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**GHD Pty Ltd on behalf of Department of Education**

Prepared by  
**Ramboll Australia Pty Ltd**

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# **INDEPENDENT ENVIRONMENTAL AUDIT MAINSBRIDGE SCHOOL FOR SPECIFIC PURPOSES**

## INDEPENDENT ENVIRONMENTAL AUDIT MAINSBRIDGE SCHOOL FOR SPECIFIC PURPOSES

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## GLOSSARY

Department Assessment Report	<i>Mainsbridge School for Specific Purposes State Significant Development Assessment (SSD 8792)</i> (the Department, February 2019)
EIS	<i>Environmental Impact Statement Mainsbridge School for Special Purposes, Warwick Farm</i> (Urbis, March 2018)
Initial Construction Audit	<i>Independent Environmental Audit Mainsbridge School for Specific Purposes</i> (Ramboll, November 2019)
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)
MOD 2	Modification 2 to SSD 8792 to amend Condition B44(b) relating to the planting of trees and supported by <i>SSD 8792 Mod 2 -Mainsbridge School For Specific Purposes Section 4.55(1a) Modification</i> (SINSW, May 2020)
Requirements	Department <i>Independent Audit Post Approval Requirements</i> (June 2018) and the revised guidance <i>Independent Audit: Post Approval Requirements</i> (May 2020)
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
Subsequent Construction Audit	<i>Independent Environmental Audit Mainsbridge School for Specific Purposes</i> (Ramboll, February 2020)
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, 2020)
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
the Department	NSW Department of Planning, Industry and Environment
EIRP	Environmental Incident Response Plan (Appendix J)
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
ESCP	Erosion and Sediment Control Plan (Appendix I)
EWMS	Environmental Work Method Statement (Appendix C)
GHD	GHD Pty Ltd
IEA	Independent Environmental Audit
LTEMP	Long Term Environmental Management Plan
NSW	New South Wales
PACM	Potentially asbestos containing materials
PRG	Project Reference Group
Ramboll	Ramboll Australia Pty Ltd
RAP	Remedial Action Plan (Environmental Investigation Services, 2018)
RAP Addendum	Remedial Action Plan Addendum (Environmental Investigation Services, 2019)
RtS	Response to Submissions

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

## EXECUTIVE SUMMARY

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

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

In accordance with Condition C39, an initial construction Independent Audit was required to be undertaken within eight weeks of the notified commencement date of construction (referred to as the 'Initial Construction Audit'). A subsequent Independent Audit of construction was required to be undertaken no later than six months from the date of the Initial Construction Audit (referred to as the 'Subsequent Construction Audit'). Following construction audits are required to be undertaken at intervals no greater than 52 weeks from the date of the initial independent audit. This audit represents the Second Subsequent Construction Audit for the Project.

The notified commencement date of physical work (as required by Condition B1) was 13 July 2019 and an initial construction Independent Audit was undertaken for the period 8 August 2019 to 18 November 2019. The subsequent Independent Audit was undertaken for the period 19 November 2019 to 18 February 2020. The audit period for this audit is from 19 February 2020 to 17 August 2020.

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

- **Condition A2a** – This condition requires compliance with the conditions of the development consent. Non-compliance was identified during the audit as noted below.
- **Condition A20a(v)** – A summary of the asbestos fibre air monitoring results was not available on the Mainsbridge SSP website.
- **Condition B42** – Although Construction Compliance Report #1 is available on the Project Website, there is no evidence to confirm that it was published within 60 days of its submission to the Department, or of notification to the Department or Certifying Authority in writing at least 7 days before publication.
- **Conditions C15 and C18** – Two exceedances of the noise management level of 70 dB(A) occurred during the audit period on 20 February 2020 and 3 March 2020.
- **Condition C42c** – The Department was not provided with notification that the Independent Audit Report and response was to be made publicly available seven days prior to the date required (notification was two days late).
- **Condition C45** – Notification to the Department of the noise exceedances referred to in the response to condition C15 were not provided by 2 April 2020 as required under this condition (within seven days that the applicant becomes aware).
- **Condition C46c** – Notification that a review of the strategies, plans and programs following submission of the Subsequent Construction Audit was provided on 22 May 2020 (one day after the deadline).



## 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 (the Department) under Condition C39 of SSD 8792. In accordance with Condition C39, an initial construction Independent Audit was required to be undertaken within eight weeks of the notified commencement date of construction (referred to as the 'Initial Construction Audit' completed by Ramboll 2019). A subsequent Independent Audit of construction was required to be undertaken no later than six months from the date of the Initial Construction Audit (referred to as the 'Subsequent Construction Audit'). Following construction audits are required to be undertaken at intervals no greater than 52 weeks from the date of the initial independent audit. This audit represents the Second Subsequent Construction Audit for the Project.

The notified commencement date of physical work (as required by Condition B1) was 13 July 2019 and an Initial Construction Audit was undertaken for the period 8 August 2019 to 18 November 2019. The subsequent Independent Audit was undertaken for the period 19 November 2019 to 18 February 2020. The audit period for this audit is from 19 February 2020 to 17 August 2020.

### 1.1 Scope of Works

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

#### **"Independent Environmental Audit**

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

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

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

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

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

*C40. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.*

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

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

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

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

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

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

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

*C43. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance."*

### **1.1 Audit Team**

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

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

### **1.2 Audit Period**

The audit period covered by this Audit is from 19 February 2020 to 17 August 2020. The site visit was conducted by Shaun Taylor on 13 July 2020.

## 2. METHODOLOGY

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

The Audit was conducted in accordance with Australian Standard AS/NZS ISO 19011:2014 *Australian/New Zealand Standards: Guidelines for quality and/or environmental management systems auditing* (which replaced ISO 14010), the Department *Independent Audit Post Approval Requirements* (June 2018) and the revised guidance *Independent Audit: Post Approval Requirements* (May 2020) (the Requirements).

### 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 3.4
- Complaints Register
- Email/letter correspondence records
- Third party assessments and compliance reports.

Consent conditions relevant only to the audit period have been assessed in this audit.

### 2.2 Task 2: Develop Audit Plan

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

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

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

Appendix 1 includes the completed Audit Table.

### 2.3 Task 3: Site Visit and Interviews

A one-day site visit was undertaken on 13 July 2020 by the Auditor, Shaun Taylor. The Auditor was accompanied by GHD representative John Tu. During this site visit, the Auditor observed operations and activities at the Project, interviewed key site personnel, reviewed onsite records and clarified any issues identified during the document review (Task 1).

## 2.4 Task 4: Reporting

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

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

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

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

## 3. SITE DESCRIPTION AND BACKGROUND

### 3.1 Project Description

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

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

Figure 1 shows the key Project components.

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

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

#### 3.1.1 Related Works (not subject to SSD 8792)

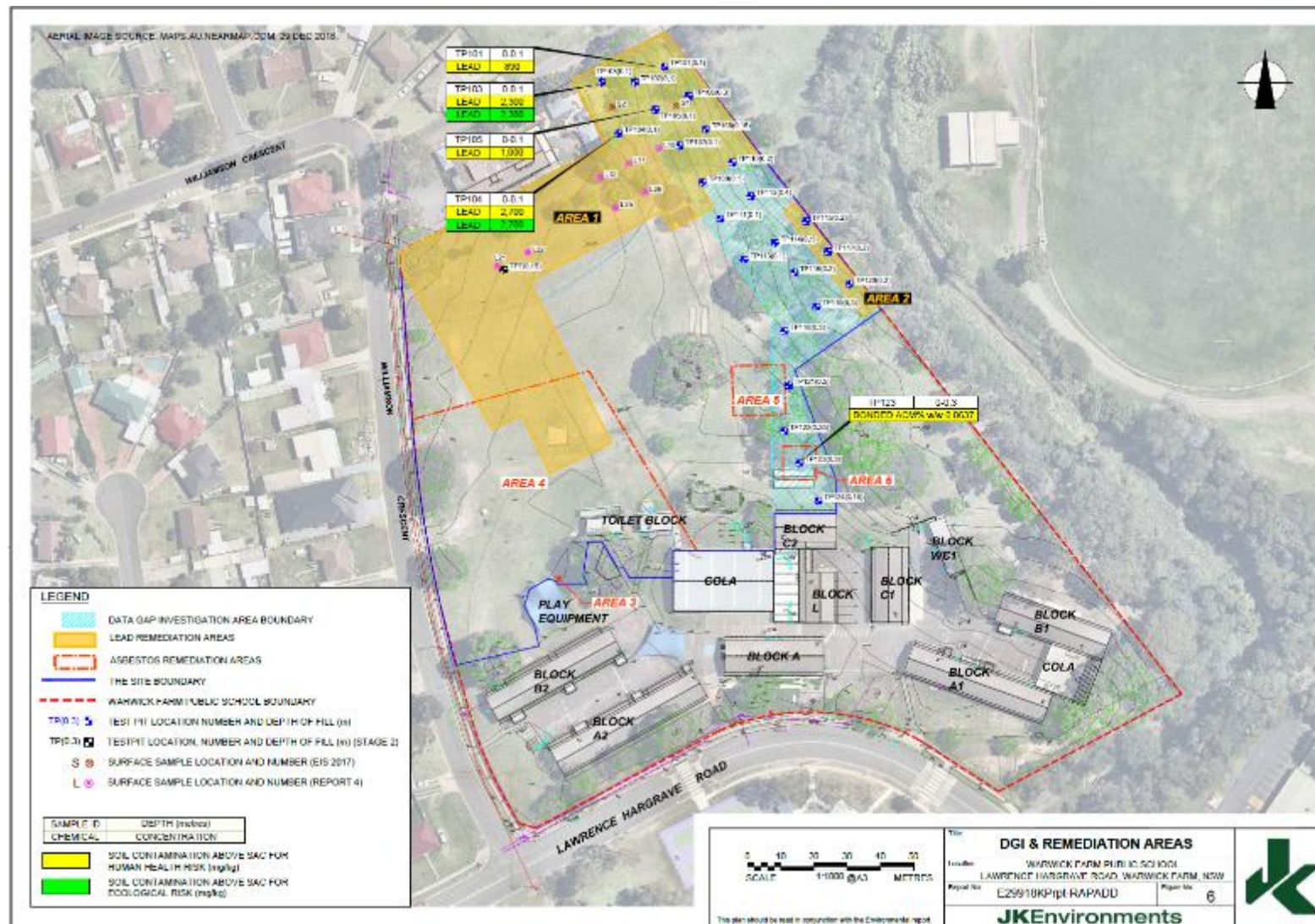
Additional works required for the Project that are not included in the SSD 8792 approval include:

- 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.







### 3.1.2 Key Project Stages

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

**Table 1: Key Project Stages**

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

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

### 3.2 Activities undertaken during the Audit Period

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

During the audit period, the works progressed to commencement of Stage 2 activities as described in Table 1. The following construction activities were undertaken:

- Block A – ground floor and level 1 concrete slab complete. Scaffolding had been raised and structural steel and ground floor partitions set out.
- Block B – ground floor slab complete. Formwork, steel reinforcement and post-tensioning in preparation for level 1 slab pour. Scaffolding had been raised and structural steel and ground floor partitions set out.
- Block C – concrete slab on ground pour completed. structural steel frame installed. Commence installation of internal partitions, roof insulation, sarking, roof sheets etc.



- Block D – ground floor and level 1 concrete slab poured. Scaffolding had been raised and structural steel and ground floor partitions set out.
- Block E – continue pool excavation works. Pad/strip footing and beam detailed excavation underway. Commence in ground services and complete pool shell.
- Northern fence – demolition of the existing boundary fence with the childcare centre. A new permanent noise/ visual wall was observed to be largely completed at the site visit.
- New acoustic fence - construction commenced on a new acoustic fence adjacent to the childcare centre.
- Warwick Farm Public School Car Park – commencement of car park construction which is an extension of the current staff carpark entering from Lawrence Hargrave Drive. The current car park was fenced off during construction works and was inaccessible between mid-April and early June 2020.

### 3.3 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.

A second modification to amend condition B44(b) of Development Consent SSD 8792 relating to the planting of trees was submitted on 6 May 2020 (MOD 2). The modification sought approval to adjust the ratio of tree sizes specified in condition B44(b) from 27 intermediate mature size and 40 larger trees to 36 intermediate trees and 31 larger trees in order to comply with the bushfire standards: *Planning for Bush Fire Protection 2006* and the NSW RFS document *Standards for Asset Protection Zones*. The modification application was approved on 22 June 2020.

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

### 3.4 Management Plans

#### 3.4.1 Remediation Management

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

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

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

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

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

An amount of asbestos containing material (bonded asbestos) was identified during site remediation works at the construction site. The material was reportedly removed by a licensed asbestos removal contractor between 8:00am - 1:00pm on the following dates:

- Saturday 29 February 2020
- Saturday 7 March 2020
- Saturday 14 March 2020
- Saturday 21 March 2020.

Further discussion on contamination finds within the audit period is included in Section 4.3.1.

The community was notified by a Works Notification letter issued in February 2020 and posted on the Mainsbridge SSP website

([https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge\\_School\\_Asbestos\\_Works\\_Notification\\_Feb\\_2020.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Asbestos_Works_Notification_Feb_2020.pdf)).

### **3.4.2 Construction Management**

A Construction Environmental Management Plan (CEMP) has been prepared for the Project in accordance condition B18 of SSD 8792 (the Department approved version dated May 2019). The CEMP and sub-plans were updated in February 2020 to address the recommendations made in the Initial Construction Audit (Ramboll 2019). Although not yet approved by the Department (submitted and pending), the February 2020 version of the CEMP is included in the scope of this audit as they are generally consistent with the approved version and address recommendations from the previous audit. The February 2020 version has been sent to the Department and is pending approval.

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

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

- Stormwater Management Report (Appendix T).

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

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

## 4. AUDIT FINDINGS

### 4.1 Non-Compliances

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

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

**Table 2: Summary of Non-compliances**

Condition/s	Non-compliance
A2a	Condition A2a requires compliance with the conditions of the development consent. Non-compliances were identified during the audit as noted in this table and Table A1.
A20a(v)	A summary of the asbestos fibre air monitoring results was not available on the Mainsbridge SSP website.
B42	Although Construction Compliance Report #1 is available on the Project Website, there is no evidence to confirm that it was published within 60 days of its submission to the Department, or of notification to the Department or Certifying Authority in writing at least 7 days before publication.
C15, C18	Two exceedances of the noise management level of 70 dB(A) occurred during the audit period on 20 February 2020 and 3 March 2020.
C42c	The Department was not provided with notification that the Independent Audit Report and response was to be made publicly available seven days prior to the date required (notification was two days late).
C45	Notification to the Department of the noise exceedances referred to in the response to condition C15 were not provided by 2 April 2020 as required under this condition (within seven days that the applicant becomes aware).
C46c	Notification that a review of the strategies, plans and programs following submission of the Subsequent Construction Audit was provided on 22 May 2020 (one day after the deadline).

### 4.2 Previous Audit Recommendations

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

**Table 3: Previous Audit Recommendations**

Con.	Recommendation	Status	Comment
<b>Non-compliance Recommendations</b>			
A2a	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.	Compliant	The applicant has reviewed and responded to recommendations from the previous audit as described below.
A19	Ensure all Independent Audit Reports are submitted to the Department along with the response to audit findings within the specified timeframe (i.e. in accordance with Table 1 of the <i>Independent Audit Post Approval Requirements</i> guideline (June 2018) and the approved Audit Program.	Compliant	Submission of the Subsequent Construction Audit was required by 21 February 2020. This date was met.
B41	Ensure the next Compliance Report is prepared with sufficient time to submit by the date specified in the Compliance Monitoring and Reporting program (next report due no later than 13 July 2020).	Compliant	The <i>Construction Compliance Report 2</i> (Wolfpeak, June 2020) was viewed by the Auditors and was submitted to the Department on 29 June 2020.
C42b	Ensure all Independent Audit Reports are submitted to the Department along with the response to audit findings within the specified timeframe (i.e. in accordance with Table 1 of the <i>Independent Audit Post Approval Requirements</i> guideline (June 2018) and the approved Audit Program.	Compliant	Submission of the Subsequent Construction Audit was required by 21 February 2020. This date was met.
C42c	Once complete, ensure the applicant's response to audit recommendations are made available on the Mainsbridge SSP website.	Compliant	The Mainsbridge SSP website was viewed on 10 July 2020 and confirmed the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2019) were available including the applicant's response to recommendations.
C46a	Undertake a review of the relevant plans required under the development consent within three months of the submission of a compliance report and advise the Department and the Certifying Authority that this review is being undertaken.	Not triggered	The Construction Compliance Report #2 was submitted on 29 June 2020 (before deadline of 13 July 2020). Therefore, a review of the CEMP (including sub-plans) and notification to the Department and Certifying Authority is required by October 2020. This date has not been triggered in the audit period.
A11c, C47	All future revisions of the CEMP and sub-plans should be submitted to the Planning Secretary and Certifying Authority for approval within six weeks of the review.	Compliant	Updates were made to the CEMP and sub-plans in February 2020. This version was provided to the Department on 13 February 2020.
<b>Continual Improvement Recommendations</b>			
A20a(ix)	Once complete, ensure the applicant's response to audit recommendations are made available on the Mainsbridge SSP website.	Compliant	The Mainsbridge SSP website was viewed on 10 July 2020 and confirmed the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2019) were available including the applicant's response to recommendations.
B21a	The CNVMSP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).	Compliant	The CNMP includes the qualifications and years of experience of the author (prepared by Victor Fattoretto, 38 years' experience).

Con.	Recommendation	Status	Comment
B23a	The CSWMSP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).	Compliant	The Stormwater Management Plan includes the qualifications and years of experience of the author (prepared by Steven Hanna, civil engineer (WSP) with 13 years' experience).
B25a	The BFFERP should be revised to provide the qualifications and years of experience of the author, as recommended in the Initial Construction Audit (Ramboll 2019).	Compliant	The Flood Risk Management Report included this the qualifications and years of experience of the author (prepared by Hock Chua, civil project engineer with 30 years' experience).

