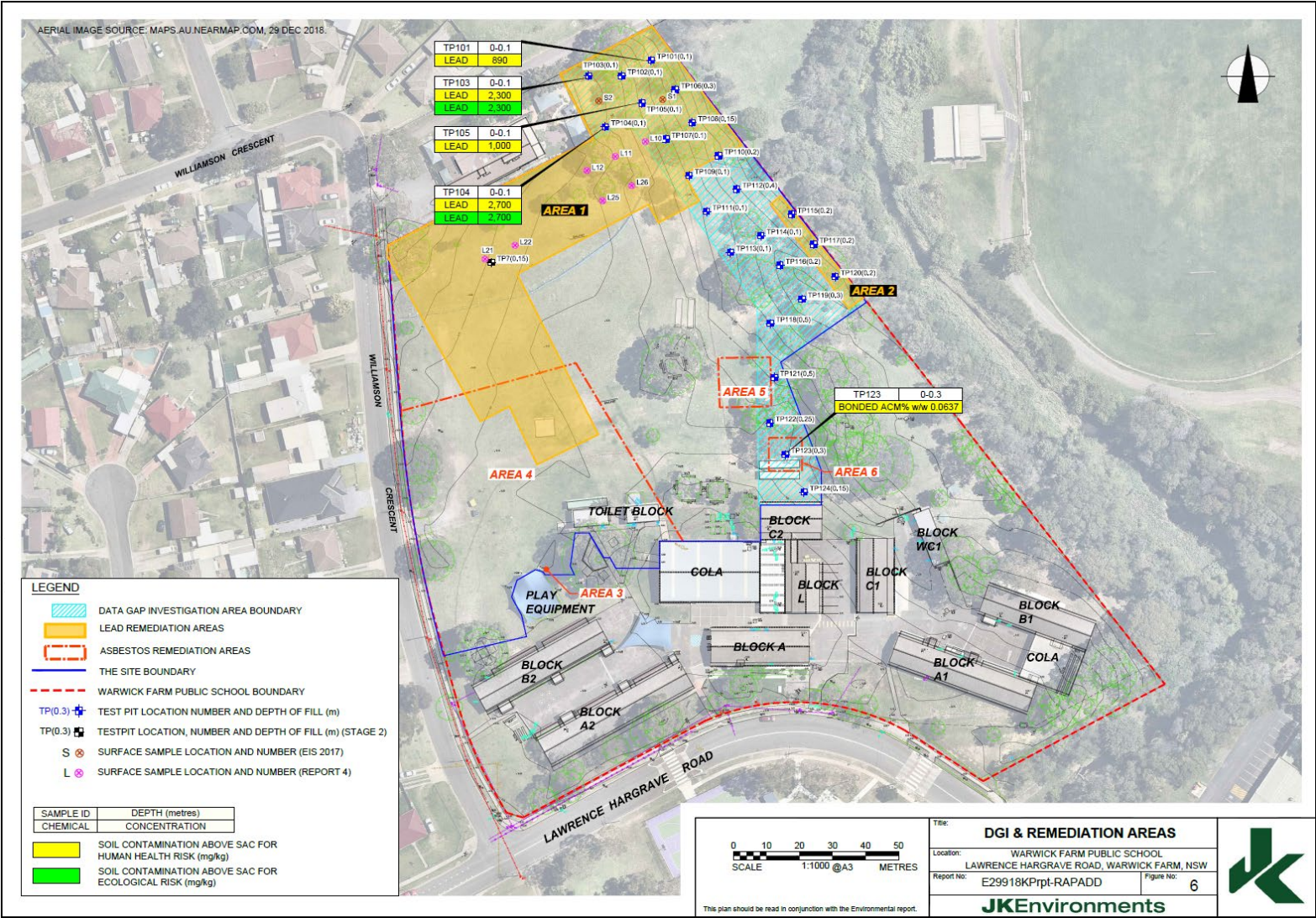
Additional works required for the Project that are not included in the SSD 8792 approval include:

- 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. However, it is noted that the construction of the new toilet amenities were observed during the site visit.



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.

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 was at Stage 1D (Remediation of Contamination) as described in **Table 1**. Some areas in the south of the Site (Areas 5 and 6 shown on **Figure 2**) had been remediated and validated, while others in this area were still to be remediated (Area 3 shown on **Figure 2**). Large areas in the north and west of the Site (Areas 1, 2 and 4) had been excavated but were awaiting validation and sign off from the Site Auditor that all contaminated soils had been removed before activities in these areas could progress.

3.3 Construction Definition

During the 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:

- Condition B1 requires notification to the Department prior the commencement of "physical works". It can be interpreted that "physical works" includes remediation activities, and as such DoE notified DPIE prior to commencement of remediation.
- Condition C39 relates to undertaking the Independent Audit and includes the requirement to undertake the audit *"within eight weeks of the notified commencement date of construction"*. It is inferred that this is referencing condition B1, however the wording is changed from "physical works" to "construction". There is no other condition that requires notification of the commencement of construction.

The Development Consent for SSD 8792 includes the following definition of "construction":

"All physical works to enable operation, including but not limited to the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:

- *building and road dilapidation surveys;*
- *investigative drilling, investigative excavation or Archaeological Salvage;*
- *establishing temporary site offices (in locations identified by the conditions of this consent);*
- *installation of environmental impact mitigation measures, fencing, enabling works; and*
- *Minor adjustments to services or utilities."*

The remediation activities associated with the Project are described in the approval documents (EIS and RtS) and in the *Mainsbridge School for Specific Purposes State Significant Development Assessment (SSD 8792)* (DPIE, February 2019) (DPIE Assessment Report) as *"to be undertaken over a three-month period prior to the commencement of construction works"*.

Additionally, the conditions relating to remediation activities (conditions B5 to B7) are included under the heading "Part B Prior to Commencement of Construction" in the Development Consent.

The above definition in the Development Consent and statements in the EIS, RtS and DPIE Assessment Report imply that remediation activities do not constitute "construction". Considering the above, the Auditors are of the opinion that:

- Remediation forms part of the physical works and therefore DPIE was required to be notified prior to commencement of remediation
- 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" (refer to **Appendix 1, Table A1**).
- While Condition C39 requires the audit to be undertaken *"within eight weeks of the notified commencement date of construction"*, it was appropriate to commence the audit within eight weeks of the notification of physical works.

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 and Part C of Development Consent SSD 8792 are applicable to the Audit Period. 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 4.2.1** (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 in accordance with condition D36 of SSD 8792).

3.5.2 Construction Management

A Construction Environmental Management Plan (Greencap, July 2019) (CEMP) has been prepared for the Project in accordance condition B18 of SSD 8792. 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).

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 4.3**). 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: SSD 8792 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.
B17a	It was identified that the CEMP and sub-plans lacked detailed baseline data which had been included in the EIS such as: <ul style="list-style-type: none"> Background noise levels Prevailing wind conditions and speeds Asbestos and lead levels detected in contaminated materials.
B17b(ii)	The criteria or water quality limits are not specified in the CSWMSP.
B21d	There is no evidence that the high noise generating work activities described in Section 4.2 of the CNVMSP have been developed in consultation with the community as this is not specifically referenced.
B24c	The BMSP does not include a figure showing the potential locations of threatened species.
B25b	The BFFEMP does not include reference to the <i>Floodplain Risk Management Guideline</i> (OEH 2007).
B27a	The Civil Engineer Drawings are not signed or dated by the Project Engineer in the space provided on the plan. No details on their qualifications and experience of WSP personnel in relation to stormwater management have been provided.
B44b	The Planting Plans list does not meet the minimum of 40 larger native trees with a minimum maturity size of 15m. However, the Auditor notes that the Certifying Authority had certified the Planting Plan under Condition B44.
C39a	The notified date for the commencement of physical works was 13 July 2019. The site visit for the Audit was undertaken on 21 August 2019 (~5.5 weeks later). The final Audit Report was unable to be completed until 28 November 2019 as outstanding documentation was not provided until 18 November 2019.

4.2 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.

4.2.1 Contamination Management

As discussed in **Section 3.1**, asbestos and lead remediation works are required prior to the commencement of construction within six identified areas (**Figure 2**). These activities were occurring during the Audit period (see **Section 3.2**).

Management of contamination was considered to be appropriate for the site and included measures such as containment of sediment/materials on site through installation of sediment fencing, geofabric textile and plastic sheeting; and undertaking waste classification and validation (an example of a clearance certificate for Area 6 was viewed during the audit).

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 identified during investigation as also being contaminated with asbestos containing materials. As such, the excavation face in this area requires appropriate management both during and following construction.

Discussions were also held during the site inspection regarding the remediation of Area 3 with regards to its proximity to the footing for a sun shade support that covers play equipment in the adjoining school. The GHD Project Manager and the Hutchinson Builders agreed to discuss further on how to complete the required remediation works without compromising the structural integrity of the footing and the sun shade.

4.2.2 Noise and Vibration Management

Noise generating activities associated with the remediation works are predominately from heavy vehicles entering or exiting the site and machinery operation (two excavators and a small loader/scrapper were observed during the site inspection). Noise impacts from the Project were well managed as evident by site visit observations and the absence of any complaints received. 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"*.

4.2.3 Air Quality and Dust Management

Two excavators and a small loader were present on site, but no remediation activities were being undertaken at the time of the site inspection. Water sprinklers were being used for dust suppression in Areas 1 and 4, while mulch from cleared vegetation had been applied for dust and erosion controls in Areas 5 and 6. Geotextile fabric had been placed along the edges of the excavated contaminated soils in Area 1 and Area 4, minimising the potential generation of airborne contaminants that may be present in the edge materials. There was no observable dust during the site inspection.

These measures are consistent with those described in the EIS which states: *"If wind-blown dust is observed, water trucks will be employed to spray exposed areas or stockpiles will be covered with geofabric or similar material. Dust will not be produced as part of the ongoing operation"*.

Photographic evidence of these measures being implemented are included in **Appendix 4**.

4.2.4 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.

4.2.5 Biodiversity / Tree Management

Tree removal is undertaken in accordance with the *Arboricultural Impact Assessment Report* (Paul Shearer Consulting, 2018). 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.

Vegetation had been removed in the eastern section of the Site and (as noted) had been mulched and reused for dust and erosion control in Area 5 and Area 6. There was remnant native vegetation in the east of the Site, with several trees protected with sections of timber connected to their lower section (approximately 1800 mm).

The EIS predicted that impacts from the Project may include “*noise and/or erosion, stormwater runoff, and edge effects associated with the construction and operational phase of the project*”. These impacts were all considered by the Auditor to be appropriately managed as discussed in **Section 4.2.2** and **Section 4.2.4**.

4.2.6 Traffic and Pedestrian Management

The level of traffic management required for the remediation works is minimal due to the limited amount of vehicle and machinery movements required. During the site visit, 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 (5 km/hour) was visible at the Site entry/exit (see photo in **Appendix 4**). These traffic control measures that were observed during the site visit appeared to be adequate for the stage of the Project.

4.3 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. Minor administrative non-compliances were identified where information required under the consent was not clearly included in the management plan (such as the inclusion of the complaints protocol and baseline data).

4.4 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 was up to date on the Mainsbridge SSP website at the time of the audit (last updated July 2019). No complaints were received during the Audit period according to the register and interviews.

4.5 Incidents

No incidents had reportedly occurred during the Audit period.

4.6 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 4.2**.

4.7 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 the construction firm Hutchinson Builders: Phillip Ho (Project Manager) and John Koumoukelis (Team Leader). 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 3 provides a summary of the non-compliance recommendations identified as part of this Audit with specific details in **Appendix 1**.

Table 3: 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.
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.
B17b(ii)	Update the CSWMSP to include the relevant criteria or water quality limits applicable to groundwater release/disposal.
B21d	Include a section in the CNVMSP describing the community consultation undertaken during preparation of the plan specifically for high noise generating works.
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.
B25b	Include reference to the <i>Floodplain Risk Management Guideline</i> (OEH 2007) within the BFFEMP and ensure all requirements have been addressed.
B27a	Final Civil Engineer Design Drawings should be appropriately signed and dated and should include the qualifications and years of experience of the author.
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.

5.2 Continual Improvement Recommendations

Table 4 provides a summary of the additional continual improvement recommendations identified as part of this Audit with specific details in **Appendix 1**.

Table 4: Continual Improvement Recommendations

Condition/s	Recommendation
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.
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.
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.

Condition/s	Recommendation
B20a	The CTPMSP should be revised to provide the qualifications and years of specific experience in traffic management of the author.
B21a	The NVMSP should be revised to provide the qualifications and years of specific experience in noise and vibration management of the author.
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.
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.
B23a	The SWMP should be revised to provide the qualifications and years of specific experience in soil and water management of the author.
B25a	The BFFERP should be revised to provide the qualifications and years of specific experience in XXXX of the author.
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.
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 determine if the asbestos cement sheeting fragments are coming from the excavation face (at the Project boundary) or another location/ source.

5.3 Conclusion

The Auditors assessed the development to be generally compliant with the conditions of Development Consent SSD 8792. Nine non-compliances were identified, 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 06 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</i> (including sub-plans) (Greencap, July 2019) • Site visit observation • Site personnel email 	Activities onsite were observed to be undertaken generally in accordance with the 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 that any incidents resulting in material harm to the environment have occurred during the audit period, which was confirmed by site personnel interview.	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"> • CCS approval letter from DPIE dated 10/05/19 • Mainsbridge SSP website: https://www.schoolinfra 	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 August 2019 and included the CCS.	Compliant

28 November 2019

Table A-1: Compliance with Development Consent SSD 8792																																																																
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS																																																												
		structure.nsw.gov.au/projects/m/mainsbridge-school.html																																																														
A2c	generally in accordance with the EIS and Response to Submissions;	<ul style="list-style-type: none">Site visit observations	Compliance with the management and mitigation measures from the EIS and RtS is included in Table A2 . A discussion on the actual versus predicted impacts from the EIS and RtS is in Section 4.2 of the Audit Report. The activities undertaken at the time of the audit were limited to site establishment and remediation works. These activities were considered to be generally consistent with the EIS and RtS.	Compliant																																																												
A2d	<div>in accordance with the approved plans in the table below:<table><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><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></table></div>	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	<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 as context of the Site.	Not triggered
Architectural Plans prepared by Hayball																																																																
Dwg No.	Rev	Name of Plan	Date																																																													
01.DA01.02	4	Site Plan - Proposed	17/12/18																																																													
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B01a.DA06.03	2	Sections	19/12/18																																																													
B01b.DA03.01	2	Floor Plan - Ground	19/12/18																																																													

Table A-1: Compliance with Development Consent SSD 8792							
CONDITION					EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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			
	Landscape Plans prepared by <i>Tract Landscape Architects</i>						
	Dwg No.	Rev	Name of Plan	Date			
	0216-0767-01 DD-300	4	General Arrangement Plan Sheet 1 of 2	18/10/2018			
	0216-0767-01 DD-301	4	General Arrangement Plan Sheet 2 of 2	18/10/2018			
	Civil Plans prepared by <i>WSP</i>						
	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				• Site personnel email	Site personnel confirmed that no written directions have been received from the Planning Secretary.	Not triggered
A3b	the implementation of any actions or measures contained in any such document referred to in (a) above.				• Site personnel email	Site personnel confirmed that no written directions have been received from the Planning Secretary.	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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"> EIS RtS Development consent SSD 8792 	<p>During the 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. Condition B1 requires notification to the Department prior the commencement of "physical works". It can be interpreted that "physical works" includes remediation activities, and as such DoE notified DPIE prior to commencement of remediation. Condition C39 relates to undertaking the Independent Audit and includes the requirement to undertake the audit <i>"within eight weeks of the notified commencement date of construction"</i>. It is inferred that this is referencing condition B1, however the wording is changed from "physical works" to "construction". There is no other condition that requires notification of the commencement of construction.</p> <p>The remediation activities associated with the Project are described in the approval documents (EIS and RtS) and in the DPIE Assessment Report as <i>"to be undertaken over a three-month period prior to the commencement of construction works"</i>. Additionally, the conditions relating to remediation activities (conditions B5 to B7) are included under the heading "Part B</p>	Noted