### **4.3 Environmental Performance**

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

#### **4.3.1 Contamination Management**

As discussed in Section 3.1, asbestos and lead remediation works were required prior to the commencement of construction within six identified areas (Figure 2). The removal of all the identified contaminated soils were completed during the previous audit period, however unexpected finds of asbestos contaminated areas occurred during the audit period. An asbestos clearance certificate was issued on 23 November 2019 which rendered the site suitable for further construction phases.

The contaminated material was removed by a licensed asbestos removal contractor between 8:00am - 1:00pm on the following dates: Saturday 29 February 2020, Saturday 7 March 2020, Saturday 14 March 2020 and Saturday 21 March 2020. Clearance certificates were issued by a consultant hygienist after each weekend of work. Air monitoring was undertaken for the duration of works involving disturbance of asbestos in accordance with the Asbestos Management Plan. All air monitoring results were below the laboratory reporting limit of 0.01 fibres/mL.

Additional lead contaminated areas were also unearthed during excavations along the property boundary with the day care during construction of the new noise/ visual wall and other areas in the south of the site. The contractor had previously excavated as much of the lead contaminated soil as they safely could within the Mainsbridge site and unearthed the extra soil when building the footings for the fence. The Auditor observed these asbestos contaminated soils stockpiled in the south of the site, covered in plastic sheeting and separated from the construction area with flagging and signage warning that the material contains asbestos.

The Auditor was advised that, as a result of the potential for additional asbestos contaminated soils to be unearthed, the RAP is currently under review, with a proposal for any newly identified asbestos contaminated soils to be retained and capped on site and be subject to an management plan. . Any change to the RAP would need to be approved by the Site Auditor and would need to be reflected in a modification to the development consent.

#### **4.3.2 Noise and Vibration Management**

Noise generating activities associated with the remediation works were predominately from heavy vehicles entering or exiting the site and machinery operation (including works associated with concrete pours). Noise impacts from the Project were generally well managed as evident by the absence of complaints received.

*A Construction Noise Impact Assessment Report* was prepared by ADE Consulting Group (March 2020) during the audit period to assess the impacts construction activities from the Project have had on noise levels on site and ensure compliance with the CNVMSP. Monitoring was undertaken at two locations from 6 February 2020 to 5 March 2020. Some exceedances of the High Noise threshold (75 dB(A)) occurred as follows (time in 24-hr format):

- 14:45 to 17:30 on 13 February 2020 (82.09 to 93.81 dB(A))
- 13:00 to 13:15 on 20 February 2020 (75.1 dB(A))
- 14:15 to 14:45 on 3 March 2020 (between 75.3 and 80.76 dB(A)).

It is noted that the results from 13 February 2020 should be reduced by 10 dB(A) due to rain and wind (ADE Consulting Group, 2020). Therefore, two exceedances of the noise management level of 70 dB(A) occurred during the audit period on 20 February 2020 and 3 March 2020. The Auditor

was advised that the need for noise mitigation was discussed at the toolbox meetings following the non-compliances. No complaints regarding noise from the site have been received.

#### **4.3.3 Air Quality and Dust Management**

It was noted during the site inspection that all exposed site soils were at least moist, and some trafficable areas had become quite muddy. Heavy rain had occurred in the preceding 48 hours.

Site personnel advised that there had been regular rain since the last audit site inspection, and so exposed soils largely retained. Some areas of natural soils are fine and more prone to dust generation and there have been times when spraying for dust suppression was undertaken.

#### **4.3.4 Soil and Water Management**

Soil and water management onsite was considered to be effective at minimising potential sediment, erosion or surface water impacts (i.e. reduction in water quality caused by sediments or contaminated materials from entering water ways). Sediment fencing had been installed along the down gradient (eastern) boundary of the Site, as well as the northern and western boundaries Site (see photos in Appendix 4). Plastic sheeting had been installed to the entire height and length of the Site boundary fencing, as well as a temporary timber wall to the boundary with the Warwick Farm Public School. Mulch from removed vegetation had also been used as an erosion control as previously noted. The Auditor noted that the controls were in good condition and only required minor maintenance following strong winds the preceding night.

#### **4.3.5 Traffic and Pedestrian Management**

The Auditor observed that there was very limited parking on site during the site inspection. The representative from Hutchinson advised that only personnel with tools on board are allowed to park on site and only with company vehicles. None of these were observed during site visit. The Auditor was advised that vehicles are generally parked on the narrow street given the limited space, particularly during periods of rainfall where the site (as it was during the site inspection) is muddy and amenity issues may result from vehicles tracking mud onto the public road. The representative from Hutchinson advised that there had been no issues with local residents. Site workers have been briefed about not parking in front of garbage bins on collection days, and that an employee inspects the street on such days, and would move bins if required,

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. Cleaning of a truck prior to leaving the site was observed during the site visit. It was however, noted that there were some minor staining of roads with dirt and couple minor clumps rights near the main entrance (some of which were likely generated during cleaning of the truck and likely to be removed following the truck cleaning). It is recommended that vehicles are thoroughly cleaned and inspected prior to leaving the site to ensure this does not occur.

### **4.4 Management Plans**

Overall, operations at the Project site were considered to be generally consistent with the CEMP and sub-plans listed in Section 3.4. Observations during the site inspection and recording of information in the various site databases was observed by the auditors to be consistent with the management plans.

### **4.5 Complaints**

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



No formal complaints had been received during the Audit period. Hutchinson representatives discussed with local residents about the need to manage parking on garbage collection days (as discussed in Section 4.3.5).

#### **4.6 Incidents**

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

#### **4.7 Site Inspection**

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

#### **4.8 Site Interviews**

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

## 5. RECOMMENDATIONS AND CONCLUSION

### 5.1 Non-compliance Recommendations

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

**Table 4: Non-compliance Recommendations**

Condition/s	Recommendation
A2a	Review and respond as appropriate to the recommendations described in this audit to remedy and/or prevent future non-compliances with the conditions of the development consent.
A20a(v)	Include a comprehensive summary of the monitoring results asbestos fibre air monitoring undertaken for the Project on the Mainsbridge SSP website.
B42	Ensure all notifications required under this consent are provided within the specified timeframes.
C15, C18	Prior to undertaking activities that could potentially generate high noise levels, the CNVMSP be reviewed to ensure all relevant measures are implemented.
C42c	Ensure required notifications to the Department are completed by the specified timeframe.
C45	Ensure all non-compliances are notified to the Department within seven days after the Applicant becomes aware of the non-compliance.
C46c	Provide future notifications regarding the revision of strategies, plans and programs prior to the required deadline.

### 5.2 Continual Improvement Recommendations

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

**Table 5: Continual Improvement Recommendations**

Condition/s	Recommendation
C19b	Any future vibration assessment reports address both the structural and human exposure vibration guidelines and criteria.
C24c	Ensure vehicles are adequately washed and inspected prior to leaving site to prevent dirt or mud from being tracked onto the road.

### 5.3 Conclusion

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

## 6. LIMITATIONS

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

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

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

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

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

### 6.1 User Reliance

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

## **APPENDIX 1**

### **INDEPENDENT AUDIT TABLES**

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
<b>Schedule 2 – PART A: Administrative Conditions</b>				
	<b>Obligation to Minimise Harm to the Environment</b>			
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"> <li>• <i>Construction Environmental Management Plan (including sub-plans)</i> (Greencap, February 2020)</li> <li>• Site visit observation</li> <li>• Site personnel interviews</li> </ul>	Activities onsite were observed to be undertaken generally in accordance with the Construction Environmental Management Plan (CEMP) and sub-plans. The CEMP provides the system to manage and control environmental aspects of the project during pre-construction and construction to prevent environmental harm. The Auditor noted no evidence during the site visit or the interviews with site personnel that any incidents resulting in material harm to the environment have occurred during the audit period.	Compliant
	<b>Terms of Consent</b>			
A2	The development may only be carried out:			
A2a	in compliance with the conditions of this consent;	<ul style="list-style-type: none"> <li>• This table</li> </ul>	<b>Non-compliances were identified during the audit as noted in this table.</b> <b>Recommendation:</b> 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.	<b>Non-compliant</b>
A2b	in accordance with all written directions of the Planning Secretary;	<ul style="list-style-type: none"> <li>• Site personnel comment on Request for Information (RFI) 6/07/20</li> </ul>	The Auditor understands that no written directions have been received from the Planning Secretary, as noted by site personnel.	Not triggered
A2c	generally in accordance with the EIS and Response to Submissions;	<ul style="list-style-type: none"> <li>• Site visit observations</li> <li>• Site personnel interviews</li> </ul>	Compliance with the management and mitigation measures from the Environmental Impact Statement (EIS) and Response to Submissions	Compliant

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**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION				EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS																																																																																							
					(RtS) is included in Table A2. No non-compliance issues were identified. A discussion on the actual versus predicted impacts from the EIS and RtS is presented in Section 4.2 of the Audit Report.																																																																																								
A2d	in accordance with the approved plans in the table below:			<ul style="list-style-type: none"><li>Site visit observations</li><li>01.DA01.02 Site Plan – Proposed Rev 4 dated 17/12/18</li><li>Setout plan by Total Surveying Solutions dated 13/05/2020</li></ul>	During the audit period, slabs were completed for the following: <ul style="list-style-type: none"><li>Block A – ground and level 1</li><li>Block B – ground and level 1</li><li>Block C – ground</li><li>Block D – ground and level 1.</li></ul> The slab footprints appeared to be consistent with the layout shown on the plan “01.DA01.02 Site Plan – Proposed Rev 4” dated 17 December 2018. The Auditor was provided a setout survey plan completed by Total Surveying Solutions that indicated works were completed with the correct design.	Not triggered																																																																																							
<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><tr><td>B01b.DA03.02</td><td>2</td><td>Floor Plan - Level 1</td><td>19/12/18</td></tr><tr><td>B01a.DA03.03</td><td>2</td><td>Floor Plan - Roof</td><td>19/12/18</td></tr><tr><td>B011b.DA06.01</td><td>2</td><td>Elevations</td><td>19/12/18</td></tr><tr><td>B011b.DA06.03</td><td>2</td><td>Sections</td><td>19/12/18</td></tr><tr><td>B011b.DA06.04</td><td>2</td><td>Sections</td><td>19/12/18</td></tr><tr><td>P01.DA03.01</td><td>2</td><td>Floor Plan – Ground</td><td>17/10/18</td></tr><tr><td>P01.DA03.02</td><td>2</td><td>Floor Plan – Roof</td><td>17/10/18</td></tr></table>			Architectural Plans prepared by Hayball				Dwg No.	Rev	Name of Plan	Date	01.DA01.02	4	Site Plan - Proposed	17/12/18	01.DA04.00	2	Site Sections	31/08/18	A01.DA03.01	2	Admin and Hall Floor Plan - Ground	19/12/18	A01.DA03.02	2	Admin and Hall Floor Plan -Level 1	19/12/18	A01.DA03.03	2	Admin and Hall Floor Plan - Roof	19/12/18	A01.DA06.01	2	Admin and Hall Floor Plan -Elevations 1	19/12/18	A01.DA06.02	2	Admin and Hall Floor Plan - Elevations 2	19/12/18	A01.DA06.03	2	Admin and Hall Floor Plan - Sections	19/12/18	B01a.DA03.01	2	Floor Plan - Ground	19/12/18	B01a.DA03.02	2	Floor Plan - Roof	19/12/18	B01a.DA06.01	2	Elevations	19/12/18	B01a.DA06.03	2	Sections	19/12/18	B01b.DA03.01	2	Floor Plan - Ground	19/12/18	B01b.DA03.02	2	Floor Plan - Level 1	19/12/18	B01a.DA03.03	2	Floor Plan - Roof	19/12/18	B011b.DA06.01	2	Elevations	19/12/18	B011b.DA06.03	2	Sections	19/12/18	B011b.DA06.04	2	Sections	19/12/18	P01.DA03.01	2	Floor Plan – Ground	17/10/18	P01.DA03.02	2	Floor Plan – Roof	17/10/18			
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19 August 2020

**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION					EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	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:						
A3a	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and				<ul style="list-style-type: none"><li>Site personnel comment on RFI 6/07/20</li></ul>	The Auditor understands that no written directions have been received by the Planning Secretary as noted by site personnel.	Not triggered
A3b	the implementation of any actions or measures contained in any such document referred to in (a) above.				<ul style="list-style-type: none"><li>Site personnel comment on RFI 6/07/20</li></ul>	The Auditor understands that no written directions have been received by the Planning Secretary as noted by site personnel.	Not triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				<ul style="list-style-type: none"><li>Development consent</li><li>EIS</li><li>RtS</li></ul>	No inconsistencies were noted during the audit period.	Noted

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Limits of Consent</b>			
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	<ul style="list-style-type: none"> <li>Development consent SSD 8792</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Site visit observations</li> </ul>	Development consent SSD 8792 was granted 27 February 2019. The works associated with the development physically commenced on 13 July 2019 as noted in the Initial Construction Audit (Ramboll 2019).	Compliant
	<b>Prescribed Conditions</b>			
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> <li><i>Environmental Planning and Assessment Regulation 2000</i> (EP&amp;A Regulation)</li> <li><i>Building Code of Australia</i></li> <li>Section 6.28 Compliance Certificate (Crown Certificate) (SW&amp;P, July 2019)</li> <li>Compliance Certificate documents (various) and checklist</li> <li>Site visit observations</li> <li>Photos of site signage time stamped 29/06/2020</li> </ul>	<p>The relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&amp;A Regulation to the Project are Clause 98 and Clause 98A.</p> <p>Clause 98 of the EP&amp;A Regulation requires Compliance with Building Code of Australia (BCA). A Compliance Certificate for the Project was issued by Steve Watson &amp; Partners (SW&amp;P) (the Certifying Authority) on 12 July 2019 as noted in the Initial Construction Audit (Ramboll 2019). As the building works progressing, this condition is ongoing. The Auditor was provided with the Site documents that had been collated to fulfil the requirements of the BCA and corresponding checklist.</p> <p>Clause 98A pertains to the erection of signs for building, subdivision or demolition works. A sign was erected at the Site and included:</p> <ul style="list-style-type: none"> <li>the name, address and telephone number of the principal certifier for the work</li> </ul>	Compliant



<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<ul style="list-style-type: none"> <li>the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours</li> <li>statement that unauthorised entry to the work site is prohibited in accordance with clause 98A.</li> </ul>	
	<b>Planning Secretary as Moderator</b>			
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> <li>Site personnel comment on RFI 6/07/20</li> <li>Site personnel interviews</li> </ul>	Site personnel confirmed that there have been no disputes between the Applicant and any public authorities requiring resolution via the Planning Secretary.	Not triggered
	<b>Long Service Levy</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	A receipt dated 30 May 2019 from Hutchinson Builders (No. 00382572) was viewed during the Initial Construction Audit (Ramboll 2019). The receipt was for works with an estimated value of \$24,869,100 with a levy of \$87,041 paid.	Compliant
	<b>Legal Notices</b>			
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> <li>Site personnel comment on RFI 6/07/20</li> </ul>	The Auditor understands this has not occurred.	Not triggered
	<b>Evidence of Consultation</b>			
A10	Where conditions of this consent require consultation with an identified party, the Applicant must:			
A10a	consult with the relevant party prior to submitting the subject document for information; and	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition as relevant to the stage of works were confirmed in the Initial Construction Audit (Ramboll 2019). Consultation was required for the following documents under SSD 8792:	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<ul style="list-style-type: none"> <li>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP): with Council and RMS (refer to condition B20b)</li> <li>Construction Soil and Water Management Sub-Plan (CSWMSP): with Council (refer to condition B23a).</li> </ul>	
A10b	provide details of the consultation undertaken including:			
A10b(i)	the outcome of that consultation, matters resolved and unresolved; and	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition as relevant to the stage of works were confirmed in the Initial Construction Audit (Ramboll 2019). There were no outstanding issues to be resolved.	Compliant
A10b(ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> <li>Site personnel comment on RFI 6/07/20</li> </ul>	The Auditor understands that there have been no disagreements between the Applicant and any parties as noted by site personnel.	Not triggered
	<b>Staging, Combining and Updating Strategies, Plans or Programs</b>			
A11	With the approval of the Planning Secretary, the Applicant may:			
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"> <li>Site personnel comment on RFI 6/07/20</li> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	No strategies or plans have been submitted on a staged basis during the audit period. The letter to the Department of Planning, Industry and Environment (the Department) dated 9 July 2019 confirms that " <i>the project is not staged</i> " which was viewed during the Initial Construction Audit (Ramboll 2019).	Not triggered
A11b	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan (including sub-plans)</i></li> </ul>	No strategies or plans have been combined as evident by the documents and confirmed by site personnel.	Not triggered

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<p>(Greencap, February 2020)</p> <ul style="list-style-type: none"> <li>Site personnel comment on RFI 6/07/20</li> </ul>		
A11c	<p>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).</p>	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> <li>Site personnel interviews</li> <li>Letter to the Department dated 13/02/20 subject: <i>Mainsbridge School for Specific Purpose and 5508792: Notification of issuing of the Construction Independent Audit Report (v2) in accordance with Conditions C42</i></li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>The Department approved version of the CEMP is dated May 2019. Updates were made to the CEMP and sub-plans following the previous audits and the latest version of the CEMP and sub-plans are dated February 2020 (version 8). This version was provided to the Department on 13 February 2020 and was included in the scope of the Subsequent Construction Audit (Ramboll 2020). During the audit period only minor updates were made to the CNVMSP (added attachment 1 evidence of community consultation for high-generating noise works).</p> <p><b>Note:</b> As the February 2020 version addresses comments from the Initial Construction Audit, it was included in the scope of the Subsequent Construction Audit and is also included in the scope of this second Subsequent Audit. As such the contents of the CEMP and sub-plans have not been reassessed in this second Subsequent Audit unless directly related to the updates made. Comments are also made where relevant to this audit period relating to compliance with the plans.</p>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Site personnel comment on RFI 6/07/20</li> </ul>	No strategies or plans have been submitted on a staged basis during the audit period (refer to response to condition A11a). The letter to the Department dated 9 July 2019 confirms that " <i>the project is not staged</i> " which was viewed during the Initial Construction Audit (Ramboll 2019).	Not triggered
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> <li>Letter to the Department dated 13/02/20 subject: <i>Mainsbridge School for Specific Purpose and 5508792: Notification of issuing of the Construction Independent Audit Report (v2) in accordance with Conditions C42</i></li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>The February 2020 version of the CEMP and sub-plans have been submitted to the Department for approval (pending) as confirmed in the Subsequent Construction Audit (Ramboll 2020).</p> <p><b>Note:</b> As the February 2020 version addresses comments from the previous audits, it has been included in the scope of this audit.</p>	Not triggered
<b>Demolition</b>				
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	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	Demolition works were not undertaken during the audit period under SSD 8792 (confirmed in site visit).	Not triggered