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
			<p>Prior to Commencement of Construction" in the Development Consent.</p> <p>The above definition in the Development Consent and statements in the EIS, RtS and DPIE Assessment Report imply that remediation activities do not constitute "construction".</p> <p>Further discussion on the construction definition as it relates to this Audit is included in Section 3.3 of the Audit Report.</p>		
	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 Site visit observations 	Development consent SSD 8792 was granted 27 February 2019 and therefore lapses 27 February 2024. This date has not been triggered and works associated with the development have physically commenced.	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) on 12 July 2019. However, as the building works have not yet been</p>	Not triggered	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			undertaken, this condition is considered to be not triggered. 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.	
	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 email 	Site personnel confirmed that there have been no disputes between the Applicant and any public authorities requiring resolution via the Planning Secretary.	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"> Receipt No. 00382572 dated 30/05/19 	A receipt dated 30 May 2019 from Hutchinson Builders (No. 00382572) was viewed during the audit. 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.		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"> Attachment C to the CTPMSP Attachment A to the CSWMSP 	Consultation is required for the following documents under SSD 8792 as relevant to the stage of works: <ul style="list-style-type: none"> CTPMSP: with Council and RMS (refer to condition B20b) 	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"> CSWMSP: with Council (refer to condition B23a). Evidence of consultation was provided during the audit as listed in the adjacent column and discussed under the conditions referred to in the above bullet points.	
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"> Attachment C to the CTPMSP Attachment A to the CSWMSP 	Consultation with Council and RMS for the CTPMSP is included in Attachment C to the CTPMSP (see discussion under condition B20b). Consultation with Council for the CSWMSP is included in Attachment A to the CSWMSP (refer to condition B23a). All comments from the Regulatory Agencies were resolved through updates to the CTPMSP and CSWMSP as described in condition B20b and B23a.	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"> Advice from the project manager, GHD 	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, July 2019) Letter to DPIE dated 9/07/19, subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Notification</i> 	No strategies or plans have been submitted on a staged basis during the audit period. The letter to DPIE dated 9 July 2019 confirms that " <i>the project is not staged</i> ".	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<i>of Commencement, Condition B01</i>		
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"> Construction Environmental Management Plan (including sub-plans) (Greencap, July 2019) 	No strategies or plans have been combined as evident by the documents.	Not triggered
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"> Construction Environmental Management Plan (including sub-plans) (Greencap, May 2019) Construction Environmental Management Plan (including sub-plans) (Greencap, June 2019) Construction Environmental Management Plan (including sub-plans) (Greencap, July 2019) 	The CEMP and sub-plans were updated in the audit period (May 2019, June 2019 and July 2019 versions were provided and reviewed during the audit). Comments in this table are based on the current version (July 2019).	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"> Letter to DPIE dated 9/07/19, subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Notification of Commencement, Condition B01</i> 	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 the project is not staged.	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"> Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	The July 2019 version of the CEMP supersedes the previous versions (see response to condition A11c). The Compliance Certificate confirms that the CEMP was submitted to DPIE prior to commencement of works.	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
	Demolition				
A14	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.	<ul style="list-style-type: none"> Site visit observations Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	Demolition works were not undertaken during the audit period under SSD 8792 (confirmed in site visit and the Compliance Certificate).	Not triggered	
	Structural Adequacy				
A15	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. Note: <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	<ul style="list-style-type: none"> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) Site visit observations 	A Compliance Certificate for the Project was issued by SW&P on 12 July 2019. No buildings or structures had been constructed in the audit period.	Not triggered	
	External Walls and Cladding				
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"> Site visit observations Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	<p>No buildings or structures have been constructed in the audit period. A Compliance Certificate for the Project was issued by SW&P on 12 July 2019. The compliance certificate 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). <p>However, as the building works have not yet been undertaken, this condition is considered to be not triggered.</p>	Not triggered	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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.		N/A	Noted
	Monitoring and Environmental Audits			
A19	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <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"> <i>Mainsbridge SSP for Specific Purposes – SSD 8792 Compliance Monitoring and Reporting Program</i> (Wolfpeak, May 2019) Refer to evidence described in conditions C37-C43 of this table 	<p>Division 9.4 of the EP&A Act outlines the provisions relating to conditions for monitoring and environmental audits.</p> <p><u>Monitoring</u></p> <p>Under the Act, any conditions requiring monitoring may require:</p> <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>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 	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"> • Certification of the accuracy and completeness of the audit report • Submission of the audit report to the Minister. <p>Compliance with the Independent Audit Requirements is assessed under conditions C37-C43 of this table.</p>	
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, as this date approaches, the availability of information is discussed below under this condition with recommendations made 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.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 August 2019. The website did not include the documents listed in condition A2 (architectural plans).</p> <p>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.</p>	Not triggered
A20a(ii)	all current statutory approvals for the development;	<ul style="list-style-type: none"> • Mainsbridge SSP website: https://www.schoolinfrastructure.nsw.gov.au/projects/m/mainsbridge-school.html 	This condition has not been triggered as construction has not yet commenced.	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		objects/m/mainsbridge-school.html	<p>Observation: The Mainsbridge SSP website was viewed on 29 August 2019. The website included a link to the DPIE Major Projects (new) website which included the SSD 8792 consolidated consent and Modification 1 documentation. The link does not provide access to the EIS and RtS as these have not been migrated to DPIE's new Major Projects website yet.</p> <p>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.</p>	
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.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 August 2019. The website included the CEMP and sub-plans (July 2019) and CCS.</p>	Not triggered
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.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 August 2019. The Pre-construction</p>	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			Compliance Report completed by Wolfpeak (July 2019) was available.	
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. Observation: 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.schoolinfrastructure.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 June 2019.	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-accountability/complaints-compliments-and-suggestions 	This condition has not been triggered as construction has not yet commenced. Observation: A "Complaints, Compliments and Suggestions" page is 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.	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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 	<p>This condition has not been triggered as construction has not yet commenced.</p> <p>Observation: The Mainsbridge SSP website was viewed on 29 August 2019. The Complaints Register was available and noted as last updated in July 2019. No complaints have been received to date.</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 August 2019. The Pre-construction Compliance Report completed by Wolfpeak (July 2019) was available.</p>	Not triggered
A20a(x)	any other matter required by the Planning Secretary; and	<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: As discussed in condition A2b, 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 August 2019 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.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 August 2019. All information was up to date.</p>	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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"> Invitation to tender letter (and attachments) dated 16/09/19 	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.	Compliant
	Advisory Notes			
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.	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"> Letter to DPIE dated 9/07/19, subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Notification of Commencement, Condition B01</i> 	A letter was viewed during the audit to DPIE dated 9 July 2019, notifying the commencement date of physical works for the project as 13 July 2019. The letter confirms the project is not staged.	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"> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	A Compliance Certificate for the Project was issued by SW&P on 12 July 2019. Section 6 of the Compliance Certificate Report lists the relevant architectural drawings that were assessed.	Compliant
B2a	the relevant clauses of the BCA; and	<ul style="list-style-type: none"> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	A Compliance Certificate for the Project was issued by SW&P on 12 July 2019 which satisfies the requires of the BCA. The Compliance Certificate Report states: " <i>Steve Watson and Partners certify that the proposed development is Crown Development</i> "	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<i>and that if carried out in accordance with the approved plans and specifications will comply with all development standards, Development Consent conditions and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979".</i>	
B2b	this development consent.	<ul style="list-style-type: none"> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	See response to condition B2a.	Compliant
External Walls and Cladding				
B3	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that 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.	<ul style="list-style-type: none"> Letter dated 5/07/19 addressed to DPIE including appendices <i>Development Consent Checklist: Requirements for Certification</i> (SW&P, July 2019) Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	<p>A Compliance Certificate for the Project was issued by SW&P on 12 July 2019. The Requirements for Certification Checklist confirms the documentation required under this condition was provided on 14 June 2019.</p> <p>A letter was viewed during the audit to DPIE dated 5 July 2019, including the following Appendices:</p> <ul style="list-style-type: none"> App A: Clad Material Certification App B: Certifying Authority Approval (approval received 4 July 2019). 	Compliant
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"> Signed Developer Compliance Certificate with Sydney Water (Case No. 175551) dated 25/03/19 	DoE consulted with Sydney Water, Optus and Endeavour Energy to locate services prior to commencement of construction as evident in the adjacent column. The Project Manager GHD advised that consultation with the gas	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"> Optus Dial Before You Dig issued 29/09/16 Endeavour Energy design drawing dated 24/04/19 	utility was not required. Consultation will be required, however, if connection to a gas carrier's infrastructure is proposed.	
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"> <i>Pre-construction Dilapidation Report</i> (Hutchinson Builders, May 2019) 	A Pre-construction Dilapidation Report was prepared by Hutchinson Builders on 10 May 2019. A copy of the report was provided as part of the audit. The report contains various photographs to document the existing condition of roads, gutters and footpaths.	Compliant
B4c	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	<ul style="list-style-type: none"> Letter dated 13/06/19 from SINSW to DPIE with App A (Dilapidation Report), App B (Council Submission) Email to Council dated 24/05/19 with Dilapidation Report attached <i>Development Consent Checklist: Requirements for Certification</i> (SW&P, July 2019) 	<p>A letter was viewed from SINSW to DPIE dated 13 June 2019 including:</p> <ul style="list-style-type: none"> App A: Dilapidation Report App B: Council Submission Letter <p>The Dilapidation Report was submitted to Council on 24 May 2019. Submission of the Dilapidation Report to the Certifying Authority was completed on 14 June 2019 (confirmed by the Requirements for Certification Checklist).</p>	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"> Letter from Andre-Karl Smit (Technical Director / NSW EPA Site Auditor, GHD) dated 14/06/19 <i>Report to Hayball on Remediation Action Plan for Proposed Relocation of Mainsbridge SSP to</i> 	<p>Compliance with the requirements of this condition are documented in a letter from accredited Site Auditor, Andre-Karl Smit from GHD.</p> <p>The letter confirms Environmental Investigation Services prepared the document: <i>Data Gap Investigation for Proposed Relocation of Mainsbridge</i></p>	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
		<p>Warwick Farm Public School, Lawrence Hargrave Road, Warwick Farm, NSW (Environmental Investigation Services, October 2018)</p> <ul style="list-style-type: none"> Report to Hayball on Addendum to Remediation Action Plan for Proposed Relocation of Mainsbridge SSP to Warwick Farm Public School, Lawrence Hargrave Road, Warwick Farm, NSW (Environmental Investigation Services, June 2019) 	<p>SSP to Warwick Farm Public School, Lawrence Hargrave Road, Warwick Farm, NSW, dated 26 March 2019 (the DGI). The DGI was reviewed by the Site Auditor and was subsequently updated and an Interim Validation Assessment was prepared by EIS titled: <i>Interim Validation Assessment for Proposed Relocation of Mainsbridge SSP at Warwick Farm Public School Lawrence Hargrave Road, Warwick Farm, NSW</i> dated 29 March 2019. Both the updated DGI and Interim Validation Assessment, along with the RAP Addendum (Environmental Investigation Services June 2019) were reviewed by the Site Auditor. The VSAQP forms part of the RAP and RAP Addendum. The site auditor states: "it is the auditor's opinion that the B5 condition of the SSD has been fulfilled".</p>		
B6	The Applicant must ensure that an appropriate marker layer is installed above any emplaced contaminated fill material contained on the development site.		Remediation is still underway and so this has not been triggered.	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 	Remedial works were progressing during the audit period but were yet to be completed (see discussion in Section 3.2 of the Audit Report).	Not triggered	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	Unexpected Contamination Procedure			
B8	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.	<ul style="list-style-type: none"> • <i>Construction Environmental Management Plan</i> (Greencap, July 2019) 	The Unexpected Finds Protocol for contamination is included as Appendix O of the CEMP. Development of the LTEMP has not been triggered (required following completion of remediation works).	Compliant
	Utilities and Services			
B9	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> • Signed Developer Compliance Certificate with Sydney Water (Case No. 175551) dated 25/03/19 • Endeavour Energy Design Compliance Indemnity stamped plans 19/03/19 • Endeavour Energy design drawing dated 24/04/19 	DoE consulted with Sydney Water and Endeavour Energy to obtain the relevant approvals (Compliance Certificate and Design Compliance Indemnity) as evident in the adjacent column. The Project Manager GHD advised that consultation with the gas utility was not required. This approval will be required, however, if connection to a gas carrier's infrastructure is proposed.	Compliant
B10	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<ul style="list-style-type: none"> • Signed Developer Compliance Certificate with Sydney Water (Case No. 175551) dated 25/03/19 • Endeavour Energy Design Compliance Indemnity stamped plans 19/03/19 • Endeavour Energy design drawing dated 24/04/19 	DoE consulted with Sydney Water and Endeavour Energy to obtain the relevant approvals (Compliance Certificate and Design Compliance Indemnity) as evident in the adjacent column. The Project Manager GHD advised that consultation with the gas utility was not required. This approval will be required, however, if connection to a gas carrier's infrastructure is proposed.	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
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"> Email dated 8/07/19 subject line: <i>RE: Mainsbridge – SSDA Condition B11</i> Exhibition response letter from the NSW Rural Fire Service dated 9/04/19. 	<p>An email from Raymond Gorgi (Associate) of WSP to Rob Chan (Architect) of Hayball was viewed during the audit. The email states: <i>"In accordance with the bushfire report section 3.5, we confirm that:</i></p> <ul style="list-style-type: none"> <i>Water supply – a compliant FH system in accordance with AS2419 is been provided to new works.</i> <i>Electricity supply – No overhead electrical transmission lines are installed.</i> <i>Gas Supply – No LPG Gas supply are installed"</i>. <p>The 'bushfire report' refers to the exhibition response letter from the NSW Rural Fire Service dated 9 April 2018.</p>	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"> <i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes (DoE, April 2019)</i> 	A CCS has been prepared for the Project and was provided during the audit. 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> .	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 (DoE, April 2019)</i> 	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	Compliant	

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
			schools; and adjoining landowners and businesses.		
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"> Community Consultation Strategy Mainsbridge SSP for Specific Purposes (DoE, April 2019) Mainsbridge SSP website: https://www.schoolinfrastructure.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 June 2019.	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"> Community Consultation Strategy Mainsbridge SSP for Specific Purposes (DoE, April 2019) Meeting Minutes dated 3/07/19 	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 3 July 2019 were viewed by the Auditor.	Compliant	
B12d	set out procedures and mechanisms:	<ul style="list-style-type: none"> Community Consultation Strategy Mainsbridge SSP for Specific Purposes (DoE, April 2019) 	The procedures and mechanisms of consultation are outlined in section 6 (Engagement Approach) and are discussed under condition B12b.	Compliant	
B12d(i)	through which the community can discuss or provide feedback to the Applicant;	<ul style="list-style-type: none"> Community Consultation Strategy Mainsbridge SSP for Specific Purposes (DoE, April 2019) 	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.	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"> https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions 	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.	
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) 	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. 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) https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions 	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 complaints enquiries page and Complaints Register are available on the Mainsbridge SSP website. No complaints have been received. Section 8.5.1 of the CSS describes the dispute resolution process for any community complaints or concerns.	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
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"> CCS approval letter from DPIE dated 10/05/19 Mainsbridge SSP website: https://www.schoolinfrastructure.nsw.gov.au/projects/m/mainsbridge-school.html 	The CCS was submitted to DPIE on 16 April 2019 and approved on 10 May 2019. The letter included the request to publish the CCS on the Project's website. The Mainsbridge SSP website was viewed on 29 August 2019 and included the CCS.	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"> Email from Green Building Council Australia dated 5/06/19 and forwarded email to Hutchinson Builders dated 7/07/19 Tax Invoice #GS-4511DA-A-38231 from Green Building Council Australia dated 27/06/19 Eftpos receipt (proof of payment) dated 11/07/19 Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	The Applicant applied for a Green Star - Design & As Built v1.2 rating with the Green Building Council Australia on 5 June 2019. The application confirmation letter was forwarded to Phil Ho (Hutchinson Builders) on 7 June 2019. A tax invoice (#GS-4511DA-A-38231) was issued on 27 June 2019 for \$22,000. The amount was paid on 11 July 2019 (Eftpos receipt viewed). The Compliance Certificate provides evidence of registration to the Certifying Authority.	Compliant	
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	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, July 2019) <i>Development Consent Checklist:</i> 	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	Not triggered	

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
	compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	<i>Requirements for Certification (SW&P, July 2019)</i>	outdoor lighting is in accordance with the relevant Australian Standards. The Requirements for Certification Checklist confirms that the design certificate demonstrating compliance with this condition was submitted to the Certifying Authority by WSP on 14 June 2019.		
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"> <i>Development Consent Checklist: Requirements for Certification (SW&P, July 2019)</i> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	The Requirements for Certification Checklist confirms that the design certificate for accessibility demonstrating compliance with this condition was submitted to the Certifying Authority by WSP on 21 June 2019. The Compliance Certificate was issued on 12 July 2019.	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 (including sub-plans) (Greencap, July 2019)</i> 	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 Management Plans</i> (Department of Infrastructure, Planning and Natural Resources 2004), as stated in Section 2 of the CEMP.	Compliant	
B17a	detailed baseline data;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan (including sub-plans) (Greencap, July 2019)</i> EIS 	It was identified that the CEMP and sub-plans lacked detailed baseline data which had been included in the EIS such as: <ul style="list-style-type: none"> Background noise levels 	Non-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"> Prevailing wind conditions and speeds Asbestos and lead levels detected in contaminated materials. <p>Inclusion of the data identified above would assist in identifying and implementing appropriate environmental management measures at the Site.</p> <p>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.</p>		
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, July 2019) 	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, July 2019) 	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. Section 5.3 of Appendix E (CSWMSP) states: " <i>Groundwater encountered</i>	Non-compliant	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p>during excavation would be tested to determine whether it is of an acceptable water quality (i.e. within set water quality limits) to be released back into the creek. If the water quality of groundwater is found to exceed the criteria, the Delivery Contractor would dispose of the water via transfer to an appropriately licensed offsite facility."</p> <p>However, the criteria or water quality limits are not specified in the CSWMSP.</p> <p>Recommendation: Update the CSWMSP to include the relevant criteria or water quality limits applicable to groundwater release/disposal.</p>	
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, July 2019) • Completed Environmental Checklist dated 29/08/19 	<p>The relevant performance indicators are described in the following sections as relevant:</p> <ul style="list-style-type: none"> • Section 4.4 of the CSWMSP • Section 4.4 of the CNVMSP • Section 3.2.4 of the BFFERP <p>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 29 August 2019 was viewed by the Auditor and included inspection of Area 1 and Area 5. No environmental management issues were identified on the completed checklist.</p>	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
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, July 2019) 	<p>The specific measures to be implemented are described within the relevant sub-plans appended to the CEMP. Examples include the following:</p> <ul style="list-style-type: none"> Section 2.6 of the CEMP describes controls for lighting criteria compliance Section 5.3 of the CSWMSP states: <i>"If the water quality of groundwater is found to exceed the criteria, the Delivery Contractor would dispose of the water via transfer to an appropriately licensed offsite facility."</i> Section 4.5 of the NCWMSP states: <i>"The Development Consent C20. requires vibration monitoring for vibratory compactors used within 30m of residential buildings to ensure compliance with the following criteria as prescribed in C19..."</i> 	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, July 2019) Completed Environmental Checklist dated 29/08/19 	<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> 	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"> Any complaints; Comments on performance and effectiveness of waste management measures and; Environmental non-compliances and proposed corrective actions as well as effectiveness and adequacy of this CEMP". <p>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)).</p>		
B17d(ii)	effectiveness of the management measures set out pursuant to paragraph (c)above;		See response to condition B17d(i).	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"> Construction Environmental Management Plan (including sub-plans) (Greencap, July 2019) 	The Environmental Incident Response Plan (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"> Construction Environmental Management Plan (including sub-plans) (Greencap, July 2019) 	The reporting procedure described in condition B17d(i) along with the Environmental Incident Response Plan (Appendix J) provide adequate measures to report and respond to non-compliances in the Auditors opinion.	Compliant	
B17g(ii)	complaint;	<ul style="list-style-type: none"> Construction Environmental Management Plan 	The complaints handling process is described in section 5.6 of the CEMP. The procedure includes the requirement to response to complaints	Compliant	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		(including sub-plans) (Greencap, July 2019) • Complaints Register	within 24-48 hours and upkeep of a Complaints Register. The Mainsbridge SSP website was viewed on 29 August 2019. The Complaints Register was available and noted as last updated in July 2019. No complaints have been received to date.	
B17g(iii)	failure to comply with statutory requirements; and	• <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, July 2019)	Section 12 of the Environmental Incident Response Plan (Appendix J) provides a procedure to report incidents and includes an Environmental Incident Register (Appendix A) and Environmental Incident Form (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>	• <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, July 2019)	Section 8.5 of the CEMP includes the requirement for Hutchinson Builders to conduct a formal review of the CEMP at "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". The review process is captured in the Document Control within the CEMP (updated May, June and July 2019).	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:	• <i>Construction Environmental Management Plan</i> (Greencap, July 2019)	The CEMP was prepared by Greencap on 24 May 2019 and updated June 2019 and July 2019.	Compliant
B18a	Details of:		N/A	N/A
B18a(i)	hours of work;	• <i>Construction Environmental</i>	Section 2.4 of the CEMP includes details of the construction hours as: 7am to 6pm Monday to Friday and	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
		<i>Management Plan</i> (Greencap, July 2019)	8am to 1pm Saturdays, which is consistent with condition C5 of the development consent.		
B18a(ii)	24-hour contact details of site manager;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, July 2019) 	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, July 2019) <i>Environmental Work Method Statement</i> (Appendix C) (Greencap, July 2019) <i>Environmental Checklist</i> (Appendix B) (Greencap, July 2019) <i>Environmental Incident Response Plan</i> (Appendix J) (Greencap, July 2019) Site visit observations 	The EWSMS (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. "visual monitoring of dust generation would occur and dust suppression measures such as water spraying would be used, especially if windy". Additionally, emergency response procedures relating to air pollution (including dust and odour) are outlined in the EIRP (Appendix J to the CEMP). It was noted during the site inspection that several dust control measures had been implemented, and no visible dust was observed.	Compliant	
B18a(iv)	stormwater control and discharge;	<ul style="list-style-type: none"> <i>Environmental Checklist</i> (Appendix B) (Greencap, July 2019) <i>Environmental Work Method Statement</i> (Appendix C) (Greencap, July 2019) <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, July 2019) 	The Environmental Checklist in Appendix B includes a requirement to check flood and sediment controls (example viewed as per response to condition B17b(iii)). Additionally, the EWSMS (Appendix C of the CEMP) describes the management and mitigation methods to be implemented for the Project including (for example) "If dewatering is required where groundwater is	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"> Completed Environmental Checklist dated 29/08/19 	<i>intercepted, the discharge volume will be monitored and recorded to evaluate compliance with the allowable threshold". This is considered adequate in the Auditor's opinion.</i>	
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, July 2019) <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, July 2019) Completed Environmental Checklist dated 29/08/19 	<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)). Section 4.3 of the CSWMSP also includes this requirement.</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, July 2019) <i>Erosion and Sediment Control Plan</i> (Appendix I) (Greencap, July 2019) <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, July 2019) 	<p>The EWSMS (Appendix C of the CEMP) includes the following management method: "<i>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</i>". 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)</p>	Compliant

28 November 2019

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
			testing of groundwater quality where 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"> <i>Construction Environmental Management Plan</i> (Greencap, July 2019) <i>AS 4282-2019 Control of the obtrusive effects of outdoor lighting</i> 	<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: The AS 4282-1997 has been superseded by the AS 4282-2019.</p> <p>Recommendation: During the next review, the CEMP should be updated to reflect the updated standard.</p>	Compliant	
B18a(viii)	community consultation and complaints handling;	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, July 2019) 	The communication and consultation procedure is included in Section 5 of the CEMP. The Complaints Handling procedure is specifically detailed in Section 5.6.	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, July 2019) 	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	
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</i> (Appendix K) (Greencap, July 2019) 	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</i> (Appendix F) (Greencap, July 2019) 	The CCWMSP is included as Appendix F of the CEMP. Further details of compliance with the CCWMSP are described under condition B22 in this table.	Compliant	