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	of compliance must be submitted to the Certifying Authority before the commencement of works.			
	<b>Structural Adequacy</b>			
A15	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><b>Note:</b> Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</p>	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Site visit observations</li> <li>Setout plan by Total Surveying Solutions dated 13/05/2020</li> </ul>	<p>A Compliance Certificate for the Project was issued by SW&amp;P on 12 July 2019 which was viewed during the Initial Construction Audit (Ramboll 2019). The Auditor was provided a setout survey plan completed by Total Surveying Solutions that indicated the slab works were completed in accordance with the design. The Compliance Certificate noted that the design was prepared in accordance with the relevant requirements of the BCA.</p>	Compliant
	<b>External Walls and Cladding</b>			
A16	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Site visit observations</li> </ul>	<p>No buildings or structures with external walls have been constructed in the audit period and this condition is considered to be not triggered.</p> <p><b>Note:</b> It was confirmed in the Initial Construction Audit (Ramboll 2019) that the Compliance Certificate for the Project (issued by SW&amp;P) included a review of the following plans:</p> <ul style="list-style-type: none"> <li>Design Statement – Weatherproofing of Roofing and External Walls (17/06/19)</li> <li>Design Statement – External Wall System Disclosure Statement (17/06/19).</li> </ul>	Not triggered
	<b>Applicability of Guidelines</b>			
A17	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines,</p>		N/A	Noted

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	protocols, Standards or policies in the form they are in as at the date of this consent.			
A18	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> <li>Site personnel comment</li> <li>Site personnel comment on RFI 6/07/20</li> </ul>	The Auditor understands no requests have been made from the Planning Secretary in this regard.	Not triggered
<b>Monitoring and Environmental Audits</b>				
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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<ul style="list-style-type: none"> <li>NATA accredited Air monitoring reports dated 1/04/20, 2/04/20, 1/05/20, 4/05/20, 5/05/20</li> <li>Email to Steve Watson &amp; Partners dated 21/02/20</li> <li>No reply confirmation email from the Department dated 21/02/20</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>Division 9.4 of the EP&amp;A Act outlines the provisions relating to conditions for monitoring and environmental audits.</p> <p><b>Monitoring</b></p> <p>Under the Act, any conditions requiring monitoring may require:</p> <ul style="list-style-type: none"> <li>Provision and maintenance of measuring/recording devices</li> <li>Analysis, reporting and retention of monitoring data</li> <li>Certification of the monitoring data.</li> </ul> <p>Monitoring is required for the project in the following circumstances:</p> <ul style="list-style-type: none"> <li>Air monitoring for the duration of works involving disturbance of asbestos in accordance with the Asbestos Management Plan. An amount of asbestos containing material (bonded asbestos) was identified during site remediation works and was removed on Saturday 29 February 2020, Saturday 7 March 2020, Saturday 14 March 2020 and Saturday 21</li> </ul>	Compliant

19 August 2020

**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p>March 2020. Asbestos fibre air monitoring was conducted during the asbestos removal works (refer to discussion in Section 4.3.1 of the audit report). All air monitoring results were below the laboratory reporting limit of 0.01 fibres/mL.</p> <ul style="list-style-type: none"> <li>• Vibration monitoring under condition C20 where vibratory compactors are used within 30 m of residences (not triggered).</li> </ul> <p>Additionally, noise monitoring was undertaken for the construction works (refer to response to condition C15).</p> <p><b><u>Environmental Audits</u></b></p> <p>Under the Act, any environmental audits undertaken must state the audit purpose and may require:</p> <ul style="list-style-type: none"> <li>• Approval of an independent person by the Planning Secretary</li> <li>• Certification of the accuracy and completeness of the audit report</li> <li>• Submission of the audit report to the Minister.</li> </ul> <p>The above requirements applied to the Subsequent Construction Audit (Ramboll 2020) and were satisfied as follows:</p> <ul style="list-style-type: none"> <li>• The Audit purpose was stated in Section 1 of the Audit Report.</li> <li>• The Audit team was approved by the Department on 27 May 2019.</li> </ul>	

19 August 2020

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<ul style="list-style-type: none"> <li>A completed Independent Audit Declaration Form was included as Appendix 2.</li> </ul> <p>Submission of the Subsequent Construction Audit was required by 21 February 2020. This date was met (see response to condition C42). These requirements also apply to this audit and are consistent with those described above. Submission of this audit report has not yet been triggered.</p> <p><b>Note:</b> Submission of this Audit Report to the Department along with the response to audit findings is required by 20 August 2020.</p>	
	<b>Access to Information</b>			
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:			
A20a	make the following information and documents (as they are obtained or approved) publicly available on its website:			
A20a(i)	the documents referred to in condition A2 of this consent;	<ul style="list-style-type: none"> <li>Mainsbridge SSP website:  <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a> </li> </ul>	The Mainsbridge SSP website was viewed on 10 July 2020. The website included the documents listed in condition A2 (architectural plans).	Compliant
A20a(ii)	all current statutory approvals for the development;	<ul style="list-style-type: none"> <li>Mainsbridge SSP website:  <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a> </li> </ul>	The Mainsbridge SSP website was viewed on 10 July 2020. The website included the relevant documents for SSD 8792.	Compliant



<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
A20a(iii)	all approved strategies, plans and programs required under the conditions of this consent;	<ul style="list-style-type: none"> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> </ul>	The Mainsbridge SSP website was viewed on 10 July 2020. The website included the June 2019 (approved) and February 2020 (updated pending approval) versions of the CEMP and sub-plans and Community Consultation Strategy (CCS).	Compliant
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"> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> </ul>	The Mainsbridge SSP website was viewed on 10 July 2020. The Pre-construction Compliance Report completed by Wolfpeak (July 2019), Construction Compliance Report by Wolfpeak (January 2020) and a community update for April 2020.	Compliant
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;	<ul style="list-style-type: none"> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> <li>NATA accredited Air monitoring reports dated 1/04/20, 2/04/20, 1/05/20, 4/05/20, 5/05/20</li> </ul>	<p>The Mainsbridge SSP website was viewed on 10 July 2020. Collection of air monitoring data was required for asbestos fibres during the removal works on Saturday 29 February 2020, Saturday 7 March 2020, Saturday 14 March 2020 and Saturday 21 March 2020 during the audit period. <b>A summary of the asbestos fibre air monitoring results was not available on the Mainsbridge SSP website.</b></p> <p><b>Recommendation:</b> Include a comprehensive summary of the monitoring results asbestos fibre air monitoring undertaken for the Project on the Mainsbridge SSP website.</p>	<b>Non-compliant</b>
A20a(vi)	a summary of the current stage and progress of the development;	<ul style="list-style-type: none"> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> </ul>	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.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<a href="#">ects/m/mainsbridge-school.html</a>	The latest update was posted in April 2020.	
A20a(vii)	contact details to enquire about the development or to make a complaint;	<ul style="list-style-type: none"> <li>Mainsbridge SSP website: <a href="https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions">https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions</a></li> </ul>	The Mainsbridge SSP website was viewed on 10 July 2020. A "Complaints, Compliments and Suggestions" page was available on the Mainsbridge SSP at the web address in the adjacent column. The page includes: details on how to make submit complaints or enquiries via phone, email, letter or in person; the complaints and compliments form; a guide for parents, carers and students; and the Complaints Handling Policy.	Compliant
A20a(viii)	a complaints register, updated monthly	<ul style="list-style-type: none"> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Complaints_register_MainsbridgeSSP.pdf">https://www.schoolinfrastucture.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Complaints_register_MainsbridgeSSP.pdf</a></li> <li>Complaints Register (May 2020)</li> </ul>	The Mainsbridge SSP website was viewed on 10 July 2020. The Complaints Register was available and noted as last updated in May 2020. No complaints had been received in the audit period.	Compliant
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"> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> </ul>	The Mainsbridge SSP website was viewed on 10 July 2020. The Pre-construction Compliance Report (Wolfpeak, July 2019), Construction Compliance Report (Wolfpeak, January 2020), Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll, 2020) were available. The applicant's response to recommendations were	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			included with the independent environmental audit reports.	
A20a(x)	any other matter required by the Planning Secretary; and	<ul style="list-style-type: none"> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> <li>CCS approval letter from the Department dated 10/05/19</li> </ul>	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 10 July 2020 and included the CCS.	Compliant
A20b	keep such information up to date, to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> </ul>	Information viewed on the Mainsbridge SSP website was up to date as evident in the preceding conditions.	Compliant
<b>Compliance</b>				
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Invitation to tender letter (and attachments) dated 16/09/19</li> <li>HSE Induction Form (March 2020)</li> <li>Pre-Start Checklists dated 7/03/20, 19/03/20, 31/03/20 and 3/04/2020</li> </ul>	As noted in the Initial Construction Audit (Ramboll 2019), the Development Approval (DA) conditions were provided to contractors prior to commencement of works as part of the tendering process with the instruction to confirm compliance with the documentation. An updated HSE Induction Form (updated March 2020) was viewed by the Auditor for the current stage of the development. Example Pre-Starts were also provided to the Auditor showing communication of environmental responsibilities in accordance with the development consent.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Advisory Notes</b>			
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"> <li>Development consent SSD 8792</li> <li>EIS</li> <li>RtS</li> <li>Modification 1 SEE</li> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> </ul>	A copy of the development consent, EIS, RtS and Modification 1 SEE were provided to the Auditors during the Initial Construction Audit (Ramboll 2019) and are publicly available on the Mainsbridge website.	Compliant
<b>Schedule 2 – PART B: Prior to Commencement of Construction</b>				
	<b>Notification of Commencement</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	<p>The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.</p> <p><b>Note:</b> A letter was viewed during the Initial Construction Audit (Ramboll 2019) to the Department dated 9 July 2019, notifying the commencement date of “physical works” for the project as 13 July 2019. The letter confirmed the project is not staged.</p>	Compliant
	<b>Certified Drawings</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B2a	the relevant clauses of the BCA; and	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B2b	this development consent.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
<b>External Walls and Cladding</b>				
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
<b>Protection of Public Infrastructure</b>				
B4	Before the commencement of construction, the Applicant must:			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B4b	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B4c	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
<b>Site Contamination</b>				
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	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
	VSAQP must be provided to the accredited site auditor for review and endorsed prior to remediation commencing.			
B6	The Applicant must ensure that an appropriate marker layer is installed above any emplaced contaminated fill material contained on the development site.	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Site personnel comment</li> </ul>	All contaminated fill has been removed offsite to date. No contaminated fill has been emplaced onsite to date.	Not triggered
B7	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the educational establishment land use and be provided to the satisfaction of the Certifying Authority.	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Email correspondence from SW&amp;P (Certifying Authority) dated 17/01/2020. Subject: <i>Re: SSDA Condition B7</i></li> <li>Letter from the Department dated 5/12/2019 subject: <i>RE: Clarification on Condition - Mainsbridge SSP (SSD 8792)</i></li> <li>Site personnel comment on RFI 6/07/20</li> <li>Site personnel interview</li> </ul>	<p>An asbestos clearance certificate was issued on 23 November 2019 which renders the site suitable for further construction phases. Remediation in accordance with the Remedial Action Plan (RAP) has not yet been completed due to unexpected finds (asbestos) and therefore the Site Audit Report and Section A Site Audit Statement cannot be issued. The Auditor was advised that the RAP is currently under review with the occupational hygienist and Site Auditor to resolve this issue based on the extent of the contaminated area. As such this condition is therefore considered to be not triggered.</p> <p><b>Note:</b> Clarification was sought from the Certifying Authority and the Department on whether construction can commence prior to completion of the final validation report. The Certifying Authority confirmed "I agree, condition B7 does not prevent construction works commencing before the Site Audit Report and Section A Site Audit Statement are complete". the Department confirmed "The intention of condition B7 is to require a Site Audit Report to be</p>	Not triggered

**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p><i>prepared and submitted following the completion of remediation. Condition D34 requires that this is at least be done prior to occupation of the building.</i></p> <p><i>The location of condition B7 within Part B of the consent does not automatically require the matter to be satisfied prior to the commencement of construction”.</i></p>	
	<b>Unexpected Contamination Procedure</b>			
B8	<p>Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B18 and must ensure any material identified as contaminated and remaining on-site be managed in accordance with the Long Term Environmental Management Plan (LTEMP) as required by Condition D36 and D37.</p>	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> <li>NATA accredited Air monitoring reports dated 1/04/20, 2/04/20, 1/05/20, 4/05/20, 5/05/20</li> </ul>	<p>The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period and the Subsequent Construction Audit (Ramboll 2020). The CEMP has not been updated since the previous audit. Development of the LTEMP has not been triggered (required following completion of remediation works if any contamination is to be treated onsite). <b>Observation:</b> Unexpected finds (asbestos) been encountered in the Audit period and are discussed in Section 4.3.1 of the Audit Report. Monitoring was undertaken in accordance with the procedure.</p>	Compliant
	<b>Utilities and Services</b>			
B9	<p>Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	<p>The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.</p>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
<b>Community Communication Strategy</b>				
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019)</li> </ul>	The Initial Construction Audit (Ramboll 2019) confirmed that a CCS was prepared for the Project prior to commencement of works. The Document Purpose states: " <i>This Community Consultation Strategy (CCS) will be implemented through the design and construction phase of the project, and for 12 months following construction completion</i> ". No updates were made to the CCS during the audit period. As such the contents of the CCS has not been reassessed in this audit in the following conditions, however, comments are made where relevant to this audit period.	Compliant
B12a	identify people to be consulted during the design and construction phases;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019)</li> <li>Mainsbridge School Term 1 Holiday Works April</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that 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
		<p>2020 Newsletter (available online at: <a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Term_1_holiday_works_notification_April_2020.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Term_1_holiday_works_notification_April_2020.pdf</a>)</p> <ul style="list-style-type: none"> <li>Email correspondence records between GHD and Warwick Farm Public School between 28/02/20 and 4/03/20</li> <li>Mainsbridge School (relocation) Works notification February 2020 (available online at: <a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Asbestos_Works_Notification_Feb_2020.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Asbestos_Works_Notification_Feb_2020.pdf</a>)</li> <li>Project Reference Group Meeting Minutes dated 6/05/2020</li> <li>Email from SINSW dated 19/03/20 subject: <i>Delay to child care centre property boundary /</i></li> </ul>	<p>schools; and adjoining landowners and businesses.</p> <p>During the audit period, the following consultation activities were undertaken (evidence noted in adjacent column):</p> <ul style="list-style-type: none"> <li>School Term 1 Holiday Works April 2020 Newsletter</li> <li>Warwick Farm Public School correspondence regarding the installation of window locks as safety measure</li> <li>Mainsbridge School (relocation) Works notification February 2020</li> <li>Meeting with the child care centre on 11 March 2020</li> <li>Meeting with the Project Reference Group (PRG) on 6 May 2020.</li> </ul>	

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<i>fencing adjustment works</i> <ul style="list-style-type: none"> <li>Darzin Reporting database (dated 26/06/20)</li> </ul>		
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019)</li> <li>Mainsbridge School Term 1 Holiday Works April 2020 Newsletter (available online at: <a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Term_1_holiday_works_notification_April_2020.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Term_1_holiday_works_notification_April_2020.pdf</a>)</li> </ul>	<p>It was confirmed in the Initial Construction Audit (Ramboll 2019) that Section 6 of the CCS describes the engagement approach and frequency of engagement activities to ensure regular communication of information.</p> <p>An example of regular communication is the Project newsletters posted on the Mainsbridge SSP website which was last updated in April 2020. Further examples of communication activities undertaken during the audit period are noted under condition B12a.</p>	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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019)</li> <li>Project Reference Group (PRG) Meeting Minutes dated 6/05/2020</li> </ul>	<p>A PRG has been established for the Project to provide representatives from the community an opportunity to participate in consultation. It was confirmed in the Initial Construction Audit (Ramboll 2019) that the PRG and associated consultation activities are described in section 4 of the CCS. The PRG meets every month or as required.</p>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			A copy of meeting minutes recorded by GHD and dated 6 May 2020 was viewed by the Auditor.	
B12d	set out procedures and mechanisms:	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that 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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019)</li> <li><a href="https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions">https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions</a></li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that Table 3 of the CCS outlines the communication tools and frequency to be implemented for the Project including, for example, an information line, advertising, door knocks, newsletters and information sessions. As discussed under condition A20a(vii), a "Complaints, Compliments and Suggestions" page is available on the Mainsbridge SSP website and was viewed during the audit (refer to condition A20vii).	Compliant
B12d(ii)	through which the Applicant will respond to enquiries or feedback from the community; and	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019)</li> <li>Darzin Reporting database (dated 26/06/20)</li> </ul>	School Infrastructure NSW (SINSW) manages a Darzin Reporting database (CRM) to capture interactions, decisions and feedback from stakeholders and generate monthly reports. The database (dated 26 June 2020) was viewed by the Auditors. Any enquiries and complaints are raised in the database and immediately notified to the Senior Project Director, Project Director and	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			Community Engagement Manager. This process is described in section 6.1 of the CCS.	
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Community Consultation Strategy Mainsbridge SSP for Specific Purposes</i> (DoE, April 2019)</li> <li><a href="https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions">https://education.nsw.gov.au/about-us/rights-and-accountability/complaints-compliments-and-suggestions</a></li> <li>Complaints Register (May 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that 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 had been received in the audit period.	Compliant
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
<b>Ecologically Sustainable Development</b>				
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Outdoor Lighting</b>			
B15	Prior to commencement of construction, all outdoor lighting within the site must comply with AS1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> </ul>	Outdoor lighting was not required for the Project during the audit period. <b>Observation:</b> Section 2.6 of the CEMP outlines the lighting criteria and the required controls to be implemented for the Project to ensure outdoor lighting is in accordance with the relevant Australian Standards. Lighting checks are included on the Environmental Checklist (this was noted as not applicable to current stage of works on the completed checklist provided). It was confirmed in the Initial Construction Audit (Ramboll 2019) that the design certificate demonstrating compliance with this condition was submitted to the Certifying Authority and approved.	Not triggered
	<b>Access for People with Disabilities</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Site visit observations</li> </ul>	The design requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period. No buildings or structures have been constructed in the audit period (slabs only) and this condition is considered to be not triggered.	Compliant
	<b>Environmental Management Plan Requirements</b>			
B17	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> </ul>	The requirements under this condition were satisfied under the preceding audits: Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020). During the audit period only minor	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>updates were made to the CNVMSP (added attachment 1 evidence of community consultation for high-generating noise works). As such the contents of the CEMP and sub-plans have not been reassessed in this audit in the following conditions unless directly related to the updates made. Comments are also made where relevant to this audit period relating to compliance with the plans. It was confirmed in the Initial Construction Audit (Ramboll 2019) that 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.</p>	
B17a	detailed baseline data;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> </ul>	<p>It was noted in the Initial Construction Audit (Ramboll 2019) that the CEMP and sub-plans lacked detailed baseline data which had been included in the EIS such as:</p> <ul style="list-style-type: none"> <li>Background noise levels</li> <li>Prevailing wind conditions and speeds</li> <li>Asbestos and lead levels detected in contaminated materials.</li> </ul> <p>It was recommended a review of the EIS and RtS be undertaken at the next</p>	Compliant