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
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</i> (Appendix E) (Greencap, July 2019) 	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</i> (Appendix M) (Greencap, July 2019) 	The 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</i> (Appendix N) (Greencap, July 2019) 	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</i> (Appendix O) (Greencap, July 2019) 	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 adequate and a formal communications procedure would only duplicate this information.	Compliant	
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, July 2019) 	The Unexpected Finds Protocol for Heritage is included as Appendix P 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 adequate and a formal	Compliant	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			communications procedure would only duplicate this information.	
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>Construction Environmental Management Plan</i> (Greencap, July 2019) • <i>Environmental Work Method Statement</i> (Appendix C) (Greencap, July 2019) • <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, July 2019) • Asbestos Clearance Certificate – Area 6 (August 2019) 	The EWSMS (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 4.2 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 some areas in the south of the Site had been remediated and validated, while others in this area were still to be remediated. Large areas in the north of the Site had been excavated but were awaiting validation and sign off from the Site Auditor. An Asbestos Clearance Certificate for Area 6 was viewed by the Auditor which has been signed by a licensed asbestos assessor (licence no. LAA001165).	Compliant
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"> • <i>Development Consent Checklist: Requirements for Certification</i> (SW&P, July 2019) 	The Compliance Certificate for the Project issued by SW&P confirms that the CEMP was submitted to the Planning Secretary prior to commencement of works. The CEMP	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"> Letter to DPIE dated 1/07/19 with the June 2019 CEMP attached 	(June 2019 version) was provided to DPIE on 1 July 2019.		
B20	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:		N/A	N/A	
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, July 2019) 	<p>The CTPMSP was prepared by Greencap. The Traffic Management Plan (Attachment A to the CTPMSP) has been prepared by E.V.S Group Australia (July 2019). As professional companies, the Auditor presumes the authors are suitably qualified and experienced.</p> <p>Observation: While 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 traffic and pedestrian management has been provided.</p> <p>Recommendation: The CTPMSP should be revised to provide the qualifications and years of experience of the author.</p>	Compliant	
B20b	be prepared in consultation with Council and RMS;	<ul style="list-style-type: none"> Attachment C to the CTPMSP Email from RMS dated 4/07/19, subject: <i>MAINSBRIDGE SCHOOL FOR SPECIFIC PURPOSES – Traffic & Pedestrian Plan</i> 	Copies of correspondence with Council and RMS are provided in Attachment C to the CTPMSP. Council provided comment on the CTPMSP on 19 July 2019 via email correspondence. Several attempts were made to consult with RMS with comments received on 4 July 2019 via email.	Compliant	
B20c	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management</i> 	General safety measures are outlined in Section 3.7 of the CTPMSP such as implementing speed limits, minimal	Compliant	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	of potential impacts on general traffic, cyclists and pedestrians and bus services;	<i>Sub-plan</i> (Appendix G) (Greencap, July 2019)	vehicle movements during school zone hours and keeping pedestrians clear of the site (as examples).	
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, July 2019) 	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, July 2019) 	The Driver Code of Conduct is detailed in section 3.6 of the CTPMSP. Further traffic management measures are described in section 3.7.	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, July 2019) 	Section 3.7 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, July 2019) 	Section 3.7 of the CTPMSP includes measures to minimise conflict with other road users such as: "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, where applicable to construction traffic route".	Compliant
B20e(iii)	minimise road traffic noise; and	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, July 2019) 	Section 3.7 of the CTPMSP includes measures to minimise road traffic noise, for example: "No unnecessary idling of vehicles".	Compliant
B20e(iv)	ensure truck drivers use specified routes;	<ul style="list-style-type: none"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, July 2019) 	Attachments A and B of the CTPMSP includes figures that show the vehicle routes and parking arrangements for various stages of the Project.	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
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</i> (Appendix G) (Greencap, July 2019) 	Section 3.11 of the CTPMSP includes a protocol to review the plan at a minimum of three-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</i> (Appendix G) (Greencap, July 2019) <i>Construction Environmental Management Plan</i> (Greencap, July 2019) 	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.	Compliant	
B21	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:		N/A	N/A	
B21a	be prepared by a suitably qualified and experienced noise expert;	<ul style="list-style-type: none"> <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, July 2019) 	<p>The CNVMSP was prepared by Greencap. As a professional company, the Auditor presumes the author is suitably qualified and experienced.</p> <p>Observation: While 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.</p> <p>Recommendation: The NVMSPP should be revised to provide the</p>	Compliant	

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.</p> <p>Observation: Section 3 of the CNVMSP contains an incorrect reference to the CSWMSP rather than the CNVMSP.</p> <p>Recommendation: Update the incorrect reference to the CSWMSP in Section 3 of the CNVMSP.</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, July 2019) 	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> .	Compliant
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, July 2019) 	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"> <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, July 2019) 	<p>Section 4.7 of the CNVMSP describes the community consultation undertaken for the Project relevant to noise and vibration. However, there is no evidence that the high noise generating work activities described in Section 4.2 of the CNVMSP have been developed in consultation with the community as this is not specifically referenced.</p> <p>Recommendation: Include a section in the CNVMSP describing the</p>	Non-compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			community consultation undertaken during preparation of the plan specifically for high noise generating works.	
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, July 2019) 	Section 4.7 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"> <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, July 2019) <i>Construction Environmental Management Plan</i> (Greencap, July 2019) 	Table 3 of the CNVMSP is a template to record any noise or vibration complaints. No reference is made to an actual complaints procedure (i.e. the process to be followed) in the CNVMSP. It is noted that the complaints handling procedure is described in Section 5.6 of the CEMP (main document). As the complaints procedure is described in the CEMP (to which the CNVMSP is attached), this condition is considered by the Auditor to be compliant. 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.	Compliant
B22	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:		N/A	N/A
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"> <i>Construction Waste Management Sub-Plan</i> (Appendix F) (Greencap, July 2019) 	The waste types and quantities are detailed in Appendix A of the CWMSP including the proposed treatment methods for each waste type.	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
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"> <i>Construction Waste Management Sub-Plan</i> (Appendix F) (Greencap, July 2019) 	Section 3.2 of the CWMSP describes the management measures to be implemented for the Project including, for example: "Testing of excavated material for contamination before disposal" and "Contaminated waste would be separated from non-contaminated waste and removed to a licensed waste disposal depot" and "Light water spray to be used as required to repress possible generation of airborne fibres/dust". Reference is made to EPA's <i>Waste Classification Guidelines 2014</i> .	Compliant	
B23	The Applicant must prepare a Construction Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:		N/A	N/A	
B23a	be prepared by a suitably qualified expert, in consultation with Council;	<ul style="list-style-type: none"> <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, July 2019) Attachment A to the CSWMSP Email from Council dated 4/07/19, subject: <i>RE: 25940_95 Lawrence Hargrave Road Warwick Farm SSD 8792 Condition B23</i> 	<p>The CSWMSP was prepared by Greencap in July 2019. As a professional company, the Auditor presumes the author is suitably qualified and experienced.</p> <p>Observation: While 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 has been provided.</p> <p>Recommendation: The SWMP should be revised to provide the qualifications and years of experience of the author. Consultation records with Council are included in Attachment A to the CSWMSP. Council requested that the</p>	Compliant	

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
			CSWMSP include a plan showing the locations of sediment control measures proposed to be implemented. This has been included in Attachment B. Council confirmed satisfaction with the updated CSWMSP on 4 July 2019 via email.		
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</i> (Appendix E) (Greencap, July 2019) • <i>Erosion and Sediment Control Plan</i> (Appendix I) (Greencap, July 2019) 	Attachment B to the CSWMSP includes plans of the proposed sediment and erosion controls to be implemented during construction.	Compliant	
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, July 2019) 	Section 5.5 (Table 2) 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, July 2019) 	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, July 2019) 	Section 5.6 (Table 3) 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:		N/A	N/A	
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> 	Section 3.1 of the BMSP describes the existing environment and biodiversity	Compliant	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		(Appendix M) (Greencap, July 2019)	values of the site. Figure 1 in 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, July 2019) 	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"> <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, July 2019) 	<p>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>".</p> <p>The BMSP does not include a figure showing the potential locations of threatened species.</p> <p>Recommendation: 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 BMSP with relevant justification provided.</p>	Non-compliant
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, July 2019) 	No hollow bearing trees were identified during the assessment undertaken by Alphitonia (2018) for the EIS. Section 5 of the BMSP includes an unexpected	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			finds protocol in the case that management is required.	
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, July 2019) 	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, July 2019) 	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, July 2019) 	Weed and feral pest management measures are listed in section 3.6 of the BMSP.	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, July 2019) 	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, July 2019) 	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.	Compliant
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, July 2019) Completed Environmental Checklist dated 29/08/19 	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"> <i>Bush Fire and Flood Emergency Response</i> 	The BFFERP was prepared by Greencap. As a professional company, the Auditor presumes the author is	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<i>Plan</i> (Appendix N) (Greencap, July 2019)	suitably qualified and experienced. Observation: While 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 has been provided. Recommendation: The BFFERP should be revised to provide the qualifications and years of experience of the author.	
B25b	address the provisions of the <i>Floodplain Risk Management Guideline</i> (OEH, 2007);	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, July 2019) 	The BFFERP does not include reference to the <i>Floodplain Risk Management Guideline</i> (OEH 2007). Recommendation: Include reference to the <i>Floodplain Risk Management Guideline</i> (OEH 2007) within the BFFERP and ensure all requirements have been addressed.	Non-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, July 2019) 	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, July 2019) 	The predicted flood levels of Cabramatta Creek and Brickmakers Creek are outlined in Table 6 of the BFFERP.	Compliant
B25c(iii)	flood warning time and flood notification;	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response</i> 	Section 3.3.5 of the BFFERP includes the requirement to undertake weekly monitoring of the BOM website for	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
		<i>Plan</i> (Appendix N) (Greencap, July 2019)	flooding of the Carbamate Creek and Georges River, along with flood warning services.		
B25c(iv)	assembly points and evacuation routes;	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, July 2019) 	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(v)	evacuation and refuge protocols; and	<ul style="list-style-type: none"> <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, July 2019) 	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</i> (Appendix N) (Greencap, July 2019) 	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"> <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Greencap, July 2019) 	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. 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.	Compliant	
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"> Civil Engineering Works Design Drawings prepared by WSP (2019) 	The stormwater management design plans were provided to the Certifying Authority (listed in Table 6 of the	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"> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	Construction Certificate Report). These plans were approved on 12 July 2019.	
B27a	be designed by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> Civil Engineering Works Design Drawings prepared by WSP (2019) 	<p>The stormwater management system has been designed by WSP. As a professional company, the Auditor presumes the author is suitably qualified and experienced. However, the Civil Engineer Drawings are not signed or dated by the Project Engineer in the space provided on the plan. No details on their qualifications and experience of WSP personnel in relation to stormwater management have been provided.</p> <p>Recommendation: Final Civil Engineer Design Drawings should be appropriately signed and dated and should include the qualifications and years of experience of the author.</p>	Non-compliant
B27b	be generally in accordance with the conceptual design in the EIS;	<ul style="list-style-type: none"> Civil Engineering Works Design Drawings prepared by WSP (2019) EIS 	The Civil Engineering Works Design Drawings prepared by WSP (May 2019) appeared to be generally consistent with those in Appendix P of the EIS (WSP, July 2017).	Compliant
B27c	be in accordance with applicable Australian Standards;	<ul style="list-style-type: none"> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	The stormwater management design plans were approved by the Certifying Authority on 12 July 2019. The Compliance Certificate Report states: <i>"Steve Watson and Partners certify that the proposed development is Crown Development and that if carried out in accordance with the approved</i>	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<i>plans and specifications will comply with all development standards, Development Consent conditions and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979".</i>	
B27d	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;	<ul style="list-style-type: none"> Appendix P: <i>Stormwater Management Report Mainsbridge School - 95 Lawrence Hargrave Road, Warwick Farm</i> (WSP 2017) Civil Engineering Works Design Drawings prepared by WSP (2019) 	<p>The civil design of the stormwater management system was undertaken in accordance with the following documents as noted in Appendix P of the EIS (WSP, July 2017):</p> <ul style="list-style-type: none"> AS3500 – 'National Plumbing and Drainage Code' – Part 3: Stormwater Drainage Australian Rainfall and Runoff, 2016 – Parts 1 & 2 Landcom – Managing Urban Stormwater - Soils and Construction, Volume 1, 4th Edition March 2004 Liverpool City Council - 'On-site Stormwater Detention Technical Specification', 2003 Liverpool City Council - 'Water Management Policy' 2016 Liverpool City Council – Liverpool Development Control Plan 2008, Part 1 – General Controls for all Development Green Building Council of Australia – Green Star – Design & As Built v1.2 – 26 Stormwater <p>The updated Civil Engineering Works Design Drawings prepared by WSP</p>	Compliant