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**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p>update of the CEMP and any relevant baseline data included the CEMP. The following amendments were made in the February 2020 version:</p> <ul style="list-style-type: none"> <li>CSWMSP (Appendix E) – asbestos and lead contamination levels added (section 4.1 and 4.2) and prevailing wind conditions added (section 4.2.1)</li> <li>Construction Noise and Vibration Management Sub-Plan (CNVMSP) (Appendix K) - background noise levels added (section 3.4)</li> </ul> <p>These amendments were reviewed in the Subsequent Construction Audit (Ramboll 2020) and were considered by the Auditor to be adequate.</p>	
B17b	details of:			
B17b(i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li><i>Construction Environmental Management Plan</i> (including sub-plans)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 2.6 of the	Compliant

**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p>(Greencap, February 2020)</p> <ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	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. The criteria or water quality limits are specified in section 5.4.1 of the CSWMSP.	
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"> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> <li>Completed Environmental Checklists dated 3/03/20, 11/03/20, 17/03/20, 31/03/20 and 28/04/20</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the relevant performance indicators are described in the following sections as relevant:</p> <ul style="list-style-type: none"> <li>Section 4.5 of the CNVMSP</li> <li>Section 3.2.4 of the Bush Fire and Flood Emergency Response Plan (BFFERP)</li> <li>Section 3 of the Erosion and Sediment Control Plan (ESCP)</li> </ul> <p>Appendix B (Environmental Checklist) of the CEMP provides a template to check the performance of implemented mitigation measures during routine inspections. Examples of completed checklists (5 in the audit period) were viewed by the Auditor.</p>	Compliant
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"> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll, 2019) that the specific measures to be implemented are described within the relevant sub-plans appended to the CEMP.	Compliant



<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>		
B17d	a program to monitor and report on the:			
B17d(i)	impacts and environmental performance of the development;	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> <li>Monthly environmental report for June dated 28/07/20 prepared by Greencap</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li><i>Any environmental incidents within the period;</i></li> <li><i>Any complaints;</i></li> <li><i>Comments on performance and effectiveness of waste management measures and;</i></li> <li><i>Environmental non-compliances and proposed corrective actions as well as effectiveness and adequacy of this CEMP".</i></li> </ul> <p>An example monthly report for June was viewed by the Auditors.</p>	Compliant
B17d(ii)	effectiveness of the management measures set out pursuant to paragraph (c)above;	<ul style="list-style-type: none"> <li>Completed Environmental Checklists dated 3/03/20, 11/03/20, 17/03/20, 31/03/20 and 28/04/20</li> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	<p>It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Appendix B (Environmental Checklist) of the CEMP provides a template to report on the impacts and environmental</p>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	performance of the Project (examples viewed as per response to condition B17b(iii)).	
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"> <li>Environmental Incident Response Plan (Appendix J) (Greencap, May 2019)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the Environmental Incident Response Plan (EIRP) (Appendix J) fulfils this requirement.	Compliant
B17f	a program to investigate and implement ways to improve the environmental performance of the development over time;		See response to condition B17d(i).	Compliant
B17g	a protocol for managing and reporting any:			
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"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> <li>Environmental Incident Response Plan (Appendix J) (Greencap, May 2019)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the reporting procedure described in condition B17d(i) along with the EIRP provide adequate measures to report and respond to non-compliances in the Auditors opinion.	Compliant
B17g(ii)	complaint;	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (including sub-plans) (Greencap, February 2020)</li> <li>Complaints Register (May 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the complaints handling process is described in section 5.6 of the CEMP. The procedure includes the requirement to response to complaints within 24-48 hours and upkeep of a Complaints Register.	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"> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	The Mainsbridge SSP website was viewed on 10 July 2020. The Complaints Register was available and noted as last updated in May 2020. No complaints have been received during the Audit period.	
B17g(iii)	failure to comply with statutory requirements; and	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020) and sub-plans listed in the adjacent column</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 12 of the provides a procedure to report incidents and includes an Environmental Checklist (Appendix B).	Compliant
B17h	a protocol for periodic review of the plan. <b>Note:</b> <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> </ul>	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, July, November and December in 2019 and February in 2020).	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Construction Environmental Management Plan</b>			
B18	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> </ul>	The requirements under this condition for the CEMP were satisfied in the Initial Construction Audit (Ramboll 2019) period and the Subsequent Construction Audit (Ramboll 2020). As the CEMP has not been updated during the Audit period, the below conditions have only re-assessed where relevant to this audit period relating to compliance with the CEMP.	Compliant
B18a	Details of:			
B18a(i)	hours of work;	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and the Subsequent Construction Audit (Ramboll 2020) that Section 2.4 of the CEMP includes details of the construction hours as: 7am to 6pm Monday to Friday and 8am to 1pm Saturdays, which is consistent with condition C5 of the development consent.	Compliant
B18a(ii)	24-hour contact details of site manager;	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 4.1 of the CEMP includes the relevant personnel contact details including Team Leaders and Project Managers. The site manager has not changed since the initial audit and the details remain correct.	Compliant

**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B18a(iii)	management of dust and odour to protect the amenity of the neighbourhood;	<ul style="list-style-type: none"> <li>• <i>Construction Environmental Management Plan</i> (Greencap, February 2020) and sub-plans listed in the adjacent column</li> <li>• Site visit observations</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the Environmental Work Method Statement (EWMS) (Appendix C of the CEMP) describes the management and mitigation methods to be implemented for the Project including those related to air quality e.g. “<i>visual monitoring of dust generation would occur and dust suppression measures such as water spraying would be used, especially if windy</i>”.</p> <p>Refer to the response to conditions C23 for further discussion on dust control.</p>	Compliant
B18a(iv)	stormwater control and discharge;	<ul style="list-style-type: none"> <li>• <i>Environmental Checklist</i> (Appendix B) (Greencap, February 2020)</li> <li>• <i>Environmental Work Method Statement</i> (Appendix C) (Greencap, February 2020)</li> <li>• Completed Environmental Checklists dated 3/03/20, 11/03/20, 17/03/20, 31/03/20 and 28/04/20</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the Environmental Checklist in Appendix B includes a requirement to check flood and sediment controls (example viewed as per response to condition B17b(iii)).</p> <p>Additionally, the EWMS (Appendix C of the CEMP) describes the management and mitigation methods to be implemented for the Project for stormwater control and discharge.</p> <p>Refer to the response to condition C28 for further discussion on stormwater discharge control.</p>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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"> <li>• <i>Environmental Checklist</i> (Appendix B) (Greencap, February 2020)</li> <li>• Completed Environmental Checklists dated 3/03/20, 11/03/20, 17/03/20, 31/03/20 and 28/04/20</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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)). Refer to the response to conditions C24 for further discussion on vehicle sediment control.	Compliant
B18a(vi)	groundwater management plan including measures to prevent groundwater contamination;	<ul style="list-style-type: none"> <li>• <i>Environmental Work Method Statement</i> (Appendix C) (Greencap, February 2020)</li> <li>• <i>Erosion and Sediment Control Plan</i> (Appendix I) (Greencap, February 2020)</li> <li>• <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the EWMS (Appendix C of the CEMP) includes the following management method: "Should groundwater be encountered during construction activities, the management measures as detailed in Appendix I of the EMP 'Erosion and Sediment Control Procedure' will be implemented to minimise the risk of polluting surface water". Table 1 of the Erosion and Sediment Control Procedure includes these measures. Additionally, section 5.3 of the CSWMSP (Appendix E of the CEMP) outlines the mitigation measures for groundwater including (for example) testing of groundwater quality where	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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 (AS 4282-2019 which supersedes AS 4282-1997).	Compliant
B18a(viii)	community consultation and complaints handling;	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> <li>Complaints Register (May 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the communication and consultation procedure is included in section 5 of the CEMP. The Complaints Handling procedure is specifically detailed in section 5.6. No complaints were received during the Audit period requiring implementation of this procedure.	Compliant
B18b	Construction Traffic and Pedestrian Management Sub-Plan (see condition B20);	<ul style="list-style-type: none"> <li><i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> </ul>	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"> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> </ul>	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

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B18d	Construction Waste Management Sub-Plan (see condition B22);	<ul style="list-style-type: none"> <li><i>Construction Waste Management Sub-Plan</i> (Appendix F) (Greencap, February 2020)</li> </ul>	The Construction Waste Management Sub-Plan (CWMSP) is included as Appendix F of the CEMP. Further details of compliance with the CWMSP are described under condition B22 in this table.	Compliant
B18e	Construction Soil and Water Management Sub-Plan (see condition B23);	<ul style="list-style-type: none"> <li><i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> </ul>	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"> <li><i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> </ul>	The Biodiversity Management Sub-Plan (BMSP) is included as Appendix M of the CEMP. Further details of compliance with the BMSP are described under condition B24 in this table.	Compliant
B18g	Bush Fire and Flood Emergency Response (see condition B25);	<ul style="list-style-type: none"> <li><i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> </ul>	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"> <li><i>Unexpected Finds Protocol - Contamination</i> (Appendix O) (Greencap, February 2020)</li> <li>Mainsbridge School (relocation) Works notification February 2020 (available online at: <a href="https://www.schoolinfrastucture.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-">https://www.schoolinfrastucture.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-</a></li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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	Compliant



**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<a href="#">school/Mainsbridge School Asbestos Works Notification Feb 2020.pdf</a> ) <ul style="list-style-type: none"> <li>NATA accredited Air monitoring reports dated 1/04/20, 2/04/20, 1/05/20, 4/05/20, 5/05/20</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	communications procedure would only duplicate this information. The unexpected finds protocol was implemented for unexpected finds of asbestos (refer to discussion in Section 4.3.1 of the audit report). The material was removed by a licensed asbestos removal contractor between 8:00am - 1:00pm on the following dates: Saturday 29 February 2020, Saturday 7 March 2020, Saturday 14 March 2020 and Saturday 21 March 2020. Clearance certificates were issued by a consultant hygienist after each weekend of work as noted in the adjacent column. The community was notified by a Works Notification letter issued in February 2020 and posted on the Mainsbridge SSP website.	
B18i	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	<ul style="list-style-type: none"> <li><i>Unexpected Finds Protocol - Heritage</i> (Appendix P) (Greencap, February 2020)</li> <li>Site personnel comment on RFI 6/07/20</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the Unexpected Finds Protocol for Heritage is included as Appendix P of the CEMP and includes a communications procedure. The Auditor was advised that no unexpected heritage finds occurred during the audit period.	Compliant
B18j	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and	<ul style="list-style-type: none"> <li><i>Environmental Work Method Statement</i> (Appendix C) (Greencap, February 2020)</li> <li><i>Construction Soil and Water Management Sub-</i></li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the EWMS (Appendix C of the CEMP) includes the following management method:	Compliant

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**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<p><i>Plan</i> (Appendix E) (Greencap, February 2020)</p> <ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> <li>Site personnel comment</li> <li>Letter from Greencap dated 20/12/2019</li> </ul>	<p><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></p> <p>Additional detail is provided in section 4.3 of the CSWMSP (Appendix E of the CEMP) with regards to potentially contaminated soils including the requirement for additional waste classification of materials to be removed offsite.</p> <p>An amount of asbestos containing material (bonded asbestos) was identified during site remediation works. The material was reportedly removed by a licensed asbestos removal contractor between 8:00am - 1:00pm on the following dates: Saturday 29 February 2020, Saturday 7 March 2020, Saturday 14 March 2020 and Saturday 21 March 2020. Clearance certificates were issued by a consultant hygienist after each weekend of work as noted in the adjacent column.</p>	
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B20	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	The requirements under this condition for the CTPMSP were satisfied in the Initial Construction Audit (Ramboll 2019) and the Subsequent Construction Audit (Ramboll 2020). As the CTPMSP has not been updated during the Audit period, the below conditions have only been re-assessed as relevant to this audit period relating to compliance with the CTPMSP.	Compliant
B20a	be prepared by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> <li><i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Subsequent Construction Audit (Ramboll 2020) that The Traffic Plan prepared by E.V.S Group is appended to the CTPMSP. Page 10 states: " <i>This plan is presented by Peter Wieteki RMS Cert # 0051768541 – Prepare a Work Zone Traffic Management Plan, qualified since 2012, on behalf of E.V.S Group</i> ".	Compliant
B20b	be prepared in consultation with Council and RMS;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B20c	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	<ul style="list-style-type: none"> <li><i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and the Subsequent Construction Audit (Ramboll 2020) that general safety measures are outlined in Section 3.8 of the CTPMSP such as implementing speed limits, minimal vehicle movements during school zone hours and keeping pedestrians clear of the site (as examples).	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B20d	detail heavy vehicle routes, access and parking arrangements;	<ul style="list-style-type: none"> <li>• <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and the Subsequent Construction Audit (Ramboll 2020) that 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"> <li>• <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the Driver Code of Conduct is detailed in section 3.7 of the CTPMSP. Further traffic management measures are described in section 3.8.	Compliant
B20e(i)	minimise the impacts of earthworks and construction on the local and regional road network;	<ul style="list-style-type: none"> <li>• <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.8 of the CTPMSP includes the management measures to minimise impacts of the Project on the local and regional road network.	Compliant
B20e(ii)	minimise conflicts with other road users;	<ul style="list-style-type: none"> <li>• <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.8 of the CTPMSP includes measures to minimise conflict with other road users such as: " <i>Consultation would occur with any affected property owners and</i>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<i>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".</i>	
B20e(iii)	minimise road traffic noise; and	<ul style="list-style-type: none"> <li><i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.8 of the CTPMSP includes measures to minimise road traffic noise, for example: " <i>No unnecessary idling of vehicles</i> ".	Compliant
B20e(iv)	ensure truck drivers use specified routes;	<ul style="list-style-type: none"> <li><i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Attachments A and B of the CTPMSP includes figures that show the vehicle routes and parking arrangements for various stages of the Project. Compliance with designated vehicle routes is part of the Driver Code of Conduct (section 3.7).	Compliant
B20f	include a program to monitor the effectiveness of these measures; and	<ul style="list-style-type: none"> <li><i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.12 of the CTPMSP includes a protocol to review the plan at a minimum of six-monthly intervals (or lesser frequency if required) including a review of subcontractor documents, work	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			method statements, incident reports and/or complaint registers.	
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"> <li>• <i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> <li>• <i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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:	<ul style="list-style-type: none"> <li>• <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	The requirements under this condition for the CNVMSP were satisfied in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020). However, as the CNVMSP has not been updated during the Audit period, the below conditions have only been re-assessed where relevant to this audit period relating to compliance with the CNVMSP.	Compliant
B21a	be prepared by a suitably qualified and experienced noise expert;	<ul style="list-style-type: none"> <li>• <i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Subsequent Construction Audit (Ramboll 2020) and Subsequent Construction Audit (Ramboll 2020) that a separate construction noise management plan (CNMP) prepared by Acoustic Logic dated 28 August 2018 is attached as Attachment 2 to the CNVMP. The	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	CNMP includes the qualifications and years of experience of the author (prepared by Victor Fattoretto, 38 years' experience).	
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"> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3 of the CNVMSP describes the procedures to be implemented for the Project in accordance with the <i>Interim Construction Noise Guidelines</i> (OEH 2009) and the EPA Noise Control Manual Chapter 171 <i>Noise Control Guidelines for Construction Site Noise</i>. Operational controls described in Section 3 include:</p> <ul style="list-style-type: none"> <li>Restricting times when noisy work is carried out (refer to section 4.5 of the Audit Report for discussion on implementation of respite hours for childcare)</li> <li>Screening or enclosures</li> <li>Consultation with affected residents (refer to condition B12a for evidence this occurs)</li> <li>Maintenance and operation of equipment (refer to condition C3a for evidence this occurs)</li> </ul>	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"> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 4.2 of the CNVMSP outlines the procedure for high generating noise works including	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	only scheduling activities during normal working hours. These activities have not commenced in the audit period.	
B21d	include strategies that have been developed with the community for managing high noise generating works;	<ul style="list-style-type: none"> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> <li>Letter addressed to Hutchinson Builders dated 21/01/20 subject: <i>RE: Community Consultation Meeting Agenda for High Noise Generating Activities</i></li> <li>GHD Meeting Minutes dated 12/02/2020 for community noise consultation held on 30/01/20</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Subsequent Construction Audit (Ramboll 2020) that strategies for high noise generating work activities are described in Section 4.2 of the CNVMSP. Attachment 1 to the CNVMSP includes evidence of the consultation undertaken including an agenda and meeting minutes.	Compliant
B21e	describe the community consultation undertaken to develop the strategies in condition B21(d); and	<ul style="list-style-type: none"> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Subsequent Construction Audit (Ramboll 2020) that Section 4.8 of the CNVMSP describes the community consultation undertaken for the Project relevant to noise and vibration including, for example, a site office meeting, parent-teacher meeting, presentation and letter box drops.	Compliant