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
			(2019) appeared generally consistent with the EIS design.		
B27e	divert existing clean surface water around operational areas of the site;	<ul style="list-style-type: none"> Civil Engineering Works Design Drawings prepared by WSP (2019) <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, July 2019) 	Permanent and/or temporary drainage works will be installed early in the construction program to minimise uncontrolled drainage and associated erosion. 'Clean' surface runoff will be diverted around and away from working areas to prevent erosion and remaining will be diverted away from work areas and into sediment control devices. This statement is reflected in the CSWMSP and appeared consistent with the Civil Engineering Works Design Drawings prepared by WSP (2019).	Compliant	
B27f	prevent cross-contamination of clean and sediment laden water.	<ul style="list-style-type: none"> Civil Engineering Works Design Drawings prepared by WSP (2019) <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, July 2019) 	Consistent with the response to condition B27e.	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"> Memo from WSP to Hutchinson Builders dated 24/05/19 subject: <i>Mainsbridge Public School – Flood Statement</i> <i>Development Consent Checklist: Requirements for</i> 	A memo from Aleks Vasiloski (WSP) to Phil Ho (Hutchinson Builders) dated 24 May 2019 was viewed during the audit. The memo states: <i>"This statement is to confirm that the floor levels of all habitable rooms satisfy B28 and B29 of the relevant consent and are no lower than the 1% Annual Exceedance Probability flood"</i>	Compliant	

28 November 2019

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
		<p><i>Certification (SW&P, July 2019)</i></p> <ul style="list-style-type: none"> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	<p><i>level plus 500mm of freeboard in accordance with the following:</i></p> <ul style="list-style-type: none"> <i>Liverpool City Council Section 149(2)&(5) Certificate No. 4152, dated 31 January 2017, and</i> <i>Liverpool City Council Annexure to Section 149(5) Issue No. 2027198, dated 1 February 2017. and as per our drawing set for Mainsbridge SSP".</i> <p>The Requirements for Certification Checklist confirms the design certificate for Structure was submitted by WSP with approval granted 12 July 2019.</p>		
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.		See response to condition B28.	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"> Letter from Acoustic Logic dated 25/06/19 subject: <i>Western Sydney Schools – Mainsbridge SSP – Acoustic Design Statement for CC2</i> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	<p>A letter from Acoustic Logic dated 25 June 2019 outlines how the noise mitigation recommendations in the Noise Impact Assessment have been incorporated into the design drawings. The letter states:</p> <p><i>"The incorporation of these items addresses the recommendations of the ALC assessment, prevent adverse noise impacts at the surrounding sensitive receivers and achieve compliance with the Education SEPP requirement relating to noise emissions".</i></p>	Compliant	

Table A-1: Compliance with Development Consent SSD 8792															
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS											
			The drawings were provided to the Certifying Authority and approved on 12 July 2019.												
	Biodiversity														
B31	<p>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:</p> <p>(a) under a Biodiversity Stewardship Agreement under the BC Act; or</p> <p>(b) making payments unto an offset fund that has been established by the NSW Government; or</p> <p>(c) providing suitable supplementary measures.</p> <p>Table 1: Biodiversity Credits to be Retired</p> <table><tr><th>Credit Type</th><th>Number of Credits</th></tr><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></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	<ul style="list-style-type: none">Biodiversity Offset Calculator screenshot of results dated 11/06/19Tax invoice to the Biodiversity Conservation Trust of NSW dated 8/07/19Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation dated 9/07/19	The Auditors viewed a screenshot of the Biodiversity Offset Calculator results for the credits listed in Table 1 in the adjacent column with a time stamp of 11-06-2019 22:09:49. The calculated result was \$114,861.37. A tax invoice to the Biodiversity Conservation Trust of NSW dated 8 July 2019 for the amount of \$114,861.37 was viewed by the Auditors to confirm this payment was made. The Auditors also viewed a Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation issued by the Biodiversity Conservation Trust on 9 July 2019.	Compliant
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	<p>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.</p>		<ul style="list-style-type: none">Site personnel interviewEmail from RMS dated 18/09/19	Demolition under this consent has not been undertaken, and construction has not yet commenced. Site personnel advised 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	<p>Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational</p>			Construction had not yet commenced.	Not triggered										

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
	waste storage area where waste removal is undertaken by Council.				
	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</i> to 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.	<ul style="list-style-type: none"> • <i>Western Sydney & Wollongong Schools Mechanical Specification Mainsbridge SSP</i> (WSP, June 2019) • <i>Development Consent Checklist: Requirements for Certification</i> (SW&P, July 2019) • Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	A Mechanical Specification tender document was prepared by WSP in June 2019. Section 3.4.2 of the Mechanical Specification includes numerous references to AS 1668.2-2012 in relation to ventilation design requirements. Design plans were submitted to the Certifying Authority on 14 June 2019 and approved on 12 July 2019.	Compliant	
	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"> • Hydraulic Design Statement dated 2/07/19 	A Hydraulic Design Statement dated 2 July 2019 was viewed by the Auditors. The statement included a list of the hydraulic systems for the building works and the relevant design standards. The statement is signed by Geraldine Fennelly (Hydraulic and Fire Protection Engineer) with a <i>Bachelor of Engineering, Mechanical Engineering</i> and 5+ years as a Hydraulic and Fire Protection Engineer.	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"> • Email from Council dated 5/07/19 subject: <i>Council Advice RE: 25940_95 Lawrence Hargrave Road Warwick</i> 	Approval was issued by Council via email on 5 July 2019. The email states: <i>"Council has reviewed the Design Compliance Statement for a</i>	Compliant	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p><i>Farm_SSD 8792_Condition B36</i></p> <ul style="list-style-type: none"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements (PDC Consultants, June 2019)</i> 	<p><i>Construction Certificate (Vehicle Access, Circulation and Parking Arrangements) prepared by PDC Consultants dated 21/06/2019 and have no issues with the vehicular access, swept paths for an 8.8m medium rigid vehicle and parking arrangements. All appears to comply with the relevant Australian Standard AS2890 parts 1, 2, 3 and 6. Council now deems that consent condition B36 has now been satisfied."</i></p>	
	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"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements (PDC Consultants, June 2019)</i> <i>Development Consent Checklist: Requirements for Certification (SW&P, July 2019)</i> <i>Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019)</i> 	The Requirements for Certification Checklist confirms the <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements (PDC 2019)</i> was provided to the Certifying Authority on 18 June 2019 and was approved on 12 July 2019.	Compliant
B37a	all vehicles must enter and leave the Site in a forward direction;	<ul style="list-style-type: none"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking</i> 	The design drawings in the Design Compliance Statement show vehicle movement routes in a forward direction.	Compliant

28 November 2019

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<i>Arrangements</i> (PDC Consultants, June 2019)		
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"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC Consultants, June 2019) 	The design drawings in the Design Compliance Statement show 43 car parks and five bus parking spaces in accordance with AS2890.1.	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"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC Consultants, June 2019) 	A swept path analysis was undertaken by PDC using an 8.8 metre Medium Rigid Vehicle (MRV) as defined in AS 2890.2 and AUSTROADS (results included in Attachment 3 of the Design Compliance Statement). The results confirm that the proposed accesses to the Project can accommodate vehicles up to and including an 8.8m MRV.	Compliant
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"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC Consultants, June 2019) 	The Design Compliance Statement states: " <i>the development does not provide any shared vehicle and pedestrian accesses with adjoining properties</i> ".	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"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC 	The Requirements for Certification Checklist confirms the <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC 2019) was	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		Consultants, June 2019) <ul style="list-style-type: none"> Development Consent Checklist: Requirements for Certification (SW&P, July 2019) Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 	provided on 18 June 2019 and approved on 12 July 2019.	
B38a	the provision of a minimum 22 staff bicycle parking spaces;	<ul style="list-style-type: none"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC Consultants, June 2019) 	The design drawings in the Design Compliance Statement show 22 staff bicycle parking spaces.	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"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC Consultants, June 2019) 	The Design Compliance Statement states: " <i>The layout, design and security of bicycle facilities have been designed in accordance with AS 2890.3.</i> "	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"> <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC Consultants, June 2019) 	The Design Compliance Statement states: " <i>In accordance with the provisional requirements of the ESD Design & As Built Rating Tool and as confirmed by Hayball, the development provides:</i> <ul style="list-style-type: none"> 22 bicycle parking spaces; 4 showers / change facilities; 	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"> 32 lockers." 	
B38d	appropriate pedestrian and cyclist advisory signs are to be provided; and	<ul style="list-style-type: none"> Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements (PDC Consultants, June 2019) 	The Design Compliance Statement states: "Appropriate linemarking and pedestrian / cyclist advisory signs have been provided within the car park and porte-cochere".	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 documentation of approval for each stage from Council to the Certifying Authority.	<ul style="list-style-type: none"> Site visit observation 	The footpath or public domain works have not commenced in the audit period.	Not triggered
	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"> Mainsbridge SSP for Specific Purposes – SSD 8792 Compliance Monitoring and Reporting Program (Wolfpeak, May 2019) Letter to DPIE dated 30/05/19 subject: Mainsbridge SSP for Specific Purpose and SSD8792: Submission of the Compliance Monitoring and Reporting Program in 	A Compliance Monitoring and Reporting Program was prepared by Wolfpeak (May 2019) and submitted to DPIE on 30 May 2019. The notified date for the commencement of construction was 22 June 2019 (>3 weeks after 30 May 2019). The Requirements for Certification Checklist confirms that the Compliance Monitoring and Reporting Program was provided to the Certifying Authority by Hutchinson.	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<i>accordance with Conditions B40</i>		
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"> Mainsbridge SSP for Specific Purposes – SSD 8792 Compliance Monitoring and Reporting Program (Wolfpeak, May 2019) Mainsbridge School for Specific Purposes – SSD 8792 Pre-Construction Compliance Report (Wolfpeak, July 2019) 	The Compliance Monitoring and Reporting Program and Pre-construction Compliance Report have been prepared in accordance with the Compliance Reporting Post Approval Requirements (DPE 2018).	Compliant
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"> Mainsbridge SSP website: https://www.schoolinfrastructure.nsw.gov.au/projects/m/mainsbridge-school.html 	The Mainsbridge SSP website was viewed on 29 August 2019. The Pre-construction Compliance Report completed by Wolfpeak (July 2019) was available.	Compliant
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"> Drawings by Tract Landscape Architects Urban Designers Town Planners dated 4/09/18 Development Consent Checklist: Requirements for 	The Requirements for Certification Checklist confirms the Landscape Plan was provided by Tract on 14 June 2019 and was approved on 12 July 2019 by the Certifying Authority.	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<i>Certification (SW&P, July 2019)</i> <ul style="list-style-type: none"> Section 6.28 Compliance Certificate (Crown Certificate) (SW&P, July 2019) 		
B44a	detail the species to be planted on-site;	<ul style="list-style-type: none"> Drawings by Tract Landscape Architects Urban Designers Town Planners dated 4/09/18 	The Planting Plans provide a description of the species to be planted onsite e.g. Coast Banksia, River Oak, Water Gum etc.	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"> Drawings by Tract Landscape Architects Urban Designers Town Planners dated 4/09/18 (last reviewed 11/06/19) 	<p>The Planting Plans list/show 28 Native River-Flat Trees and 39 Ornamental/Shade Trees (total 67). The plan provides for maturity sizes of:</p> <ul style="list-style-type: none"> 20 trees @ 10m x 6m 16 trees @ 9m x 6m 3 trees @ 20m x 3m 4 trees @ 25m x 10m 3 trees @ 15m x 10m 3 trees @ 15m x 12m 5 trees @ 20m x 10m 5 trees @ 25m x 10m 2 trees @ 20m x 15m 6 trees @ 20m x 8m <p>This arrangement does not meet the minimum of 40 larger native trees with a minimum maturity size of 15m.</p> <p>The Project Manager GHD advised that the landscape drawings were submitted to the certifying authority on 14 June 2019 for the complying certificate submission and was advised</p>	Non-compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			that the requirements of this condition were satisfied. 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. Alternatively, the proponent should consult with the Department given that Certifying Authority approved compliance with this condition.	
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"> Drawings by Tract Landscape Architects Urban Designers Town Planners dated 4/09/18 	All trees proposed as per the Planting Plan have a minimum tree height greater than 2.5m and plant pot sizes of either 200L or 400L.	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"> Arboricultural Impact Assessment Report (Paul Shearer Consulting, August 2018) Photos of retained tree trunks and hollows 	An arborist assessment was undertaken by Paul Shearer Consulting in August 2018. The assessment concluded that 37 (out of 46) trees would require removal for the Project. The arborist concluded that, due to the methodology of soil remediation required (area and depth of excavations), " <i>minimising tree impacts associated with the RAP is not practical</i> " as damage to tree roots would result. Photos of tree hollows/trunks that were retained and used in the riparian corridor along Brickmakers Creek were viewed by the Auditor during the audit.	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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"> Site personnel comment (email) 	Site personnel confirmed that no seeds were found during the audit period.	Not triggered
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> .	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, July 2019) 	Section 3.3 of the CEMP includes a commitment by Hutchinson Builders to undertake the works in accordance with the NSW Rural Fire Service's guideline, Planning for Bush Fire Protection (2006). Also see response to condition B11 for compliance with water/electricity/gas requirements.	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.		Construction of the Project had 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
	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.		Construction of the Project had not commenced in the audit period.	Not triggered
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;		Construction of the Project had not commenced in the audit period.	Not triggered
C2b(ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;		Construction of the Project had not commenced in the audit period.	Not triggered
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		Construction of the Project had not commenced in the audit period.	Not triggered
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.		Construction of the Project had not commenced in the audit period.	Not triggered
	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 KOBELCO SK200-8 	Construction of the Project had not commenced in the audit period. However, an example maintenance record sheet was viewed by the Auditor for a KOBELCO SK200-8 which confirmed regular maintenance of machinery is undertaken (services completed on 4/06/18, 18/09/18, 2/12/18, 25/03/19 and 10/06/19).	Not triggered
C3b	operated in a proper and efficient manner.		Construction of the Project had 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
	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.		Refer to response under condition A14 of this table.	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.		Construction of the Project had not commenced in the audit period.	Not triggered
C6	Activities may be undertaken outside of the hours in condition C5 if required:		Construction of the Project had not commenced in the audit period.	Not triggered
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
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

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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).		Construction of the Project had not commenced in the audit period.	Not triggered
	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.		Construction of the Project had not commenced in the audit period.	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.		Construction of the Project had not commenced in the audit period.	Not triggered
	SafeWork Requirements			
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.		Construction of the Project had not commenced in the audit period.	Not triggered
	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;		Construction of the Project had not commenced in the audit period.	Not triggered
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		Construction of the Project had not commenced in the audit period.	Not triggered
C13c	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		Construction of the Project had not commenced in the audit period.	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.		Construction of the Project had 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
	Construction Noise Limits			
C15	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.		Construction of the Project had not commenced in the audit period.	Not triggered
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.		Construction of the Project had not commenced in the audit period.	Not triggered
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

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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.	Noted
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 removed during construction due to an emergency, must be replaced, to the satisfaction of Council;		Construction of the Project had not commenced in the audit period.	Not triggered
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;		Construction of the Project had not commenced in the audit period.	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.	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 within the canopy or the limit of the former protective fencing, whichever is the greater.		Construction of the Project had not commenced in the audit period.	Not triggered
Dust Minimisation				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		During the site inspection the Auditor observed a number of dust control measures being implemented as	

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			described in Section 4.2.3 of the main report.	
C24	During construction, the Applicant must ensure that:		N/A	N/A
C24a	exposed surfaces and stockpiles are suppressed by regular watering;		Construction of the Project had not commenced in the audit period.	Not triggered
C24b	all trucks entering or leaving the site with loads have their loads covered;		Construction of the Project had not commenced in the audit period.	Not triggered
C24c	trucks associated with the development do not track dirt onto the public road network;		Construction of the Project had not commenced in the audit period.	Not triggered
C24d	public roads used by these trucks are kept clean; and		Construction of the Project had not commenced in the audit period.	Not triggered
C24e	land stabilisation works are carried out progressively on site to minimise exposed surfaces.		Construction of the Project had not commenced in the audit period.	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.		Construction of the Project had not commenced in the audit period. 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. However, as discussed in Section 4.2.4 of the Audit Report, sediment and erosion controls observed by the Auditor appeared to be effective to prevent sediment from leaving the Site.	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;		Construction of the Project had not commenced in the audit period.	Not triggered
C27b	keep accurate records of the volume and type of fill to be used; and		Construction of the Project had 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
C27c	make these records available to the Certifying Authority upon request.		Construction of the Project had not commenced in the audit period.	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> .		Construction of the Project had not commenced in the audit period.	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, July 2019) Site personnel interview 	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 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"> <i>Unexpected Finds Protocol - Heritage</i> (Appendix P) (Greencap, July 2019) Site personnel interview 	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
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.		Construction of the Project had 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
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		Construction of the Project had not commenced in the audit period.	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.		Construction of the Project had not commenced in the audit period.	Not triggered
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.		Construction of the Project had not commenced in the audit period.	Not triggered
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 reference to Part 7 –‘Transportation and management of asbestos waste’ must also be complied with.	<ul style="list-style-type: none"> Notice of Intent dated 3/10/2019 	Construction of the Project had not commenced in the audit period. However, the Auditor viewed a notice of intent to remove non-friable asbestos dated 3 October 2019 (licence no. 204059).	Not triggered
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.	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 to DPIE dated 16/05/19 with attached Auditor CVs and Declarations of Independence Letter from DPIE dated 27/05/19, titled: 	Approval of the Audit Team (Victoria Sedwick, Shaun Taylor and Taylor Jackson) was received from DPIE on 27 May 2019. The CVs and Declaration of Independence were submitted to DPIE on 16 May 2019.	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<i>Mainsbridge School for Specific Purposes (SSD 8792) Condition C37</i>		
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"> Independent Audit Program (Ramboll May 2019) Letter to DPIE dated 9/07/19, subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Notification of Commencement, Condition B01</i> 	The Independent Audit Program was submitted on 28 May 2019. The notified date for the commencement of physical works was 13 July 2019 (~7 weeks later). The Requirements for Certification Checklist confirms that the Independent Audit Program was provided by Hutchinson before 4 July 2019.	Compliant
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"> Letter to DPIE dated 9/07/19, subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Notification of Commencement, Condition B01</i> 	The notified date for the commencement of physical works was 13 July 2019. The site visit for the audit was undertaken on 21 August 2019 (~5.5 weeks later). The final Audit Report was unable to be completed until 28 November 2019 as outstanding documentation was not provided until 18 November 2019.	Non-Compliant
C39b	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.		The requirement for a subsequent audit has not been triggered.	Not triggered
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.		Noted. No requests have been made to change the specified timing of the audits.	Not triggered