**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
B21f	include a complaints management system that would be implemented for the duration of the construction.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> <li>Complaints Register (May 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Table 3 of the CNVMSP is a template to record any noise or vibration complaints. Section 4.8 of the CNVMSP includes a reference to the Complaints Handling Procedure described in Section 5.6 of the CEMP. No complaints have been received in the audit period.	Compliant
B22	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	<ul style="list-style-type: none"> <li><i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	The requirements under this condition for the CWMSP were satisfied in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020). The CWMSP was not updated in the audit period and therefore have only been reassessed as relevant to this audit period relating to compliance with the CWMSP.	Compliant
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the waste types and quantities are detailed in Appendix A of the CWMSP including the proposed treatment methods for each waste type.	Compliant
B22b	removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.2 of the CWMSP describes the management measures to be implemented for the	Compliant

**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			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> .	
B23	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:	<ul style="list-style-type: none"> <li>• <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	The requirements under this condition for the CSWMSP were satisfied in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020). However, as the CSWMSP has not been updated during the Audit period, the below conditions have only been re-assessed where relevant to this audit period relating to compliance with the CSWMSP.	Compliant
B23a	be prepared by a suitably qualified expert, in consultation with Council;	<ul style="list-style-type: none"> <li>• Subsequent Construction Audit (Ramboll 2020)</li> <li>• <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> <li>• Stormwater Management Plan (WSP, 2017)</li> </ul>	It was confirmed in the Subsequent Construction Audit (Ramboll 2020) that a Stormwater Management Plan dated November 2017 (of which the CSWMSP was based on) is included as Appendix T of the CEMP. The Stormwater Management Plan included this the qualifications and years of experience of the author (prepared by Steven Hanna, civil engineer (WSP) with 13 years' experience).	Compliant

**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			The consultation requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	
B23b	describe all erosion and sediment controls to be implemented during construction;	<ul style="list-style-type: none"> <li>• <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> <li>• <i>Erosion and Sediment Control Plan</i> (Appendix I) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Attachment B to the CSWMSP includes plans of the proposed sediment and erosion controls to be implemented during construction. Appendix I to the CEMP (ESCP) provides further detail. Refer to the response to condition C26 for a discussion on implementation of erosion and sediment controls.	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"> <li>• <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 5.5 (Table 3) includes a list of specific wet-weather management measures.	Compliant
B23d	detail all off-Site flows from the Site; and	<ul style="list-style-type: none"> <li>• <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 5.4 of the CSWMSP describes the off-site flow from the Site.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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"> <li>• <i>Construction Soil and Water Management Sub-Plan</i> (Appendix E) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 5.6 (Table 4) of the CSWMSP describes the measures to be implemented to manage stormwater and flood flows for a 100-year ARI event. Reference is made to sections 4.4 and 5.5 for management of 1 in 1-year ARI and 1 in 5-year ARI event management.	Compliant
B24	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:		The requirements under this condition for the BMSP were satisfied in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020). As the BMSP has not been updated during the Audit period, the below conditions have only been re-assessed where relevant to this audit period relating to compliance with the CTPMSP.	Compliant
B24a	provide information and maps that define the biodiversity values across the site;	<ul style="list-style-type: none"> <li>• <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.1 of the BMSP describes the existing environment and biodiversity values of the site. Figure 1 in Attachment A to the BMSP shows the biodiversity values of the Site.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B24b	outline priority investment area on-site where biodiversity will benefit from active management and restoration;	<ul style="list-style-type: none"> <li>• <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> <li>• <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> </ul>	No threatened species were recorded in the site boundary during the assessment undertaken by Alphitonia (2018) for the EIS. The trees onsite were identified as potential foraging habitat for Grey-headed Flying-fox (BC Act and EPBC Act listed) and Eastern Bentwing-bat (BC Act listed) in the EIS. Alphitonia (2018) states: " <i>the proposal is not likely to significantly impact these threatened species</i> ". It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.2 of the BSMP provides justification that that a map of the potential threatened and significant species is not required given the conclusion of the Alphitonia (2018) that no threatened species were recorded in the site boundary.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B24d	measures to minimise the loss of key fauna habitat, including tree hollows;	<ul style="list-style-type: none"> <li>• <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	No hollow bearing trees were identified during the assessment undertaken by Alphitonia (2018) for the EIS. It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 5 of the BMSP includes an unexpected finds protocol in the case that management is required.	Compliant
B24e	measures to minimise the impacts on fauna on site, including conducting fauna preclearance surveys prior to vegetation clearing, building/structure demolition;	<ul style="list-style-type: none"> <li>• <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li>• <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li>• <i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>• Site visit observations</li> <li>• Site interviews</li> <li>• Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that weed and feral pest management measures are listed in section 3.6 of the BMSP. The Auditor did not observe any substantial weed infestations (minor weeds in the grassed areas) nor	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	identify any evidence of feral animals within the site. The Auditor was advised that some domestic neighbourhood cats and dogs have been picked up with the security cameras.	
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"> <li><i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li><i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>Site visit observations</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.8 of the BMSP includes the commitment to include information on and maps showing no-go areas in the inductions, pre-start meetings and on display in the site office. The Auditor observed the measures installed to protect trees and areas of vegetation to be retained.	Compliant
B24j	a program to monitor the effectiveness of the measures in the BMSP.	<ul style="list-style-type: none"> <li><i>Biodiversity Management Sub-Plan</i> (Appendix M) (Greencap, February 2020)</li> <li>Completed Environmental Checklists dated 3/03/20, 11/03/20, 17/03/20, 31/03/20 and 28/04/20</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 4 includes the monitoring and review protocol for the BMSP (includes use of the Environmental Checklist in Appendix B of the CEMP) (example	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	viewed as per response to condition B17b(iii)).	
B25	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	<ul style="list-style-type: none"> <li><i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	The requirements under this condition for the FERSP were satisfied in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020). However, as the FERSP has not been updated during the Audit period, the below conditions have only been re-assessed where relevant to this audit period relating to compliance with the FERSP.	Compliant
B25a	be prepared by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> <li><i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>Flood Risk Management Report (Wood &amp; Grieve Engineers, February 2020)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Subsequent Construction Audit (Ramboll 2020) that a Flood Risk Management Report prepared by Wood & Grieve Engineers dated February 2020 is included as Appendix S to the CEMP. The Flood Risk Management Report included this the qualifications and years of experience of the author (prepared by Hock Chua, civil project engineer with 30 years' experience).	Compliant
B25b	address the provisions of the <i>Floodplain Risk Management Guideline</i> (OEH, 2007);	<ul style="list-style-type: none"> <li><i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.3 of the BFFERP does not include reference to the <i>Floodplain Risk Management Guideline</i> (OEH 2007).	Compliant



<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B25c	include details of:			
B25c(i)	flood emergency responses for both construction and operation phases of the development;	<ul style="list-style-type: none"> <li>• <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li>• <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li>• <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>• Initial Construction Audit (Ramboll 2019)</li> <li>• Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that Section 3.3.5 of the BFFERP includes the requirement to undertake weekly monitoring of the BOM website for flooding of the Carbamate Creek and Georges River, along with flood warning services.	Compliant
B25c(iv)	assembly points and evacuation routes;	<ul style="list-style-type: none"> <li>• <i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>• Site visit observation</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the assembly points and refuge protocols are described in Section 3.3.1 of the	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	BFFERP and includes the requirement to sign post refuge points on site. The Auditor observed these during the site inspection.	
B25c(v)	evacuation and refuge protocols; and	<ul style="list-style-type: none"> <li><i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li><i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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
	<b>Construction Parking</b>			
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"> <li><i>Construction Traffic and Pedestrian Management Sub-plan</i> (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	<p>It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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.</p> <p><b>Note:</b> The Auditor observed that there was very limited parking on site during the site inspection (refer to response to condition C10).</p>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Stormwater Management System</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020). Comment is made below where relevant to this audit period relating to compliance.	Compliant
B27a	be designed by a suitably qualified and experienced person(s);	<ul style="list-style-type: none"> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Subsequent Construction Audit (Ramboll 2020) that the Civil Engineer Design Drawings with the appropriate signage were provided to the Auditor and included the name and year experience of the author (Aleks Vasiloski, 14 years' experience).	Compliant
B27b	be generally in accordance with the conceptual design in the EIS;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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</i>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<i>Development 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>	
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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).	Compliant
B27e	divert existing clean surface water around operational areas of the site;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that this 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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that this is reflected in the CSWMSP and appeared consistent with the Civil Engineering Works Design Drawings prepared by WSP (2019).	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Flood Management</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the memo from Aleks Vasiloski (WSP) to Phil Ho (Hutchinson Builders) dated 24 May 2019 confirms compliance with this condition.	Compliant
B29	Prior to the commencement of construction, the Certifying Authority must be satisfied that any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that the memo from Aleks Vasiloski (WSP) to Phil Ho (Hutchinson Builders) dated 24 May 2019 confirms compliance with this condition.	Compliant
	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that 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.	Compliant
	<b>Biodiversity</b>			
B31	Prior to any vegetation clearing or tree removal, the Applicant must purchase and retire Biodiversity credits specified in <b>Table 1</b> below. The retirement of credits must be carried out in accordance with the offset rules of the Biodiversity Conservation Act 2016 (BC Act). This can be achieved by:	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) that a tax invoice to the Biodiversity Conservation Trust of NSW dated 8 July 2019 for the	Compliant

**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS										
	<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><b>Table 1: Biodiversity Credits to be Retired</b></p> <table><tr><th>Credit Type</th><th>Number of Credits</th></tr><tr><td colspan="2"><b>Ecosystem Credits</b></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"><b>Species Credits</b></td></tr><tr><td><i>Myotis macropus</i> (Southern Myotis)</td><td>5</td></tr></table>	Credit Type	Number of Credits	<b>Ecosystem Credits</b>		PCT 835 - Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion	5	<b>Species Credits</b>		<i>Myotis macropus</i> (Southern Myotis)	5		amount of \$114,861.37 was viewed by the Auditors to confirm this payment was made.	
Credit Type	Number of Credits													
<b>Ecosystem Credits</b>														
PCT 835 - Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion	5													
<b>Species Credits</b>														
<i>Myotis macropus</i> (Southern Myotis)	5													
	<b>Construction and Demolition Waste Management</b>													
B32	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	<ul style="list-style-type: none"><li>Email from RMS dated 18/09/19</li></ul>	RMS requested in an email dated 18 September 2019 that only notification via phone is required prior to trucks leaving site for waste removal. RMS does not require notification of truck routes.	Compliant										
	<b>Operational Waste Storage and Processing</b>													
B33	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	<ul style="list-style-type: none"><li>Site personnel comment on RFI 6/07/20</li><li>Operational waste management plan (The Mack Group, December 2017)</li></ul>	The operational waste management plan submitted with the EIS (Appendix O) states that collection of waste from the school when in operation will be undertaken by a private contractor and not Council. The Auditor was advised at the time of the audit that the preferred waste contractor for operational waste collection is Veolia.	Not triggered										

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Mechanical Ventilation</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that design plans were submitted to the Certifying Authority on 14 June 2019 and approved on 12 July 2019 in accordance with this condition.	Compliant
	<b>Rainwater Harvesting</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that a Hydraulic Design Statement dated 2 July 2019 confirming compliance with this condition.	Compliant
	<b>Roadworks and Access</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that approval was issued by Council via email on 5 July 2019.	Compliant
	<b>Carparking and Service Vehicle Layout</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that the <i>Design Compliance Statement for a Construction Certificate - Vehicle Access, Circulation and Parking Arrangements</i> (PDC 2019) (Design Statement) was provided to the Certifying Authority on 18 June 2019 and was approved on 12 July 2019.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B37a	all vehicles must enter and leave the Site in a forward direction;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that the design drawings in the Design Statement show vehicle movement routes in a forward direction.	Compliant
B37b	minimum of 43 on-site car, and five bus parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that the design drawings in the Design 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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that the proposed accesses to the Project can accommodate vehicles up to and including an 8.8m MRV as evident in the Design Statement.	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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that the Design Statement states: <i>"the development does not provide any shared vehicle and pedestrian accesses with adjoining properties"</i> .	Compliant
<b>Bicycle Parking and End-of-Trip Facilities</b>				
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that this requirement was confirmed on the Design Statement provided to the certifying Authority on 18 June 2019 and approved on 12 July 2019.	Compliant
B38a	the provision of a minimum 22 staff bicycle parking spaces;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that the Design Statement shows 22 staff bicycle parking spaces.	Compliant



<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that 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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that the Design Statement states: <i>"In accordance with the provisional requirements of the ESD Design &amp; As Built Rating Tool and as confirmed by Hayball, the development provides:</i> <ul style="list-style-type: none"> <li><i>22 bicycle parking spaces;</i></li> <li><i>4 showers / change facilities;</i></li> <li><i>32 lockers."</i></li> </ul>	Compliant
B38d	appropriate pedestrian and cyclist advisory signs are to be provided; and	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that the Design Statement states: <i>"Appropriate linemarking and pedestrian / cyclist advisory signs have been provided within the car park and porte-cochere".</i>	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
<b>Public Domain Works</b>				
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"> <li>Site visit observation</li> </ul>	The footpath or public domain works have not commenced in the audit period.	Not triggered

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Compliance Reporting</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	<p>The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period. The Compliance Monitoring and Reporting Program was prepared by Wolfpeak (May 2019) and submitted to the Department on 30 May 2019.</p> <p><b>Note:</b> The compliance monitoring program includes the following key dates:</p> <ul style="list-style-type: none"> <li>Pre-construction compliance report – no later than 13 July 2019 (complete)</li> <li>Construction compliance report #1 – no later than 11 January 2020</li> <li>Construction compliance report #2 – no later than 13 July 2020</li> <li>Pre-operational compliance report – no later than 20 July 2020</li> <li>Operations compliance reports – no later than 20 July 2021 and every 52 weeks onwards</li> </ul>	Compliant
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018).	<ul style="list-style-type: none"> <li><i>Construction Compliance Report 2</i> (Wolfpeak, June 2020)</li> <li>Email to the Department dated 29 June 2020 subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Submission of the Construction Compliance Report 02 in accordance</i></li> </ul>	<p>The <i>Construction Compliance Report 2</i> (Wolfpeak, June 2020) was viewed by the Auditors and was submitted to the Department on 29 June 2020. The report appeared to be generally consistent with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018).</p> <p><b>Note:</b> The Construction Compliance Report #1 was issued on 20 January 2020 (was required to be submitted</p>	Compliant

Table A-1: Compliance with Development Consent SSD 8792				
CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
		<i>with Conditions B41 and B42</i>	no later than 11 January 2020). This was identified as a non-compliance in the Subsequent Construction Audit (Ramboll, 2019) and is therefore not considered to be a non-compliance in this audit.	
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"> <li>Subsequent Construction Audit (Ramboll, 2019)</li> <li>Mainsbridge SSP website: <a href="https://www.schoolinfras tructure.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfras tructure.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> <li>Email to the Department dated 29 June 2020 subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Submission of the Construction Compliance Report 02 in accordance with Conditions B41 and B42</i></li> <li>Letter to the Department dated 29/06/20 subject: <i>Mainsbridge School for Specific Purpose and SSD 8792: Non Compliance Notification in accordance with Condition C45</i></li> </ul>	As confirmed in the Subsequent Construction Audit (Ramboll, 2019), the Compliance Report 1 was submitted to the Department on 24 January 2020 and to the Certifying Authority on 22 January 2020. As a result, the report was required to be publicly available by 22 March 2020. Notification in writing was required by 15 March 2020. <b>Although Construction Compliance Report #1 is available on the Project Website, there is no evidence to confirm that it was published within 60 days of its submission to the Department, or of notification to the Department or Certifying Authority in writing at least 7 days before publication.</b> The non-compliance was notified to the Department on 29 June 2020. The Mainsbridge SSP website was viewed on 10 July 2020. The Pre-construction Compliance Report (Wolfpeak, July 2019) and Construction Compliance Report (Wolfpeak, January 2020) were available.	<b>Non-compliant</b>

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			Notification to the Department for the Construction Compliance Report #2 was provided on 29 June 2020. <b>Recommendation:</b> Ensure all notifications required under this consent are provided within the specified timeframes.	
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 have been made.	Not triggered
	<b>Landscaping</b>			
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	Occupation of the building has not been triggered. However, as the landscape plan has been prepared and approved by the Certifying Authority, the requirements under this condition were assessed in the Initial Construction Audit (Ramboll 2019). Comment is made below where relevant to this audit period relating to compliance.	Compliant
B44a	detail the species to be planted on-site;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	The requirements under this condition were satisfied in the Initial Construction Audit (Ramboll 2019) period.	Compliant
B44b	provide for the planting of 67 locally endemic trees including 36 trees of intermediate mature size up to 12m and 22 larger native trees with a minimum mature size of 15m and 9 trees with a potential mature size of 25m;	<ul style="list-style-type: none"> <li>SSD 8792 MOD 2 - Mainsbridge School For Specific Purposes Section 4.55(1a) Modification (Urbis, 2020)</li> </ul>	This condition was amended on 22 June 2020 (MOD 2) to comply with the bushfire standards: <i>Planning for Bush Fire Protection 2006</i> and the <i>NSW RFS document Standards for Asset Protection Zones</i> . The revised wording	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		<ul style="list-style-type: none"> <li>the Department Planning Portal: <a href="https://www.planningportal.nsw.gov.au/major-projects/project/34276">https://www.planningportal.nsw.gov.au/major-projects/project/34276</a></li> <li>Subsequent Construction Audit (Ramboll 2020)</li> </ul>	is consistent with the planting arrangements shown on the Landscape Plan by Tract.	
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that 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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) 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 as stated in the arborist assessment undertaken by Paul Shearer Consulting (August 2018).	Compliant
B44e	seed from endemic vegetation to be removed shall be collected and used in the site landscaping and along the riparian corridor;	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was confirmed in the Initial Construction Audit (Ramboll 2019) that no seeds were found.	Compliant
B44f	landscaping of the site, including the rehabilitation of the riparian corridor where required, must use a diversity of local provenance species (trees, shrubs and groundcovers from the native vegetation community (or communities) that occur, or once occurred on the site (rather than use exotic plant species or non-endemic native species);	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	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"> <li>Site visit observations</li> </ul>	Landscaping activities have not commenced in the audit period.	Not triggered