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
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 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).		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;		As this is the first audit, this requirement has not been triggered previously, but will be required following completion of this audit.	Not triggered
C42b	submit the response to the Department and the Certifying Authority; and		As this is the first audit, this requirement has not been triggered previously, but will be required following completion of this audit.	Not triggered
C42c	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.		As this is the first audit, this requirement has not been triggered previously, but will be required following completion of this audit.	Not triggered
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

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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 interview 	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"> <i>Mainsbridge School for Specific Purposes – SSD 8792 Pre-Construction Compliance Report</i> (Wolfpeak, July 2019) Site personnel interview 	Site personnel confirmed that no non-compliance issues have been identified during the audit period. 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 Compliance Report</i> (Wolfpeak, July 2019) 	The Pre-construction Compliance Report was submitted in July 2019. Therefore, a review of the CEMP (including sub-plans) and notification to the Department and Certifying Authority is required by October 2019.	Not triggered
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;		This Independent Audit has not yet been submitted.	Not triggered

Table A-1: Compliance with Development Consent SSD 8792					
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	
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 interview 	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.		N/A	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>		See response to condition A11c in this table.	Compliant	

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"> RtS 	Overshadowing impacts were assessed as part of the EIS and RtS and were considered to be "acceptable". No buildings were constructed during the audit period.	Compliant
	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> 	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 " <i>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.</i> "	Compliant
4	Implementation of recommendations outlined within the Construction Noise and Vibration Management Report.		Construction of the Project had not commenced in the audit period.	Not triggered
	Biodiversity			
5	Implementation of recommendation outlined within the Flora and Fauna Report including:		N/A	N/A

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
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.	Complaint
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, July 2019) 	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 Consulting, August 2018) 	The amended arborist assessment is included as Appendix C to the RtS and recommends the removal of 38 trees (also see response to condition B44d in Table A1).	Noted
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

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
	Construction Vehicles			
8	Implementation of measures outlined within the Preliminary Construction Management Report.		Construction of the Project had not commenced in the audit period. The Preliminary Construction Management Report has been superseded by the CEMP (assessed in Table A1 as relevant).	Not triggered
9	All truck drivers will be provided with a copy of the proposed dedicated site access route.		Construction of the Project had not commenced in the audit period. However, site access routes are detailed in the CTPMSP (refer to comments under condition B20d in Table A1).	Not triggered
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
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,		N/A	N/A

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
	westerly wind condition at this location, SLR recommends the following:			
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
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.	<ul style="list-style-type: none"> The Reflected Ceiling Plan – Level 1 (Hayball 14/02/2019) 	This is not required for the current stage of the Project. Observation: The Reflected Ceiling Plan – Level 1 (Hayball, 2019) includes the provision for security lighting around the site.	Noted

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
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"> <i>Construction Environmental Management Plan</i> (Greencap, July 2019) 	Construction of the Project had not commenced in the audit period. It is noted however, that a letter box drop to nearby residents was completed on 19 July 2019 as described in Section 3.8 of the CEMP.	Compliant
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.	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.	Not triggered

28 November 2019

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
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.	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 	Construction of the Project had not commenced in the audit period. It was however, noted in the site visit that the site entry/exit and loading/unloading point was at this location and included installation of a 'cattle grid' to assist in removing mud from vehicles.	Not triggered
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.		Construction of the Project had not commenced in the audit period. As noted in condition 16a, loading/unloading occurs at Williamson Crescent.	Not triggered
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 	No complaints have been received as evident by the Complaints Register.	Not triggered
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"> Noise and Vibration Management Plan (Appendix K) (Greencap, July 2019) 	Noise impacts for the current stage of the Project are considered not to require additional management. However, this management measure	Not triggered

28 November 2019

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
			is included in section 3.3 of the CNVMP.	
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, July 2019) 	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
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, July 2019) 	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, July 2019) 	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
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, July 2019) 	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 and section 3.4.2 of the CNVMP.	Not triggered
18f	STAFF TRAINING AND REPORTING MECHANISM - 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	<ul style="list-style-type: none"> <i>Construction Environmental Management Plan</i> (Greencap, July 2019) 	Noise impacts for the current stage of the Project are considered not to require additional management. Section 6.1 of the CEMP includes that awareness of noise measures will be included as part of the induction process.	Not triggered
18g	ESTABLISHMENT OF DIRECT COMMUNICATION WITH AFFECTED PARTIES - For any construction noise management programme to	<ul style="list-style-type: none"> <i>Noise and Vibration Management Plan</i> 	Noise impacts for the current stage of the Project are considered not to	Not triggered

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
	work effectively, continuous communication is required between all parties, which may be potentially impacted upon, the builder and the regulatory authority.	(Appendix K) (Greencap, July 2019)	require additional management. However, this management measure is included in section 4.7 of the CNVMP.	
18h	DEALING WITH COMPLAINTS - A permanent register of complaints should be held. All complaints received should be fully investigated and reported to management.		A complaints management system is in place for the Project as described in condition A20a in Table A1.	Compliant
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"> Asbestos Clearance Certificate – Area 6 (August 2019) Site visit inspection 	At the time of the audit, some areas in the south of the Site had been remediated and validated, while others in this area were still to be remediated. Large areas in the north of the Site had been excavated but	Compliant

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>were awaiting validation and sign off from the Site Auditor.</p> <p>An Asbestos Clearance Certificate for Area 6 was viewed by the Auditor which has been signed by a licenced asbestos assessor (licence no. LAA001165).</p> <p>The Auditor observed 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.</p> <p>Recommendation: The fragments of asbestos cement sheeting within Area 4 adjacent to the western Site boundary and soils beyond this area require appropriate management.</p>	
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 incorporated in the RAP (refer to response below to condition 22).	Compliant
22	Implementation of Remedial Action Plan (RAP) if required.	<ul style="list-style-type: none"> Site visit observations 	<p>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.</p> <p>The Auditor did not note any evidence that suggested remediation</p>	Compliant

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
			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). It was however, noted that what appeared to be fragments of asbestos cement sheeting were located within Area 4 adjacent to the western Site boundary and therefore the edge of construction in this area requires appropriate management (refer to discussion in Section 4.2.1 of the Audit Report).	
	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
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

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
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, July 2019) 	Construction of the Project had not commenced in the audit period. However, 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).	Not triggered
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, July 2019) 	Construction of the Project had not commenced in the audit period. However, 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, July 2019) 	Construction of the Project had not commenced in the audit period. However, 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
30	Make purchasing decisions that consider recycled products.	<ul style="list-style-type: none"> • <i>Construction Waste Management Plan</i> 	Construction of the Project had not commenced in the audit period. However, management of waste is	Not triggered

28 November 2019

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
		(Appendix F) (Greencap, July 2019)	described in section 3.2 of the CWMSP consistent with this condition.	
31	Consider measures and performance based targets for reduction, reuse and recycling.	<ul style="list-style-type: none"> <i>Construction Waste Management Plan</i> (Appendix F) (Greencap, July 2019) 	Expected waste types/quantities are detailed in Appendix A of the CWMSP.	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;		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
32c	Various silt traps throughout the site;		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
32d	Temporary sediment basin to pump out stormwater once settled; and		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
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	Compliant

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RfS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			removal of dirt and mud from vehicles prior to leaving the Site.	
	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 	Remedial works were progressing during the audit period but were yet to be completed.	Not triggered
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 soften the foundation material, resulting in further excavation and cleaning being required.		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered
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		Construction of the Project had not commenced in the audit period and this requirement has not been triggered.	Not triggered

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
	formers at least 50mm thick to isolate them from the underlying clays.			
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
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.		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

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
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;		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). Mulch from cleared vegetation had been applied as dust and erosion controls in Areas 5 and 6.	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"> Civil Engineering Works Design Drawings prepared by WSP (2019) Completed Environmental Checklist dated 29/08/19 	The stormwater management system has been designed by WSP. 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).	Compliant
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		N/A	N/A

TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RfS				
REF	MITIGATION MEASURE	EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	types of loads must be considered in the design of the proposed buildings in relation to flood protection. These include:			
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
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, July 2019)</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, July 2019)</i> 	Section 5.5 of the CEMP describes the consultation strategy for the Project.	Compliant

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
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</i> (Appendix G) (Greencap, July 2019) 	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
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:	28 November 2019

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

APPENDIX 3

AUDITOR ENDORSEMENT

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
A/ Principal Compliance Officer (Social Infrastructure)
As nominee of the Secretary

APPENDIX 4 SITE PHOTOS



Photo 1: View looking north from the compound across the western section of Area 4 and Area 1



Photo 2: View looking west to the Site vehicle entrance/ exit on to William Crescent



Photo 3: View looking southeast into the northern section of the adjoining Warwick Farm Public School



Photo 4: View looking southwest over Area 3 directly adjacent to the footing for a play equipment shade cloth



Photo 5: View looking north over part of the remediation works in Area 4. The excavator was not working at the time of the site inspection



Photo 6: View looking northwest over part of the remediation works in Area 4



Photo 7: The new toilet facilities under construction (not subject to SSD 8792)



Photo 8: View looking north over the western section of the Site, including Area 6 and some of the area subjected to vegetation clearance. It also shows one of the trees that is protected (through attached timber)



Photo 9: This shows some of the mulch material that has been used for dust and erosion suppression over part of the western section of the Site



Photo 10: View along the eastern boundary of the Site showing where soil from Area 2 had been excavated. This boundary forms the downgradient point of the Site



Photo 11: View looking north to the northern corner of the Site and the eastern section of Area 1. Note the geofabric covering the edges of the excavation and the sediment fencing



Photo 12: View looking east over the northern section of Area 1. Note the geofabric covering the edges of the excavation and the sediment fencing



Photo 13: View looking southwest over Area 1 and Area 4. This shows evidence of the water spraying that was underway during the site inspection



Photo 14: This cutting is located along the western Site boundary in Area 4. Evidence of what appeared to be fragments of asbestos cement sheeting were observed on the surface and in the cutting. The cutting was kept covered



Photo 15: Vehicle washing to remove dirt prior to leaving Site



Photo 16: Vehicle washing to remove dirt prior to leaving Site and covered load