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
B44h	be consistent with the Applicant's Management and Mitigation Measures at RtS; and	<ul style="list-style-type: none"> <li>Refer to Table A2 in this appendix</li> </ul>	Table A2 in this appendix provides an assessment of the management and mitigation measures in the EIS and RtS.	Compliant
B44i	comply with the principles of Appendix 5 of <i>Planning for Bush Fire Protection 2006</i> .		Refer to response for condition B44b.	Compliant
<b>Schedule 2 – PART C: During Construction</b>				
	<b>Approved Plans to be On-site</b>			
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<ul style="list-style-type: none"> <li>Development consent SSD 8792</li> <li>EIS</li> <li>RtS</li> <li>Modification 1 SEE</li> <li>Mainsbridge SSP website:  <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a> </li> </ul>	The approved plans were made available to the Auditor and are publicly available on the Mainsbridge website.	Compliant
	<b>Site Notice</b>			
C2	A site notice(s):			
C2a	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Photos of site signage time stamped 29/06/2020</li> </ul>	A site notice was on display at the entrance gate and included the information listed in the adjacent column.	Compliant
C2b	is to satisfy all but not be limited to, the following requirements:			
C2b(i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Photos of site signage time stamped 29/06/2020</li> </ul>	The dimensions of the site notice complied with this condition.	Compliant
C2b(ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Photos of site signage time stamped 29/06/2020</li> </ul>	The site notice appeared to be waterproof and durable.	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
C2b(iii)	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Photos of site signage time stamped 29/06/2020</li> </ul>	The site notice included the relevant details listed in this condition.	Compliant
C2b(iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Photos of site signage time stamped 29/06/2020</li> </ul>	The site notice complied with this condition.	Compliant
<b>Operation of Plant and Equipment</b>				
C3	All plant and equipment used on site, or to monitor the performance of the development must be:			
C3a	maintained in a proper and efficient condition; and	<ul style="list-style-type: none"> <li>Plant inspections: Concrete Boom Pump (28/03/20); Excavator (11/05/20); EWP Knuckle Boom (6/05/20); EWP Scissor Lift (28/04/20)</li> </ul>	Examples of plant inspections including service dates were provided to the Auditor as noted in the adjacent column.	Compliant
C3b	operated in a proper and efficient manner.	<ul style="list-style-type: none"> <li>Training tickets</li> </ul>	The Auditor viewed copies of training tickets for key plant operators.	Compliant
<b>Demolition</b>				
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The workplans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.		Demolition works were not undertaken.	Not triggered

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Construction Hours</b>			
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:(a) between 7:00am and 6:00pm, Mondays to Fridays inclusive; and(b) between 8:00am and 1:00pm, Saturdays. No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> <li>Mainsbridge School Term 1 Holiday Works April 2020 Newsletter (available online at: <a href="https://www.schoolinfrastucture.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Term_1_holiday_works_notification_April_2020.pdf">https://www.schoolinfrastucture.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Term_1_holiday_works_notification_April_2020.pdf</a>)</li> <li>Extended hours approval letter from Department dated 3/04/20</li> </ul>	In line with the <i>NSW Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020</i> , construction sites can operate on weekends and public holidays during the COVID-19 pandemic to comply with social distancing rules. Additionally, the Department approved an extension of working hours to allow concrete pours to occur between the hours of 6:30am and 7:30pm (refer to response to condition C6d). Construction works for the childcare centre boundary adjustment and the car park works were undertaken during standard construction hours.	Compliant
C6	Activities may be undertaken outside of the hours in condition C5 if required:			
C6a	by the Police or a public authority for the delivery of vehicles, plant or materials; or		The Auditor understands that works outside of construction hours were not undertaken for this reason during the audit period.	Not triggered
C6b	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or		The Auditor understands that works outside of construction hours were not undertaken for this reason during the audit period.	Not triggered
C6c	where the works are inaudible at the nearest sensitive receivers; or		The Auditor understands that works outside of construction hours were not undertaken for this reason during the audit period.	Not triggered



<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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.	<ul style="list-style-type: none"> <li>Extended hours approval letter from Department dated 3/04/20</li> </ul>	The Department approved an extension of working hours to allow concrete pours to occur between the hours of 6:30am and 7:30pm. The concrete pours were scheduled on the following four dates: Tuesday 7 April; Tuesday 14 April, Tuesday 19 May and Tuesday 23 June 2020.	Compliant
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> <li>Mainsbridge School Term 1 Holiday Works April 2020 Newsletter (available online at: <a href="https://www.schoolinfrastucture.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Term_1_holiday_works_notification_April_2020.pdf">https://www.schoolinfrastucture.nsw.gov.au/content/dam/infrastructure/projects/m/mainsbridge-school/Mainsbridge_School_Term_1_holiday_works_notification_April_2020.pdf</a>)</li> <li>Email correspondence from Hutchinson Builders dated 19/06/20 confirming intent to complete letter box drop including attached letters</li> </ul>	The extended hours of works as noted in the response to condition C6d were notified to residents in the April 2020 newsletter posted on the Mainsbridge SSP website. The newsletter states "We do not anticipate and disruptions for the local residents, as all works will be completed within the site compound". The Auditor understands that a letter box drop was also completed to notify nearby residents.	Compliant
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.	<ul style="list-style-type: none"> <li>Site personnel comment</li> </ul>	The Auditor understands these activities were not undertaken during the audit period as confirmed by site personnel.	Not triggered

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Implementation of Management Plans</b>			
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Refer to evidence listed under conditions B18 to B25</li> </ul>	Compliance with the management plans is generally assessed in conditions B18 to B25 and is discussed in Section 4.3 of the Audit Report. Activities were considered to be generally in accordance with the management plans.	Compliant
	<b>Construction Traffic</b>			
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Site interview</li> </ul>	The Auditor observed that there was very limited parking on site during the site inspection. The representative from Hutchinson advised that only personnel with tools on board are allowed to park on site and only with company vehicles. None of these were observed during site visit (this reflected a low number of personnel and activities on site due to wet site conditions). The Auditor was advised that vehicles are generally parked on the narrow street given the limited space, particularly during periods of rainfall where the site is muddy and amenity issues may result from vehicles tracking mud onto the public road.	Compliant
	<b>Road Occupancy Licence</b>			
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> <li>Site personnel comment</li> </ul>	Site personnel informed the Auditor that the requirement to obtain a road occupancy licence is not applicable to the current stage of works as activities are contained to the site and do not impact on traffic flows.	Not triggered

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>SafeWork Requirments</b>			
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.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	The site was observed to be securely fenced to prevent unauthorised access. Security cameras were used and observed during the site visit.	Compliant
	<b>Hoarding Requirements</b>			
C13	The following hoarding requirements must be complied with:			
C13a	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	Third party advertising was not observed during the site visit.	Compliant
C13b	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Site personnel comment on RFI 6/07/20</li> </ul>	Graffiti was not observed during the site visit. Site personnel confirmed that graffiti removal has not been required.	Compliant
C13c	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	<ul style="list-style-type: none"> <li>Site personnel comment</li> <li>Site visit observation</li> </ul>	No hoardings have been installed.	Not triggered
	<b>No Obstruction of Public Way</b>			
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works onsite.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	All works were observed to be within the approved works zone, which was clearly delineated.	Compliant
	<b>Construction Noise Limits</b>			
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.	<ul style="list-style-type: none"> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> <li><i>Construction Noise Impact Assessment Report</i> (ADE Consulting Group, March 2020)</li> <li>Daily pre-starts dated 7/03/20 and 8/04/20</li> </ul>	Section 3 of the CNVMSP describes the procedures to be implemented for the Project in accordance with the <i>Interim Construction Noise Guidelines</i> (OEI 2009) and the EPA Noise Control Manual Chapter 171 <i>Noise Control Guidelines for Construction Site Noise</i> (refer to condition B21b for evidence of implementation). Hoarding and shade cloth have been erected to reduce noise and dust impacts on the Warwick Farm Public	<b>Non-compliant</b>

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**Table A-1: Compliance with Development Consent SSD 8792**

CONDITION		EVIDENCE	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS
			<p>School, the child care centre and local residents.</p> <p>A <i>Construction Noise Impact Assessment Report</i> has been prepared by ADE Consulting Group (March 2020) to assess the impacts construction activities from the Project have had on noise levels on site and ensure compliance with the CNVMSP. Monitoring was undertaken at two locations from 6 February 2020 to 5 March 2020. Exceedances of the High Noise threshold (75 dB(A)) occurred as follows (time in 24-hr format):</p> <ul style="list-style-type: none"> <li>• 14:45 to 17:30 on 13 February 2020 (82.09 to 93.81 dB(A))</li> <li>• 13:00 to 13:15 on 20 February 2020 (75.1 dB(A))</li> <li>• 14:15 to 14:45 on 3 March 2020 (between 75.3 and 80.76 dB(A))</li> </ul> <p>It is noted that the results from 13 February 2020 should be reduced by 10 dB(A) due to rain and wind (ADE Consulting Group, 2020). Therefore, <b>two exceedances of the noise management level of 70 dB(A) occurred during the audit period on 20 February 2020 and 3 March 2020.</b></p> <p><b>Observation:</b> It is noted by the Auditor that noise management mitigation measures are communicated to site personnel during daily pre-starts (examples provided) to prevent noise issues. The Auditor</p>	

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			was advised that no noise complaints had been received, and had maintained consultation with sensitive receivers about activities at the site. <b>Recommendation:</b> Prior to undertaking activities that could potentially generate high noise levels, the CNVMSP be reviewed to ensure all relevant measures are implemented.	
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.	<ul style="list-style-type: none"> <li>Site personnel comment</li> </ul>	As discussed in the response to condition C5, the Department approved an extension of working hours to allow concrete pours to occur between the hours of 6:30am and 7:30pm. The Auditor understands that no construction vehicles arrived at site outside of the amended approved hours.	Compliant
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.	<ul style="list-style-type: none"> <li>Site personnel comment</li> <li>Complaints Register (May 2020)</li> </ul>	The Auditor observed no machinery operating where this was needed during the site visit. The Auditor was advised that selected machinery on site were fitted with reverse "beep, beep" and "quack, quack" movement alarms. Noise impacts from the Project were generally well managed as evident by the absence of complaints received.	Compliant
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.		<b>Two exceedances of the noise management level of 70 dB(A) occurred during the audit period on 20 February 2020 and 3 March 2020 (refer to response to condition C15).</b>	<b>Non-compliant</b>

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<b>Recommendation:</b> Prior to undertaking activities that could potentially generate high noise levels, the CNVMSP be reviewed to ensure all relevant measures are implemented.	
	<b>Vibration Criteria</b>			
C19	Vibration caused by construction at any residence or structure outside the site must be limited to:			
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	<ul style="list-style-type: none"> <li><i>Construction Vibration Impact Assessment Report</i> (ADE Consulting Group, March 2020)</li> </ul>	A <i>Construction Vibration Impact Assessment Report</i> has been prepared by ADE Consulting Group (March 2020) to monitor construction activity noise levels against a baseline as informed by the CNVMSP. Monitoring was undertaken at two locations from 6 February 2020 to 5 March 2020. The report concluded that results the vibration monitoring undertaken were below the threshold used to assess the effects of short-term vibration on structures according to DIN 4/150-3.	Compliant
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).	<ul style="list-style-type: none"> <li><i>Construction Vibration Impact Assessment Report</i> (ADE Consulting Group, March 2020)</li> </ul>	<p>As noted in response to C19a, a <i>Construction Vibration Impact Assessment Report</i> was prepared that included vibration monitoring to assess the effects of short-term vibration on structures according to DIN 4/150-3.</p> <p>The Auditor compared the results presented in this result to the DEC guideline and the human exposure vibration levels. The results showed that the vibration levels comply with the <i>Environmental Noise Management</i></p>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<p><i>Assessing Vibration: a technical guideline</i> at the childcare centre and were expected to comply at the nearest residence. Therefore, the Auditor considers this compliant. The DEC guideline, however, was not identified and addressed in the assessment report.</p> <p><b>Recommendation:</b> Any future vibration assessment reports address both the structural and human exposure vibration levels.</p>	
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.	<ul style="list-style-type: none"> <li>Site interview</li> <li>Darzin reporting database (dated 26/06/20)</li> </ul>	Vibratory rollers were not used within 30 metres of a residence. However, it was used within 30 metres of the child care centre. While no monitoring was undertaken, consultation with the day care was undertaken to determine what times should be excluded from use of the roller (such as the designated sleeping time), and reduced vibration levels at other times. As a result, no complaints were received from the centre regarding vibration.	Compliant
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.	<ul style="list-style-type: none"> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K) (Greencap, February 2020)</li> </ul>	Section 5.2 of the CNVMSP is consistent with the limits in conditions C19 and C20.	Not triggered
	<b>Tree Protection</b>			
C22	For the duration of the construction works:			
C22a	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from	<ul style="list-style-type: none"> <li>Letter from Complete Arborcare dated 19/12/19</li> </ul>	An assessment was undertaken by Colin Curtis (Level 5 Consulting Arborist) of Complete Arborcare on 19	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	<ul style="list-style-type: none"> <li>Letter from Complete Arborcare dated 25/06/20</li> </ul>	December 2019. The report states: <i>"At the time of assessment it was concluded tree protection was installed in compliance with the Australian Standard (AS) 4970-2009, Protection of Trees on Development."</i> A reinspection of the site was conducted on 22 June 2020 and it was found that protection was in place and unaltered (no change in tree conditions were observed).	
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;	<ul style="list-style-type: none"> <li>Letter from Complete Arborcare dated 19/12/19</li> <li>Letter from Complete Arborcare dated 25/06/20</li> </ul>	Refer to response to condition C22a.	Compliant
C22c	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Aboricultural Impact Assessment Report prepared by Paul Shearer Consulting dated 30 August 2018;	<ul style="list-style-type: none"> <li>Letter from Complete Arborcare dated 19/12/19</li> <li>Letter from Complete Arborcare dated 25/06/20</li> <li>Completed Environmental Checklists dated 3/03/20, 11/03/20, 17/03/20, 31/03/20 and 28/04/20</li> </ul>	The purpose of the assessment undertaken by Colin Curtis (Level 5 Consulting Arborist) of Complete Arborcare was to <i>"ensure that trees requiring retention and protection (as stated in the Arborist Impact Assessment issued by Paul Shearer Consulting on the 30th August 2018) had been met"</i> . A site visit was held on 18 December 2019. Tree protection zones are inspected weekly as evident by the weekly inspection checklist.	Compliant
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		Refer to response to condition C22c.	Compliant



<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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.	<ul style="list-style-type: none"> <li>Letter from Complete Arborcare dated 25/0/20</li> </ul>	The Auditor understands that access to these areas was not required.	Not triggered
<b>Dust Minimisation</b>				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	<p>It was noted during the site inspection that several dust control measures had been implemented, and no visible dust was observed. During the site inspection the Auditor observed evidence that water had been used for dust suppression on site (grass growth on non-trafficable or excavated areas).</p> <p>Geofabric had been used to cover the exposed clean edges of the remediation excavation: some maintenance of the geofabric was required.</p> <p>Hoarding and shade cloth have been erected to reduce noise and dust impacts on the Warwick Farm Public School, the child care centre and local residents.</p>	Compliant
C24	During construction, the Applicant must ensure that:			
C24a	exposed surfaces and stockpiles are suppressed by regular watering;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	During the site inspection the Auditor observed evidence that water had been used for dust suppression on site (grass growth on non-trafficable or excavated areas). Rainfall had	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			occurred in the week prior to the inspection.	
C24b	all trucks entering or leaving the site with loads have their loads covered;	<ul style="list-style-type: none"> <li>Site visit observation</li> <li>Site interview</li> </ul>	No trucks were observed entering or leaving the site during the site inspection however the Auditor was advised by the site representative that loads are covered.	Compliant
C24c	trucks associated with the development do not track dirt onto the public road network;	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	<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. A truck was being washed before leaving the site during the site inspection. It was observed that there was some minor staining of roads with dirt and some minor clumps right near the main entrance (some of which were likely generated during cleaning of the truck and likely to be removed following the truck cleaning. The trafficable area within the site was muddy and wet due to heavy rain the previous day and evening. The Auditor has considered that due to the site processes implemented and difficult conditions on the day of the audit, that reasonable measures have been undertaken to meet the intent of this condition.</p> <p><b>Recommendation:</b> Ensure vehicles are adequately washed and inspected prior to leaving site to prevent dirt or mud from being tracked onto the road.</p>	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
C24d	public roads used by these trucks are kept clean; and	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	As noted above it was observed that there was some minor staining of roads with dirt and couple some minor clumps rights near the main entrance (some of which were likely generated during cleaning of a truck at the site entrance, and likely to be removed following the truck cleaning). The trafficable area within the site was muddy and wet due to heavy rain the previous day and evening. The Auditor has considered that due to the site processes implemented and difficult conditions on the day of the audit, that reasonable measures have been undertaken to meet the intent of this condition.	Compliant
C24e	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	Given the nature of the works completed to date no progressive land stabilisation activities had commenced.	Not triggered
<b>Air Quality Discharges</b>				
C25	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.		The Project is not subject to an EPL.	Not triggered
<b>Erosion and Sediment Control</b>				
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"> <li>Site visit observations</li> </ul>	<p>The Auditor was satisfied with the erosion and sediment controls observed during the site inspection for the current audit (refer to photos in Appendix 4). Erosion and sediment controls included:</p> <ul style="list-style-type: none"> <li>Sandbags near stormwater drains</li> </ul>	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<ul style="list-style-type: none"> <li>Sediment fencing around the Site perimeter</li> <li>Geofabric material overlaying exposed surfaces.</li> </ul>	
	<b>Imported Soil</b>			
C27	The Applicant must:			
C27a	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	<ul style="list-style-type: none"> <li>Waste Classification Report (Alliance Geotechnical) dated 20/12/19</li> <li>Letter from Greencap dated 26/02/20 subject: <i>RE: VENM Letter</i></li> <li>Letter from GHD dated 28/02/20 subject: <i>Western Sydney and Wollongong 12 School Project – Warwick Farm Interim Audit Advice 10 – Review of VENM letter</i></li> </ul>	The Auditor viewed a Waste Classification Report and correspondence between Greencap and GHD in regard to VENM import. The evidence cited suggests that only VENM has been brought to site and has been appropriately classified.	Compliant
C27b	keep accurate records of the volume and type of fill to be used; and	<ul style="list-style-type: none"> <li>Waste Classification Report (Alliance Geotechnical) dated 20/12/19</li> </ul>	The waste classification report provides a record of the volume and type of fill (VENM).	Compliant
C27c	make these records available to the Certifying Authority upon request.		The Auditor understands no requests have been made in this regard.	Not triggered
	<b>Disposal of Seepage and Stormwater</b>			
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> .	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site personnel comment</li> </ul>	Rainwater is collected in a retention basin located in the south east section of the site. Water from the basin is used in dust suppression activities when required. It is understood by the Auditor that pumping of stormwater to the the street stormwater system is not undertaken.	Not triggered

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Unexpected Finds Protocol – Aboriginal Heritage</b>			
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by 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"> <li><i>Unexpected Finds Protocol - Heritage</i> (Appendix P) (Greencap, February 2020)</li> <li>Site personnel comment</li> </ul>	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
	<b>Unexpected Finds Protocol – Historic Heritage</b>			
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the 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"> <li><i>Unexpected Finds Protocol - Heritage</i> (Appendix P) (Greencap, February 2020)</li> <li>Site personnel comment</li> </ul>	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
	<b>Waste Storage and Processing</b>			
C31	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<ul style="list-style-type: none"> <li>Site visit observations</li> </ul>	The Auditor observed wastes being appropriately stored and secured. This included asbestos contaminated soils that were stockpiled and covered in a dedicated area.	Compliant
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> <li>Waste classification report dated 8/05/20 (Area SP15) (signed by George Zantey, <i>Senior Consultant – Licenced Asbestos Assessor</i>)</li> </ul>	The Auditor was provided with waste classification report for area SP15 as evidence of this.	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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 or spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Site interview</li> </ul>	Due to the limited activities on site the Auditor did not observe any trucks entering or leaving the site. As noted in the response to condition C42c it was observed that there was some minor staining of roads with dirt. The Auditor has considered that due to the site processes implemented and difficult conditions on the day of the audit, that reasonable measures have been undertaken to meet the intent of this condition. The Auditor was advised by the site representative that loads are covered.	Compliant
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<ul style="list-style-type: none"> <li>Site visit observations</li> <li>Photo of concrete wash out area timestamped 28 May 2020</li> </ul>	The Auditor did not see any evidence of uncontrolled concrete wash outs. A photo of the concrete wash out area was provided to the Auditors and appeared to prevent concrete from entering any watercourses as it was located away sensitive areas and is designed as an enclosed area.	Compliant
<b>Handling of Asbestos</b>				
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"> <li>SafeWork NSW Notice of intent to remove friable asbestos (license number 204059) dated 22/04/20)</li> <li>SafeWork NSW Notice of intent to remove friable asbestos (license number 204059) dated 20/04/20)</li> </ul>	An amount of asbestos containing material (bonded asbestos) was identified during site remediation works. The material was removed by a licensed asbestos removal contractor between 8:00am - 1:00pm on the following dates: Saturday 29 February 2020, Saturday 7 March 2020, Saturday 14 March 2020 and Saturday 21 March 2020. The Auditor viewed SafeWork NSW Notice of intent to	Compliant

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			remove friable asbestos notifications as noted in the adjacent column.	
	<b>Community Engagement</b>			
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.	<ul style="list-style-type: none"> <li>Darzin reporting database (dated 26/06/20)</li> </ul>	Evidence of consultation undertaken in the audit period is noted under condition B12a.	Compliant
	<b>Independent Environmental Audit</b>			
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	<ul style="list-style-type: none"> <li>Letter from the Department dated 27/05/19, titled: <i>Mainsbridge School for Specific Purposes (SSD 8792) Condition C37</i></li> </ul>	Approval of the Audit Team (Victoria Sedwick, Shaun Taylor and Taylor Jackson) was received from the Department on 27 May 2019.	Compliant
C38	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) and must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll, 2019)</li> <li>Independent Audit Program (Ramboll May 2019)</li> </ul>	This condition was satisfied during the Initial Construction Audit (Ramboll 2019). <b>Note:</b> The Independent Audit Program was submitted on 28 May 2019.	Not triggered
C39	Table 1 of the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018) is amended so that the frequency of audits required in the construction phase is:			
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"> <li>Initial Construction Audit (Ramboll, 2019)</li> </ul>	This condition relates to the Initial Construction Audit (Ramboll 2019) audit period.	Not triggered
C39b	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll, 2019)</li> <li>Subsequent Construction Audit (Ramboll, 2019)</li> </ul>	The site visit for the Initial Construction Audit (Ramboll 2019) was undertaken on 21 August 2019. The Subsequent Construction Audit report was issued on 20 February 2020.	Compliant

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
C40	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	<ul style="list-style-type: none"> <li>Site personnel comment</li> </ul>	No requests have been made to change the specified timing of the audits.	Not triggered
C41	Independent Audits of the development must be carried out in accordance with:			
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"> <li>Independent Audit Program (Ramboll May 2019)</li> <li>This audit report</li> </ul>	This audit has been undertaken generally in accordance with the Audit Program submitted on 28 May 2019. The anticipated date for completion of this audit was late-July 2020. However, in accordance with the required audit frequency " <i>at intervals no greater than 52 weeks from the date of the initial independent audit</i> " the completion date for this audit is 21 August 2020.	Compliant
C41b	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department of Planning and Environment 2018).	<ul style="list-style-type: none"> <li>This audit report (Section 3)</li> </ul>	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:			
C42a	review and respond to each Independent Audit Report prepared under condition C37 of this consent;	<ul style="list-style-type: none"> <li>Mainsbridge SSP - IEA Comment Register Audit 02 (17/02/2020)</li> <li>Refer to section 4.2 of the Audit Report</li> </ul>	An IEA Comments Register is appended to the Subsequent Environmental Audit with responses to the recommendations made. A summary of the responses is included in section 4.2 of the Audit Report and in this table where relevant.	Compliant



<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
C42b	submit the response to the Department and the Certifying Authority; and	<ul style="list-style-type: none"> <li>Email to Steve Watson &amp; Partners dated 21/02/20</li> <li>No reply confirmation email from the Department dated 21/02/20</li> </ul>	Submission of the Subsequent Construction Audit (Ramboll 2020) and response was required by 21 February 2020. The response to recommendations was submitted to the Certifying Authority and the Department on 21 February 2020.	Compliant
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.	<ul style="list-style-type: none"> <li>Audit Report notification to the Certifying Authority dated 14/04/2020</li> <li>No reply confirmation email from the Department dated 16/04/2020</li> <li>Mainsbridge SSP website: <a href="https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html">https://www.schoolinfrastucture.nsw.gov.au/projects/m/mainsbridge-school.html</a></li> </ul>	<p>The Independent Audit Report was required to be made publicly available by 21 April 2020 (60 days after 21 February), therefore notification to the Certifying Authority and the Department was required by 14 April 2020. <b>The Department was not provided with notification that the Independent Audit Report and response was to be made publicly available seven days prior to the date required (notification was two days late).</b></p> <p>The Mainsbridge SSP website was viewed on 10 July 2020 and confirmed the Initial Construction Audit (Ramboll 2019) and Subsequent Construction Audit (Ramboll 2020) were available including the applicant's response to recommendations.</p> <p><b>Recommendation:</b> Ensure required notifications to the Department are completed by the specified timeframe.</p>	<b>Non-compliant</b>

<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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
<b>Incident Notification, Reporting and Response</b>				
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 <b>Appendix 1</b> .	<ul style="list-style-type: none"> <li>Site personnel comment</li> </ul>	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
<b>Non-Compliance Notification</b>				
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"> <li><i>Construction Compliance Report 2</i> (Wolfpeak, June 2020)</li> <li>Letter to the Department dated 29/06/20 subject: <i>Mainsbridge School for Specific Purpose and SSD 8792: Non Compliance Notification in accordance with Condition C45</i></li> <li><i>Construction Noise Impact Assessment Report</i> (ADE Consulting Group, March 2020)</li> </ul>	<p>Non-compliances were identified in Construction Compliance Report #2. The non-compliances were notified to the Department on 29 June 2020 (same day as submission of the report).</p> <p>As noted in the response to condition C15 two exceedances of the noise management level of 70 dB(A) occurred during the audit period on 20 February 2020 and 3 March 2020. The <i>Construction Noise Impact Assessment Report</i> is dated 19 March 2020.</p> <p><b>Therefore, notification to the Department of the noise exceedances should have been provided by 2 April 2020.</b></p>	<b>Non-compliant</b>

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			<b>Recommendation:</b> Ensure all non-compliances are notified to the Department within seven days after the Applicant becomes aware of the non-compliance.	
	<b>Revision of Strategies, Plans and Programs</b>			
C46	Within three months of:			
C46a	the submission of a compliance report under condition B40;	<ul style="list-style-type: none"> <li><i>Construction Compliance Report 2</i> (Wolfpeak, June 2020)</li> <li>Email to the Department dated 29 June 2020 subject: <i>Mainsbridge School for Specific Purpose and SSD8792: Submission of the Construction Compliance Report 02 in accordance with Conditions B41 and B42</i></li> </ul>	The Construction Compliance Report #2 was submitted on 29 June 2020 (before deadline of 13 July 2020). Therefore, a review of the CEMP (including sub-plans) and notification to the Department and Certifying Authority is required by October 2020. This date has not been triggered.	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;	<ul style="list-style-type: none"> <li>Email dated 22/05/20 subject: <i>Re: C46 - Revision of Strategies, Plans and Programs</i></li> </ul>	This Independent Audit was submitted on 21 February 2020. A review of the plans and programs under this consent was required by 21 May 2020. <b>Notification that a review of the strategies, plans and programs following submission of the Subsequent Construction Audit was provided on 22 May 2020 (one day after the deadline).</b> <b>Recommendation:</b> Provide future notifications regarding the revision of	<b>Non-compliant</b>

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<b>Table A-1: Compliance with Development Consent SSD 8792</b>				
<b>CONDITION</b>		<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
			strategies, plans and programs prior to the required deadline.	
C46d	the issue of a direction of the Planning Secretary under condition A2 which requires a review,	<ul style="list-style-type: none"> <li>Site personnel comment</li> </ul>	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.		The requirements under this condition note are detailed above.	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><b>Note:</b> <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<ul style="list-style-type: none"> <li>Letter to the Department dated 13/02/20 subject: Mainsbridge School for Specific Purpose and 5508792: Notification of issuing of the Construction Independent Audit Report (v2) in accordance with Conditions C42.</li> </ul>	The CEMP was updated on February 2020 was sent to the Department on 13 February 2020.	Compliant

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<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RtS</b>				
<b>REF</b>	<b>MITIGATION MEASURE</b>	<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>ENVIRONMENTAL IMPACT STATEMENT</b>			
	<b>Overshadowing</b>			
1	The chosen orientation, bulk and scale of the proposed School buildings minimise overshadowing impacts.	<ul style="list-style-type: none"> <li>EIS</li> <li>RtS</li> </ul>	No buildings were constructed during the audit period (slabs only). Overshadowing impacts were assessed as part of the EIS and RtS and were considered to be "acceptable".	Not triggered
	<b>Privacy</b>			
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"> <li>Site visit observations</li> <li>Arboricultural Impact Assessment Report (Paul Shearer Consulting, August 2018)</li> </ul>	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"> <li><i>Mainsbridge School for Specific Purposes State Significant Development Assessment (SSD 8792)</i> (DPIE, February 2019) (DPIE Assessment Report)</li> </ul>	No buildings were constructed during the audit period. 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> "	Not triggered
4	Implementation of recommendations outlined within the Construction Noise and Vibration Management Report.	<ul style="list-style-type: none"> <li><i>Construction Noise and Vibration Management Plan</i> (Acoustic Logic, 2018)</li> <li><i>Construction Noise and Vibration Management Sub-Plan</i> (Appendix K)</li> </ul>	The Construction Noise and Vibration Management Report for the EIS has been superseded by the Construction Noise and Vibration Management Plan (CNMP) (Acoustic Logic, 2018). The management measures included in the CNMP have been incorporated into the CNVMSP. Condition B21b in Table A1 provides evidence of implementation of these measures.	Compliant

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<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RtS</b>				
<b>REF</b>	<b>MITIGATION MEASURE</b>	<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
		(Greencap, February 2020)		
	<b>Biodiversity</b>			
5	Implementation of recommendation outlined within the Flora and Fauna Report including:		N/A	N/A
5a	Minimise the disturbance footprint as much as practicable,	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	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"> <li>Site visit observation</li> </ul>	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"> <li><i>Erosion and Sediment Control Plan</i> (Appendix I) (Greencap, February 2020)</li> </ul>	Attachment B to the CSWMSP includes plans of the proposed sediment and erosion controls to be implemented during construction. Refer to the response to condition C26 in Table A1 for a discussion on implementation of erosion and sediment controls.	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"> <li>Arboricultural Impact Assessment Report (Paul Shearer Consulting, August 2018)</li> </ul>	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
	<b>Transport and Accessibility</b>			
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

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<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RTs</b>				
<b>REF</b>	<b>MITIGATION MEASURE</b>	<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
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
<b>Construction Vehicles</b>				
8	Implementation of measures outlined within the Preliminary Construction Management Report.	<ul style="list-style-type: none"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> </ul>	The Preliminary Construction Management Report has been superseded by the CEMP (assessed in Table A1 as relevant).	Compliant
9	All truck drivers will be provided with a copy of the proposed dedicated site access route.	<ul style="list-style-type: none"> <li><i>Construction Traffic and Pedestrian Management Sub-plan</i> (Appendix G) (Greencap, February 2020)</li> </ul>	Site access routes are detailed in the CTPMSP (refer to comments under condition B20d and B20e(iv) in Table A1). Attachments A and B of the CTPMSP includes figures that show the vehicle routes and parking arrangements for various stages of the Project. Compliance with designated vehicle routes is part of the Driver Code of Conduct (section 3.7).	Compliant
10	Dedicated traffic controller will be employed at the construction vehicle access point off Williamson Crescent to direct traffic and uphold pedestrian safety.		Construction of the Project had not commenced in the audit period and this is requirement has not been triggered.	Not triggered
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

<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RtS</b>				
<b>REF</b>	<b>MITIGATION MEASURE</b>	<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
11d	Car-pooling initiatives.		This is not required for the current stage of the Project.	Not triggered
	<b>Wind</b>			
12	Implementation of recommendations contained within the Wind Impact Assessment Report. Whilst the assessment found that wind conditions within the grounds of the proposed school are generally suitable, to assist in ameliorating the potential adverse winter, westerly wind condition at this location, SLR recommends the following:		N/A	N/A
12a	Consideration be given to providing a vertical windbreak in the area immediately in front of the main pedestrian entry point into the school - which could be in the form of additional landscaping, vertical screens, etc, OR		This is not required for the current stage of the Project.	Not triggered
12b	Consideration be given to providing vertical windbreaks at the gate entry point itself, e.g. a staggered entry design provided by vertical walls (could be glazed); and		This is not required for the current stage of the Project.	Not triggered
12c	Consideration be given to provide the western edge of the Porte Cochere with some porosity to divert wind flow partially upwards rather than downwards.		This is not required for the current stage of the Project.	Not triggered
12d	The assessment found that with the inclusion of the above additional design treatments, wind conditions at ground level student walkway areas, including between the Library and Administration Building, would be suitable for standing. These recommendations have been or can be incorporated into the final School design.		N/A	Noted
	<b>Crime and Safety</b>			
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. <b>Observation:</b> 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



<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RtS</b>				
<b>REF</b>	<b>MITIGATION MEASURE</b>	<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
13b	Providing adequate lighting throughout the site. This includes at footpaths and entrances.		This is not required for the current stage of the Project.	Noted
13c	Installing identification signs depicting the name of the School at the Williamson Crescent site entrance to reinforce the School presence.		This is not required for the current stage of the Project.	Noted
13d	Ensuring that a strong teacher presence will be felt throughout the School.		This is not required for the current stage of the Project.	Noted
13e	Incorporating sturdy and well-designed outdoor lighting fixtures, equipment and furniture; and		This is not required for the current stage of the Project.	Noted
13f	Providing balconies and windows at the upper levels of the proposed School buildings to ensure passive and informal surveillance is available onto surrounding streets.		This is not required for the current stage of the Project.	Noted
<b>Acoustic and Vibration</b>				
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.	<ul style="list-style-type: none"> <li>Extended hours approval letter from Department dated 3/04/20</li> </ul>	The Department approved an extension of working hours to allow concrete pours to occur between the hours of 6:30am and 7:30pm (refer to response to condition C6din Table A1). Activities were undertaken in accordance with the revised approved hours.	Compliant
14b	Additionally, an afternoon respite period will also be enforced on site between the hours of 12pm to 1:30pm.	<ul style="list-style-type: none"> <li>Site personnel comment</li> </ul>	The Auditor understands these respite hours are enforced as confirmed by site personnel.	Compliant
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"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was noted in the Initial Construction Audit (Ramboll 2019) 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

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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 rewrapping due to the hammer wearing away at the material, will occur frequently.	<ul style="list-style-type: none"> <li>Site personnel comment</li> </ul>	The Auditor understands this has not occurred as confirmed by site personnel.	Compliant
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.	<ul style="list-style-type: none"> <li>Initial Construction Audit (Ramboll 2019)</li> </ul>	It was noted in the Initial Construction Audit (Ramboll 2019) that a letter box drop to nearby residents was completed on 19 July 2019 as described in Section 3.8 of the CEMP.	Compliant
15c	Warwick Farm Public School must be consulted to ensure any intrusive constructions operations do not impact on sensitive operations like examinations.	<ul style="list-style-type: none"> <li>Refer to evidence in response to condition B12</li> </ul>	Site personnel are in regular contact with Warwick Farm Public School to ensure construction operations do not result in disruptive impacts including during sensitive periods. Examples are provided in the response to condition B12.	Compliant
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"> <li>Site visit observation</li> </ul>	It was noted in the site visit that loading/unloading arrangements are via access gates on Williamson Crescent.	Compliant
16b	A designated loading/unloading area as illustrated in the figure 3 of the report. Any concrete pumping operations must also be limited to this area. This location will provide maximum proximity to the surrounding identified sensitive receivers.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	As noted in condition 16a in Table A1, loading/unloading occurs at Williamson Crescent.	Compliant
16c	Trucks and concrete trucks must turn off their engines when on site to reduce impacts on adjacent land use (unless truck ignition needs to remain on during concrete pumping).	<ul style="list-style-type: none"> <li>Site personnel comment</li> <li>Letter addressed to Hutchinson Builders dated 21/01/20 subject: <i>RE: Community Consultation Meeting Agenda for High</i></li> </ul>	The Auditor understands that concrete trucks turn off their engines when on site as confirmed by site personnel. The meeting minutes dated 21 January 2020 with the community regarding high generating noise works notes this as a management measure to be implemented.	Compliant

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<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RtS</b>				
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		<i>Noise Generating Activities</i>		
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"> <li>Complaints Register (May 2020)</li> </ul>	No complaints were received during the audit period (refer to discussion in Section 4.5 of the audit report).	Compliant
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"> <li><i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020)</li> </ul>	This management measure is included in section 3.3 of the CNVMSP. A temporary timber wall had been constructed along the boundary with the Warwick Farm Public School.	Noted
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"> <li><i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020)</li> </ul>	This management measure is included in section 3.3 of the CNVMSP.	Noted
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"> <li><i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020)</li> </ul>	This management measure is included in section 3.3 of the CNVMSP.	Noted
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"> <li><i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020)</li> </ul>	This management measure is included in section 3.3 of the CNVMSP.	Noted

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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"> <li><i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020)</li> <li>Plant inspections: Concrete Boom Pump (28/03/20); Excavator (11/05/20); EWP Knuckle Boom (6/05/20); EWP Scissor Lift (28/04/20)</li> </ul>	This management measure is included in section 3.3 and section 3.4.2 of the CNVMSP. Machinery had been maintained during the audit period as evident by the maintenance records (refer to response to condition C3a in Table A1).	Compliant
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"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> <li>Initial Construction Audit (Ramboll, 2019)</li> </ul>	Section 6.1 of the CEMP includes that awareness of noise measures will be included as part of the induction process. The DA conditions were provided to contractors prior to commencement of works as part of the tendering process with the instruction to confirm compliance with the documentation (including implementation of management plans) as confirmed in the Initial Construction Audit (Ramboll, 2019).	Compliant
18g	ESTABLISHMENT OF DIRECT COMMUNICATION WITH AFFECTED PARTIES - For any construction noise management programme to work effectively, continuous communication is required between all parties, which may be potentially impacted upon, the builder and the regulatory authority.	<ul style="list-style-type: none"> <li><i>Noise and Vibration Management Plan</i> (Appendix K) (Greencap, February 2020)</li> </ul>	This management measure is included in section 4.7 of the CNVMSP. Details of the consultation activities were undertaken during the audit period are provided in the response to condition B12a in Table A1.	Compliant
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

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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
<b>Contamination</b>				
20	Asbestos materials to be removed from the site prior to the commencement of any renovation/demolition works that may cause their disturbance.		Refer to the response to condition B7 in Table A1.	Compliant

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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"> <li>Site visit observations</li> </ul>	Implementation of the RAP is ongoing as remediation works are still progressing. An audit against the RAP is being undertaken by an accredited auditor throughout and following remediation activities. The Auditor did not note any evidence that suggested remediation works were inconsistent with the RAP as management measures (refer to discussion in Section 3.2 of the Audit Report for more detail on activities undertaken).	Compliant
	<b>Tree Protection</b>			
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
	<b>Bushfire</b>			
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).		This requirement has not been triggered in the Audit period.	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.		This requirement has not been triggered in the Audit period.	Not triggered

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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).		This requirement has not been triggered in the Audit period.	Not triggered
24e	The Bush Fire Assessment concludes that with the adoption of the recommendations above, the proposed development will comply with Planning for Bushfire Protection 2006 for infill Special Fire Protection Purpose (SFPP) development. The proposal is justifiable on a bush fire hazard grounds.		Refer to response to condition B44i of Table A1.	Noted
<b>Water Management</b>				
25	Implementation of proposed stormwater concept plan and erosion and sediment control plan.		Refer to response to condition B27 of Table A1.	Compliant
<b>Waste</b>				
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"> <li><i>Construction Waste Management Plan</i> (Appendix F) (Greencap, February 2020)</li> </ul>	Management of waste is described in section 3.2 of the CWMSP consistent with this condition (refer to response to condition B22b in Table A1).	Compliant
28	Segregate and recycle solid wastes generated by construction activities.	<ul style="list-style-type: none"> <li><i>Construction Waste Management Plan</i> (Appendix F) (Greencap, February 2020)</li> </ul>	Management of waste is described in section 3.2 of the CWMSP 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"> <li><i>Construction Waste Management Plan</i> (Appendix F) (Greencap, February 2020)</li> </ul>	Management of waste is described in section 3.2 of the CWMSP 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"> <li><i>Construction Waste Management Plan</i> (Appendix F) (Greencap, February 2020)</li> </ul>	Management of waste is described in section 3.2 of the CWMSP consistent with this condition.	Not triggered

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31	Consider measures and performance based targets for reduction, reuse and recycling.	<ul style="list-style-type: none"> <li>Construction Waste Management Plan (Appendix F) (Greencap, February 2020)</li> </ul>	Expected waste types/quantities are detailed in Appendix A of the CWMSP.	Compliant
	<b>Erosion and Sediment Control</b>			
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"> <li>Site visit observation</li> </ul>	Sediment fencing had been installed along the down gradient (eastern and part of the northern) boundary of the Site, as well as the western boundary. Plastic sheeting had been installed to the entire height and length of the Site boundary fencing, along with a temporary timber wall along the boundary to the Warwick Farm Public School. These measures were considered by the Auditor to be appropriate.	Compliant
32b	A catch drain surrounding the entire school building site with haybales placed at 30m intervals;	<ul style="list-style-type: none"> <li>Photo provided by GHD</li> <li>Site visit observations</li> </ul>	<p>The Auditor was provided a photo showing the catch drain and haybales installed around the site boundary.</p> <p>The Auditor is of the opinion that the sediment controls observed during the site visit were adequate in minimising erosion and sediment runoff.</p>	Compliant
32c	Various silt traps throughout the site;	<ul style="list-style-type: none"> <li>Photo provided by GHD</li> </ul>	<p>The Auditor was provided a photo showing silt traps at the stormwater drain outside the site.</p> <p>The Auditor is of the opinion that the sediment controls observed during the site visit were adequate in minimising erosion and sediment runoff.</p>	Compliant



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32d	Temporary sediment basin to pump out stormwater once settled; and	<ul style="list-style-type: none"> <li>Photo provided by GHD</li> </ul>	The Auditor was provided a photo with time stamp 11 February 2020 8.27am showing the temporary sediment basin with pump.	Compliant
32e	A temporary construction entry/exit at the sites' western boundary to remove silt from all vehicles vacating the site.	<ul style="list-style-type: none"> <li>Site visit observation</li> </ul>	A cattle grid has been installed at the vehicle entrance/ exit gate off William Crescent to assist with removal of dirt and mud from vehicles prior to leaving the Site.	Compliant
<b>Geotechnical</b>				
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"> <li>Initial Construction Audit (Ramboll, 2019)</li> </ul>	Removal of contaminated soils was completed on 23 November 2019.	Compliant
33b	A high-level footing solution consisting of strip and pad footings or a stiffened raft slab founded in soils of at least stiff to very stiff strength may be adopted. The footings should be designed for a maximum allowable bearing pressure of 200kPa.	<ul style="list-style-type: none"> <li>Drawings S01100_01, S01210_01, and S01310_01</li> </ul>	Pad and strip footings have been used, founded on 200kpa material.	Compliant
33c	The initial footing excavations must be inspected by a geotechnical engineer prior to pouring to confirm that satisfactory founding material has been exposed.	<ul style="list-style-type: none"> <li>Site record from Douglas Partners dated 11/05/20</li> </ul>	The initial footing excavations were inspected by Douglas Partners on 11 May 2020 and met a bearing capacity of 350kpa.	Compliant
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.	<ul style="list-style-type: none"> <li>Photo of footings excavations dated 11/03/20 and 20/03/20</li> </ul>	Photos of the footing excavations was provided to the Auditor dated 11 March 2020 and 20 March 2020. The photos showed concrete had been poured at the base.	Compliant
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.	<ul style="list-style-type: none"> <li>Drawing S01410_01</li> </ul>	Bored piers have been used to support Block E only as per the advice in the geotechnical report (drawing S01410_01).	Compliant

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33f	The piles will need to be anchored to sufficient depth into the alluvial soils and be designed for tension due to potential swell pressures in the overlying silty clays. We recommend that ground beams or slabs between piles be designed as suspended and poured over void formers at least 50mm thick to isolate them from the underlying clays.	<ul style="list-style-type: none"> <li>Drawing S01410_01</li> </ul>	Where piles have been used (Block E) the slab has been designed as suspended (confirmed in drawing S01410_01).	Compliant
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.	<ul style="list-style-type: none"> <li>Site record from Douglas Partners dated 11/05/20</li> </ul>	The initial pile holes were inspected by Douglas Partners on 11 May 2020 confirming that adequate founding material and socket depths have been achieved.	Compliant
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).	<ul style="list-style-type: none"> <li>Site record from Douglas Partners dated 11/05/20</li> <li>Site personnel comment</li> </ul>	This is consistent with the findings of the Douglas Partners record dated 11 May 2020. Site personnel noted that not all these works could occur on the same day as the excavated soil required testing. Water was pumped out post wet weather and piles re-drilled. The Auditor is of the opinion that this delay is justified.	Compliant
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.	<ul style="list-style-type: none"> <li>Drawings S01100_01, S01210_01, and S01310_01</li> </ul>	Ground floor slabs (Blocks A-D) have been incorporated into raft slabs. The raft slabs have been designed to bear on class H1 soils in accordance with the engineering methods set out in AS2870. The soil classification has been adopted from the Geotech report. Drawings S01100_01, S01210_01, & S01310_01 show the ground floor rafts.	Compliant
33j	The local council has guidelines relating to salinity issues which should be checked for relevance to this project.	<ul style="list-style-type: none"> <li>Site personnel comment</li> <li>Liverpool.nsw.gov.au website</li> </ul>	The Auditor understands that Council does not have any guidelines on this issue.	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		Refer to response to condition B18j in Table A1.	Compliant

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	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.			
	<b>Salinity</b>			
34	Implementation of recommendations outlined in the Salinity Assessment including:		N/A	N/A
34a	An erosion and sediment control plan should be prepared prior to the commencement of earthworks. The plan should be implemented during the development to manage and control sediment discharge from the site;		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"> <li>Site visit observations</li> </ul>	Exposure of soils was minimised where possible onsite through the use of geotextile fabric, plastic sheeting and reuse of vegetation (mulch).	Compliant
34c	Sodic and highly dispersive soils can be treated by gypsum and/or lime. This will increase the proportion of exchangeable calcium in the soil and reduce the degree of sodicity (and thereby dispersivity) in areas where cut faces will be exposed. The amount of lime/gypsum to be added will vary with the soil and tests should be undertaken prior to, and during, the proposed earthworks to assess the appropriate quantity of lime/gypsum;		This requirement has not been triggered in the Audit period.	Not triggered
34d	Stormwater should be managed appropriately to reduce infiltration. Stormwater infrastructure should be designed to minimise leakage; and		Refer to 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.		This requirement has not been triggered in the Audit period.	Not triggered

19 August 2020

<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RfS</b>				
<b>REF</b>	<b>MITIGATION MEASURE</b>	<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>Flooding</b>			
35	The following recommendations are provided on the types of materials to be used in construction to ensure that structural integrity of the buildings is maintained during a flood event. Various types of loads must be considered in the design of the proposed buildings in relation to flood protection. These include:		N/A	N/A
35a	Impact loading caused by debris carried by flood waters; Uplift or buoyancy forces;	<ul style="list-style-type: none"> <li>Memo from Aleks Vasiloski (WSP) to Phil Ho (Hutchinson Builders) dated 24/05/19</li> </ul>	Flooding design requirements were confirmed for the project by WSP.	Compliant
35b	Hydrostatic forces; and	<ul style="list-style-type: none"> <li>Memo from Aleks Vasiloski (WSP) to Phil Ho (Hutchinson Builders) dated 24/05/19</li> </ul>	Flooding design requirements were confirmed for the project by WSP.	Compliant
35c	Hydrodynamic forces.	<ul style="list-style-type: none"> <li>Memo from Aleks Vasiloski (WSP) to Phil Ho (Hutchinson Builders) dated 24/05/19</li> </ul>	Flooding design requirements were confirmed for the project by WSP.	Compliant
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.		This requirement has not been triggered in the Audit period as construction of the buildings has not occurred.	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"> <li><i>Bush Fire and Flood Emergency Response Plan</i> (Appendix N) (Greencap, February 2020)</li> </ul>	A BFFERP includes a flood emergency plan for the Project as required under condition B18g in Table A1.	Noted

19 August 2020

<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RtS</b>				
<b>REF</b>	<b>MITIGATION MEASURE</b>	<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	<b>RESPONSE TO SUBMISSIONS</b>			
	<b>Social</b>			
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"> <li><i>Construction Environmental Management Plan</i> (Greencap, February 2020)</li> </ul>	Section 5.5 of the CEMP describes the consultation strategy for the Project. Evidence of consultation undertaken during the audit period is provided in the response to condition A10 in Table A1.	Compliant
40	Implementation of the Green Travel Plan to reduce vehicle dependency by staff to 70% and promote active and public transport options.		This requirement has not been triggered.	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"> <li><i>Traffic and Pedestrian Management Plan</i> (Appendix G) (Greencap, February 2020)</li> </ul>	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"> <li>RtS</li> </ul>	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,		Refer to responses to condition B21a-f in Table A1.	Compliant

19 August 2020

<b>TABLE A-2: COMPLIANCE WITH MANAGEMENT AND MITIGATION MEASURES FROM THE EIS AND RtS</b>				
<b>REF</b>	<b>MITIGATION MEASURE</b>	<b>EVIDENCE</b>	<b>INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS</b>	<b>COMPLIANCE STATUS</b>
	strategically locating equipment and using temporary noise barriers.			
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.	<ul style="list-style-type: none"> <li>Completed Environmental Checklists dated 3/03/20, 11/03/20, 17/03/20, 31/03/20 and 28/04/20</li> </ul>	<p>Refer to responses to conditions C15 to C18 regarding compliance with the CEMP and CNVMSP. The Auditor has checked Australian Standards referenced in a condition of the consent and relevant to environmental management. The Auditor has not considered Australian Standards relevant to construction, civil, mechanical or engineering works.</p> <p>The Auditor was provided completed environmental management and implementation checks that demonstrated evidence that Australian Standard requirements are considered during site inspection walkovers.</p>	Compliant

## **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:	19 August 2020

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

- the Audit has been undertaken in accordance with relevant condition(s) of consent and generally in accordance with the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the Audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the Audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this Audit except as otherwise declared to the Department prior to the Audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Lead Auditor: Victoria Sedwick

Signature: 

Qualification: B App Sc M Eng Sc, Exemplar Global Lead Auditor Accreditation No.13180

Company: Ramboll Australia Pty Ltd

Company Address: PO Box 560, North Sydney NSW 2060



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

Notes:

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

Name of Auditor: Shaun Taylor

Signature:



Qualification:

B App Sc (Env Ass & Mg) (Hons), 22 years' experience

Company:

Ramboll Australia Pty Ltd

Company Address:

PO Box 560, North Sydney NSW 2060



## INDEPENDENT AUDIT DECLARATION FORM

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

Notes:

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

Name of Auditor: Taylor Jackson

Signature:



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

Company: Ramboll Australia Pty Ltd

Company Address: PO Box 560, North Sydney NSW 2060

## **APPENDIX 3**

### **AUDITOR ENDORSEMENT**

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](mailto:compliance@planning.nsw.gov.au)

**BY EMAIL ONLY:** [Andrew.Kyriacou7@det.nsw.edu.au](mailto: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: Secondary vehicle entrance from Williamson Crescent



Photo 2: Fence along western boundary adjacent to Williamson Crescent





Photo 3: Stormwater drain sediment controls in Williamson Crescent



Photo 4: Vehicle wash down occurring at the main vehicle entrance





**Photo 5: The base of the therapy pool (foreground) in the south west of the Site**



**Photo 6: Contaminated soil stockpile area in the southeast of the Site**





Photo 7: Fencing and signage installed to protect the Tree Protection Area.



Photo 8: Looking north towards the north east section of the Site, with part of the newly constructed wall along the boundary to the child care centre





Photo 9: View looking west along the northern boundary of the Site, with the of the newly constructed wall along the boundary to the child care centre to the right



Photo 10: First aid "Nursecall" and fire extinguisher station along the western boundary of the Site



**Photo 11: View looking south west over part of the first floor of a new building. This also shows a fire extinguisher station.**



**Photo 12: View looking north west over the building activities in the north of the Site**





Photo 13: Site speed limit signage



Photo 14: Vehicle entry/exit point with dirt tracking controls. The vehicle was being washed to remove mud prior to travelling on public roads.



Photo 15: Hazardous substance and chemical storage area



Photo 16: Site entry with signage. The vehicle was being washed to remove mud prior to travelling on public roads.





Photo 17: a minor amount of dirt tracked on to Williamson Crescent.